



**MERRITT 7 SIGNS 24,671 SQUARE FOOT LEASE WITH
ADVANTAGE SALES & MARKETING; FIRM TRIPLES IN SIZE AND RELOCATES WITHIN
COMPLEX**

Mayor Moccia of Norwalk commends property owner for contributing to city's business growth

NORWALK, Conn. – November 14, 2006 – Advantage Sales & Marketing signed a new lease for 24,671 square feet at Merritt 7 Corporate Park in Norwalk, announced Jo Ann Brennan McGrath, director of leasing for Albert D. Phelps, Inc., the managing and leasing agent for the 1.4 million square foot office complex.

Advantage Sales & Marketing tripled its space requirement from 8,347 square feet at 301 Merritt 7 and will move to larger space on the fourth floor of Building 501. Advantage Sales & Marketing, which has been a Merritt 7 tenant since 2001, signed a new seven year lease. The company, one of the leading sales and marketing agency serving the consumer packaged goods industry, will move into their new offices in January 2007.

“In addition to the property amenities and convenient location, the benefits of Merritt 7 as a corporate park had an even greater benefit for Advantage Sales & Marketing,” said Ms. Brennan McGrath. “With 1.4 million square feet of space within six buildings, the landlord has the ongoing ability to offer tenants room to grow and relocate within the complex.”

She added that Merritt 7 experiences regular tenant movement, with firms constantly growing, relocating, and restacking office space, a benefit that that provides great opportunity for growing or restructuring companies. “A stand alone building cannot support tenants with such needs.”

Norwalk Mayor Richard Moccia welcomed the announcement today, “It is good to see Norwalk-based companies achieve success and find a need to grow. Advantage Sales and Marketing management and employees can be proud of their accomplishments. I would like to further commend the roll played by Albert D. Phelps, Inc. in accommodating the growth of Advantage Sales and Marketing. The City is grateful to the management and employees of Albert D. Phelps for consistently finding ways for good companies to maintain their home in Norwalk.”

As was the case with Advantage Sales & Marketing, the landlord responded quickly by providing the firm swing space, or temporary space, for immediate occupancy. To the tenant's

advantage, the space was in move-in condition -- built out with new ceilings, lighting and flooring.

“Ownership is proactive in preparing vacant units of space so they are ready for immediate occupancy, said Ms. Brennan McGrath. “The landlord’s cooperation and ability to meet the tenant’s immediate space requirements was extremely beneficial to Advantage Sales & Marketing. It allowed them to focus on growing their business and not worry about space issues.”

Colin L. Reilly, first vice president, CB Richard Ellis represented Advantage Sales & Marketing. The landlord was represented internally by Ms. Brennan McGrath.

Currently at Merritt 7, there is approximately 130,000 square feet of 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. Major tenants at Merritt 7 include: 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, 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

###