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**Merritt 7 Receives BOMA's
Coveted "Office Building of the Year Award"**

***Norwalk Office Complex receives TOBY Award at Southern CT BOMA Awards Gala;
Property draws new tenants following completion of major renovation***

Norwalk, CT – October 2013 –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that **Merritt 7 Corporate Park**, in Norwalk, was awarded **The Office Building of the Year (TOBY) Award** in the one million square feet + category by the **Southern Connecticut BOMA Chapter**.

The six-building, 1.4 million square foot Class-A office park was awarded commercial real estate's most prominent recognition for properties in excess of one million square feet. Merritt 7 was acknowledged for the recent renovation to the property, as well as excellence in building management. TOBY Awards are a highly prestigious and coveted commercial real estate distinction, recognizing quality and awarding excellence in office building design and management.

The award was presented by the **Southern Connecticut Chapter** of the **Building and Management Association at their annual Gala**, which was held on October 3 at **Giovanni's Waters Edge**, in Darien, CT.

Margaret Egan, Senior Vice President, Clarion Partners, and **Ed Farmer, Operations Manager, Marcus Partners**, accepted the award on behalf of the landlord.

It is an honor to accept the TOBY award on behalf of Merritt 7," said **Margaret Egan, senior vice president, Clarion Partners**. "We are very proud of what we have accomplished with our interior and exterior renovations, as well as the assemblage of a superior property management team."

BOMA winners were recognized for excellence in office building management and operations in specific categories of building size or type. Judging is based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs and overall quality indicators. A team of expert industry professionals

also conducts comprehensive building inspections. Local winners of the TOBY Awards advance to regional competition, and regional winners advance to international competition.

"I am thrilled that Merritt 7 has been recognized with the TOBY award in this category and it is very gratifying to see our hard work and effort being acknowledged by our peers," said **David Fiore, principal, Marcus Partners**. "Naturally, we are delighted to see Merritt 7 solidify its place as an industry leader."

"We are ecstatic that Merritt 7's quality property management have been recognized," said **JoAnn McGrath, Marcus Partners director of leasing for Merritt 7**. "The complex offers an extensive array of tenant amenities that support both professional and personal priorities resulting in a facility that offers one of the best working environments in the marketplace."

The Southern Connecticut Outstanding Building of the Year (TOBY) Awards are the most prestigious and comprehensive programs of their kind in the commercial real estate industry. The awards recognize building quality and excellence in building management. To be eligible for the competition, all facets of a building's operations are thoroughly evaluated and buildings are judged on everything from community involvement and site management to environmental and "green" policies and procedures. The mission of the Building Owners and Managers Association (BOMA)/Southern CT is to represent commercial real estate owner/developers, commercial real estate professionals, and associate members through leadership, advocacy, information gathering, and distribution of information to all members.

Merritt 7 Corporate Park recently completed a substantial two-year capital improvement program, which included upgrades to the interior and exterior common areas. In Building 301, home to the park's central amenities, the main lobby was renovated with new finishes, a Starbucks café, executive dining/conference room, and upgrades to the full-service cafeteria and conference center, expanded and remodeled fitness facility, and a concierge function with associated offices. Outside of 301, a Starbucks café is open in Building 101 and 501; a conference center in 101, and a park-wide state-of-the-art security system with a central command station was installed in Building 401. Building 101's lobby have been upgraded with new flooring, ceiling, lighting, furniture, and artwork. Common corridor and restrooms throughout the property have been renovated. Exterior improvements included enhanced landscaping, new plaza lighting, outdoor furniture and seating areas, new 15' monument signs along Route 7 and monument signs at the building entrances.

Merritt 7 Corporate Park offers a wide range of tenant leasing opportunities. There are currently full-floor units available in buildings 101, 401, and 601, as well as several smaller units ranging from 2,500 to 7,500 square feet in building 101. Located on a 22-acre campus setting along the Norwalk River, Merritt 7's six buildings feature landscaped plazas, technologically advanced infrastructure, sustainable design features and extensive on-site amenities, including a Starbucks Café, fitness center, conference center, two full-service cafeterias, a Hertz car rental, hair salon/barber shop, and ATM's. Merritt 7 has been recognized and awarded for energy conservation, including LEED EB certification by the U.S. Green Building Council (USGBC) for buildings 101, 301, 401, 501 and 601 and the Environmental Protection Agency's ENERGY STAR rating. For more information, visit www.merritt7.com.

Merritt 7 is located immediately off exit 40B off the Merritt Pkwy adjacent to the Merritt 7 Metro North station and is in proximity to Fairfield County's major highways and area amenities. The property is home to some of Norwalk's largest corporations, including Millward Brown, HomeServe USA, EMCOR; FactSet; Financial Accounting Foundation (FAF); GE; HEI; IPSOS; Mercer; and Siemens.

About Clarion Partners

Clarion Partners has been a leading U.S. real estate investment manager for 30 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., Brazil and the United Kingdom as well as a presence in Mexico. With more than \$28 billion in total assets under management, for over 200 institutional investors both domestic and international, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum. More information about the firm is available at www.clarionpartners.com.

About Marcus Partners

Marcus Partners is a value-oriented real estate investment and management firm based in Boston, Massachusetts, with regional offices in Connecticut and Florida. Marcus Partners' currently owns/manages a diversified portfolio that includes more than 6.3 million SF of office, medical office, R & D, warehouse and industrial properties valued in excess of \$1.75 billion. The firm invests in real estate and related assets, pursuing a mix of strategic and opportunistic investment strategies. For more information about Marcus Partners, please log on to www.marcuspartners.com

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