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**M&T Bank Opens New Regional Office  
at Merritt 7 Corporate Park**

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*Norwalk, CT office property experiences surge in leasing activity following completion of major upgrades to the park*

**Norwalk, CT – January, 2014** –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that **M&T Bank** will locate a new commercial banking office at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class–A office park in Norwalk. **M&T Bank** leased 15,500 square feet in Building 501 for a 10-year term.

The office will provide middle market, business and professional banking, commercial real estate lending, treasury management, leasing services, health care and not-for-profit banking, along with wealth services from M&T’s Wilmington Trust division.

“With our years of experience as a leading commercial lender in nearby New York City and Westchester County, NY, we see tremendous potential to grow our business in Fairfield County,” said M&T Bank Regional President Paula Mandell.

“Merritt 7 had all the qualities we were looking for: a great central location with easy access from anywhere in the region, first in class quality, and the best amenities in the market. In addition, Clarion Partners and Marcus Partners’ professionalism and willingness to customize our space and do whatever was needed to make opening our new office as easy and smooth as possible fit perfectly with our goals,” she said.

“Recent leasing activity at Merritt 7 has exceeded our expectations,” said **Margaret Egan, senior vice president, Clarion Partners**. “This success has been made possible through ownership’s efforts to differentiate the property with the addition of Starbucks cafés in 3 buildings, additional conference facilities, spectacular site improvements which include the monument signage at the entrances to the park as well as monument signage at each building. The landscape lighting has made a tremendous impact to the overall exterior of the complex; it’s attractive, contemporary and energy efficient. The lobbies have been upgraded with new flooring, wall covering, lighting and artwork.

Merritt 7's Tenant amenities are top in the market. Merritt 7's common corridors and restrooms have been upgraded with slick lighting, stone flooring and attractive wall covering.

"We are enthused to welcome M&T to Merritt 7, and remain committed to the enhancement of the Merritt 7 brand, image and sense of community," said **David Fiore, principal, Marcus Partners**. "The complex provides unrivaled tenant amenities that support a balance between professional and personal priorities resulting in a facility that is second to none."

The landlord was represented by JoAnn Brennan-McGrath of **Marcus Partners**, as well as Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso of **CBRE**. M&T was represented by Steve Baker of **Cushman & Wakefield**.

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#### **About Merritt 7**

Merritt 7 is located immediately off Exit 40B of the Merritt Parkway, adjacent to Super 7 with direct access to I-95. The Merritt 7 Metro North station is directly adjacent to the Merritt 7 office park. The property is home to some of Norwalk's largest corporations, including FactSet, EMCOR, FAF, GE, HEI, Ipsos, Mercer and Millward Brown. Merritt 7 has received LEED EB certification by the USGBC for buildings 101, 301, 401, 501 and 601 and the EPA's ENERGY STAR rating for all 6 buildings. For information on available spaces visit [www.merritt7.com](http://www.merritt7.com).

#### **About M&T Bank**

M&T Bank was founded in Buffalo, New York in 1856, and is one of the top 20 independent commercial bank holding companies in the U.S., with \$84 billion in assets and more than 700 commercial and retail bank offices in New York, Pennsylvania, New Jersey, Maryland, Delaware, Virginia, West Virginia and the District of Columbia. For more information, visit [www.mtb.com](http://www.mtb.com).

#### **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](http://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](http://www.marcuspartners.com)

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