



## **MERRITT 7 SIGNS TWO LONG TERM LEASE EXPANSIONS FOR HEI HOTELS & RESORTS AND MEDIASPACE SOLUTIONS**

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NORWALK, Conn. – April 11, 2007 – Two tenants have expanded their space requirements 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.

HEI Hotels & Resorts, one of the nation's largest and fastest growing private hospitality investment companies, leased an additional 7,500 square feet (sq. ft.) for its corporate headquarters on the first floor of 101 Merritt 7, bringing its total occupancy to 22,644 sq. ft. The company signed an eight year lease. This is HEI's second expansion since moving to Merritt 7 in 2005.

"HEI is dedicated to providing our employees with the finest facilities, amenities and technologically advanced infrastructure available, which enables us to efficiently serve our clients," said Gary Mendell, chairman and CEO of HEI. "Merritt 7 is well-equipped to allow us to meet those requirements in a location that is convenient for our employees and economically sensible for the firm."

"HEI is clearly in a growth mode and we were happy to be able to accommodate their expansion needs," said Ms. Brennan-McGrath. "With 1.4 million square feet of space within six buildings, we have the flexibility to offer tenants room to grow and relocate within the complex."

Mediaspace Solutions, a company that plans, buys, places and verifies newspaper advertising for agencies and advertisers nationwide, leased an additional 1,705 square feet on the third floor of Building 101 Merritt 7, bringing its total occupancy to 9,588 sq. ft. Cushman & Wakefield's Steve Baker represented Mediaspace Solutions.

In both scenarios, the landlord satisfied the space needs of both companies by providing additional space for immediate occupancy.

"It is great to see the tenants of Merritt 7 achieve success and the need to grow their businesses," said Ms. Brennan-McGrath. "Merritt 7 experiences regular tenant movement, with

firms regularly expanding and restacking office space, a benefit that provides great opportunity for growing or restructuring companies.”

Currently, there is approximately 130,000 square feet of office space available for lease at Merritt 7 Corporate Park. The six buildings that encompass Merritt 7 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](http://www.merritt7.com)*

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