



MERRITT 7 SIGNS TAVROW LUND CONSULTING AND SCREEN PC TO TENANT ROSTER

Leasing initiative to market pre-built units proves successful by accommodating space needs of smaller companies

NORWALK, Conn. – May 02, 2007 – As part of a leasing and marketing strategy targeted at companies with smaller space needs, Merritt 7 Corporate Park in Norwalk has added two new tenants to its prestigious roster of clients. Tavrow Lund Consulting and Screen PC have leased space at the 1.4 million square foot complex, according to Jo Ann Brennan McGrath, director of leasing for Albert D. Phelps, Inc., the managing and leasing agent for property.

The landlord prepared an 11,000 square foot block of vacant space on the second floor of building 101 for pre-built units and open and clean “white box” space, with new ceilings and lighting.

Tavrow Lund Consulting leased 2,143 square feet of “white box” space. The firm, which provides consulting to non profit organizations who want to have greater success in raising money, will relocate from One Sound Shore Drive in Greenwich, Conn. in June.

Screen PC, Inc., a start-up software firm, leased a 1,000 square foot pre-built unit in move-in condition. The move will take place in May.

“The pre-built units and white box space are a tremendous success because it provides an immediate solution for tenants who want to move quickly and seamlessly,” said Ms. Brennan-McGrath. “Typically, companies looking for less than 5,000 square feet want an easy transition into space that is move in condition, or ready for new construction to begin.”

Ms Brennan-McGrath added, “While these deals may be small in terms of square footage, there are many tenants interested in taking this size space. This was a great opportunity for this niche market of tenants less than 5,000 square feet.”

“The landlord’s cooperation and ability to meet our immediate space requirement was extremely beneficial to our firm,” said Vijay Das, principal of Screen PC. “Because the space is pre-built, it

will enable us to remain focused on our business and not worry about space issues. In addition, we anticipate our real estate needs to be growing rapidly in the future and we wanted to be in a complex that could grow with us.”

Richard Rosencrans of Newmark Knight Frank represented Tavrow Lund Consulting. Barbara Sagelini-Stilley of CBRE represented Screen PC.

“The landlord was extremely flexible and willing to accommodate Tavrow Lund’s immediate requirement,” said Mr. Rosencrans. “Merritt 7 works well for businesses of all sizes. Ownership has done an exceptional job of catering to smaller tenants and accommodating their space needs so they can expand within the complex.”

Currently there is approximately 100,000 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

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