



**MERRITT 7 CORPORATE PARK ATTRACTS AND RETAINS TENANTS  
THROUGH MULTI-TENANT OUTREACH PROGRAM; SIGNS THREE NEW LEASES**

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*XL Financial Administrative Services, IPSOS-ASI, T-Mobile Lease Space*

NORWALK, Conn.— July 2006 – Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park in Norwalk, announced that three new leases were signed at the 1.4 million square foot office complex.

The new leases illustrate the different ways in which Merritt 7 accommodates a broad range of tenants from varying industries with distinctive space requirements. The deals included a tenant expansion, relocation and the leasing of a pre-built unit.

“Tenant retention is a top priority at Merritt 7 and we are committed to accommodating each specific requirement,” said Jo Ann Brennan-McGrath, director of leasing at Merritt 7. “These efforts include restructuring deals and offering companies the flexibility to grow within our complex.”

IPSOS-ASI, Inc. signed a seven year lease for 5,153 square feet, adding to the 23,739 square feet that it currently occupies in Building 301 Merritt 7. IPSOS-ASI’s need for expansion space was accommodated with a turnkey installation for the subdivision of a larger unit to the exact size that worked for the tenant. The global advertising research company was represented by Paul Kauffman and Robert Giglio of Cushman & Wakefield.

“At Merritt 7, tenants can be reassured with the fact that this landlord offers personalized service to everyone,” said Mr. Kauffman. “Merritt 7 offers a great location combined with exceptional lease opportunities and amenities. The property is ideal for a corporate headquarters or multi-tenant use because the space subdivides nicely.”

XL Financial Administrative Services, Inc. a spin-off of XL Insurance, leased 3,450 square feet of penthouse space in Building 501. The firm will assume occupancy immediately upon the expiration of a vacating tenant, resulting in no down time for the landlord for this unit of space. XL, which will relocate to Merritt 7 from its current Stamford location, was represented by Tim Rorick and Richard Warshauer of GVA Williams.

Ms McGrath said, "Merritt 7 is home to a roster of strong credit tenants. XL Financial's decision to relocate to Merritt 7 confirms our position as the best business address in Fairfield County."

In an effort to accommodate tenants ranging in size from 1,700 – 2,500 square feet, Merritt 7 developed a small tenant marketing program that included the recent construction of pre-built units. As a result, T-Mobile leased 2,330 square feet in a pre-built unit on the second floor of Building 101 for a five-year term. Tom Pulie of USI Real Estate Brokerage Services, Inc. represented T-Mobile.

"T-Mobile has the benefit of being able to move in quickly and seamlessly and with the added advantage of not having to assume the cost and time constraint involved in office design and construction," said Ms. Brennan-McGrath. "It was also a plus for T-Mobile to be located at an address in which the entire business community is familiar."

Currently at Merritt 7 there is approximately 108,000 square feet of prime office space available for lease. The six buildings that encompass Merritt 7 Corporate Park have undergone significant renovations and the landlord continues to upgrade and complete capital improvements. The prestigious roster of tenants at Merritt 7 includes: General Electric Capital Corporation, FactSet Research, Financial Accounting Foundation (FAF), Kodak, LaSalle Bank, Marsh USA, EMCOR, Merritt Hospitality, Siemens Business Services, Inc., ABB Inc, Webloyalty.com, InBev, Kaiser Foundation Health Plan, Inc., IPSOS, Arch Chemicals, Inc., and Principal Financial.

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 U.S. real estate investment manager providing a broad range of advisory services to institutional investors and high net worth individuals, is the asset manager.

*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](http://www.merritt7.com)*

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