

Merritt 7 Corporate Park unveils refreshed look

By CHRIS BOSAK

Hour Staff Writer | Posted: Wednesday, June 19, 2013 11:45 am

NORWALK -- The Merritt 7 Corporate Park is home to some of Norwalk's largest corporations. The 1.4 million-square foot, six-building office complex is home to companies such as General Electric, FactSet, EMCOR, FAF and Siemens.

The impressive tenant roster is now matched with an impressive renovation project at the facility. Merritt 7 Corporate Park is in the midst of a two-year, \$15 million renovation that is about two-thirds completed, according to officials at Marcus Partners and Clarion Partners, the real estate firm that manages the complex.

On Tuesday, officials held a re-opening celebration to mark the significant progress made. The renovation includes interior and exterior upgrades.

"It's dramatic. It's spectacular," Joann McGrath, Marcus Partners' director of leasing for Merritt 7, said. "The tenants have been great because they couldn't wait to see the final project. We're improving the look from the street up."

Exterior improvements include landscaping and signage that will be easier for visitors to read. The exterior lighting is also being upgraded with more energy efficient lights.

"We're always concerned about energy efficiency," David Fiore, principal with Marcus Partners, said. "It's also about the quality of the product, aesthetics and overall ambiance. We like to think of it as an urban-suburban park."

In May 2011, Clarion Partners, in a strategic venture with Marcus Partners, acquired the minority interest in the complex from Albert D. Phelps, the Norwalk-based company that built the office park.

"We're thrilled with how the renovation is turning out," Fiore said. "It's everything we hoped for and more. It's completely rebuilt and equal to anything that is first in class. We're excited about it."

Many of the finishes and decor of the buildings were from the 1970s and 80s. Each of the lobbies have been renovated, including security desks and elevators doors, and the complex boasts more conference rooms, cafes and amenities.

"The tenants have a facility that is second to none," Fiore said.

Tad Diesel, director of marketing and business development for Norwalk, said: "The renovation of 301 Merritt is in keeping with the constant work to ensure the facilities at Merritt 7 are among the most modern available in the marketplace. Work to ensure the building is environmentally responsible

is a particular point of pride. This is another demonstration of why this complex remains among the most successful in the region."

McGrath said there are "noticeable improvements" in each of the six buildings.

"It's a great new signature look for Merritt 7," McGrath said. "Ownership continues to invest in the property. They believe in this market and take care of their product."