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For Immediate Release

MERRITT 7 CORPORATE PARK RENEWS 20,000 SQUARE FEET IN LEASES

NORWALK, Conn. – October 20, 2009 – Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park in Norwalk, today announced that four tenants renewed or extended their leases at the 1.4 million-square-foot, six building office complex.

JoAnn Brennan McGrath, director of leasing for Merritt 7, announced on behalf of the landlord the following transactions:

- CulinArt, Inc. renewed its lease for 8,000 square feet in Building 601. CulinArt provides food services to the tenants of Merritt 7 and has been at the property since 2004.
- Cronus Partners, an independent investment banking firm focused on middle-market transactions, renewed its lease for 2,950 square feet in Building 101. Jonathan Nathanson of Cushman & Wakefield represented the tenant in the transaction.
- Canon Business Solutions, Inc. renewed its lease for 2,155 square feet in Building 301.
- M-Real USA, the U.S. sales office of Finland-base M-Real, a leading primary fiber paperboard producer and a major paper supplier, extended its lease for 6,773 square feet for a five year term. M-Real, which has been a Merritt 7 tenant since 2002, extended its term two years early at Building 301.

Steve Baker of Cushman & Wakefield, the broker who represented M-Real USA said, “M-Real’s early lease extension says a great deal about the landlord’s commitment to excellence in the operation and management of Merritt 7. We were extremely satisfied with their flexibility and willingness to accommodate our lease terms. The quality of this Class-A property is a great fit for M-Real and reflects their corporate reputation and international business stature.”

“Ownership was committed to keeping each of these tenants on board,” said Jo Ann Brennan McGrath, director of leasing at Merritt 7. “M-Real USA’s lease extension and the lease renewals for CulinArt, Cronus Partners and Canon Business Solutions reaffirm Merritt 7’s commitment to forging strong tenant relationships and accommodating tenants’ real estate needs.”

She added, “The completion of these deals reflects tenant satisfaction with the landlord and property management, in addition to the quality of Merritt 7 Corporate Park.”

Merritt 7 Corporate Park offers several leasing opportunities at this time for tenants looking for high quality space at a great location. There are currently full floor units available in Buildings 301, 401 & 401. In addition there are several smaller units ranging from 1,000 square feet to 7,500 square feet.

“We’re delighted that each of these prestigious firms has extended their tenancies at Merritt 7,” said Margaret Egan, Senior Vice President of ING Clarion Partners LLC. “Renewals and lease extensions are especially important because they reflect both the success of the tenant’s business and the success of our commitment to tenant satisfaction.”

Merritt 7 has undergone significant renovations and is continually upgraded with capital improvements. Tenant amenities include two dining facilities, a state-of-the-art conference center, and fitness center. Merritt 7 is accessible to the Merritt 7 Metro North station and is in close proximity to major highways and area amenities. Major tenants include Arch Chemicals, Inc., EMCOR, FactSet Research, Financial Accounting Foundation (FAF), General Electric, HEI, IPSOS, Kaiser Foundation Health Plan, Inc., Marsh USA, Siemens, and Webloyalty.com.

Merritt 7 has been widely recognized for its energy conservation efforts. Highlight of achievements and awards received include: LEED® EB certification by USGBC for Building 401; EPA’s 2008 Green Power Purchasing Award; EPA’S Green Power Partnership list; EPA’s ENERGY STAR rating; 2008 Green Building of the Year award from the Westchester/Fairfield County NAIOP; 2007 Office Building of the Year from the So. Conn. BOMA.; Southwest Conn. Summer Energy Savers Award; Environmental Stewardship Award from Northeast Energy Efficiency Council – Conn. (NEEC-CT) and Connecticut Light and Power (CL&P); recognized with an award for support of the “Tri-State Five Million Mile Rideshare Challenge.”

Merritt 7 Corporate Park is owned by Merritt 7 Venture, L.L.C., a joint venture between New York State Teachers’ Retirement System (NYSTRS), and Fairfield Investors Inc. ING Clarion Partners, LLC, a leading real estate investment manager, offering a wide range of strategies, products and services to meet the real estate objectives of institutional and individual investors, is the asset manager on behalf of NYSTRS.

About ING Clarion:

Founded in 1982, ING Clarion and its affiliates manage almost \$ 40 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has more than 400 employees located in major markets throughout the United States and in Sao Paulo, Brazil. The firm is the U.S. operating arm of ING Real Estate Investment Management (ING REIM), a leading global real estate investment manager. . With a total business portfolio of over \$90 billion and operates in 21 countries across Europe, the Americas, Asia and Australia, ING REIM Investment Management ranks among the world’s strongest real estate companies. ING REIM is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 85 million private, corporate and institutional clients in more than 40 countries. More information about the firm is available at www.ingclarion.com.

About Merritt 7 Corporate Park:

Merritt 7 Corporate Park is one of the most widely recognized office complexes in Fairfield County. It offers a premier location with direct access to the Merritt Parkway at exit 40B and the Route 7 Connector to I-95. The campus-like setting features exceptional values and efficiency through a dedicated on-site management team. The property offers tenants technologically advanced infrastructure, an on-site transportation hub, including train station, two shuttle services and bus depot, ample parking and an amenity package that includes a fitness center, state of the art conference center, two full-service cafeterias, sundry shop, car rental, ATM concierge service, dry cleaner and car detailing. For more information on Merritt 7 visit www.merritt7.com

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