



NATIONS EQUIPMENT FINANCE LEASES SPACE AT MERRITT 7 CORPORATE PARK

Newly formed commercial finance company to offer specialized equipment leasing and financing for small to middle market companies throughout the US and Canada

NORWALK, Conn. – November 02, 2010 – Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park, today announced that Nations Equipment Finance LLC (NEF), a newly formed commercial finance company focused on equipment based term loans and leases, has leased 5,683 square feet at the 1.4 million-square-foot, six building office complex in Norwalk.

NEF will occupy space on the fifth floor of Building 101 Merritt 7. The firm signed a five-year lease and will move to the property in November.

“We are delighted to welcome Nations Equipment Finance to its new headquarters at Merritt 7,” said JoAnn Brennan McGrath, director of leasing at Merritt 7. “Merritt 7 continues to attract top-tier companies which are drawn to our quality services, superior office space, accessible location and extensive amenities.”

NEF was founded by former GE Capital equipment finance professionals and is backed by Boston-based investment partner Abrams Capital. The firm’s transactions will range from \$500,000 to \$20 million and will include term loans, lease financings and all asset financings. NEF manages a diversified investment portfolio that includes equipment, machine tools, construction, trucks, trailers, aircraft, food processing, printing, marine and mining equipment.

“We are thrilled to move our firm into new offices at Merritt 7,” said Phil Carlson, president and CEO of NEF. “We chose the property for its excellent reputation and convenient location, as well as its professional layout and appearance, all of which we believe will contribute to a satisfying working environment for our employees and business partners.”

“We conducted a thorough review of available space in the market,” said Sean Cahill of CBRE, who, along with Suzanne Dengenis, represented the tenant in the lease negotiations. “Merritt 7 was the ideal location for Nations Equipment Finance, which desired a centrally located, first-class office property that reflected their stature in the financial services community.”

Merritt 7 Corporate Park offers a number of leasing opportunities for tenants. There are currently full floor units available in buildings 301, 401 and 501, as well as several smaller units ranging from 1,000 square feet to 7,500 square feet.

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, Marsh USA, and Siemens.

Merritt 7 has been widely recognized for its energy conservation efforts. Highlights of the achievements and awards received include LEED® EB Silver certification by USGBC for Building 401 and EPA's ENERGY STAR rating.

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 is the asset manager on behalf of NYSTRS. ING Clarion Partners is 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.

For more information on Nations Equipment Finance, visit www.nationsequipmentfinance.com.

About ING Clarion Partners

Founded in 1982, ING Clarion Partners and its affiliates manage \$38 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. ING Clarion is the Americas arm of ING Real Estate Investment Management, one of the world's leading real estate investment managers with global assets under management of more than \$87billion and operations in 21 countries. ING Real Estate Investment Management is part of ING Group, a global financial institution offering banking, investments, life insurance and retirement services 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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