



**MERRITT 7 ADDS FINANCIAL SERVICES FIRM WRIGHTWOOD
CAPITAL
TO TENANT ROSTER**

Chicago-based firm expands to Fairfield County

NORWALK, Conn. – July 10, 2007 – Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park in Norwalk today announced the addition of Wrightwood Capital, LLC to the prestigious roster of tenants at the 1.4 million square foot complex. The Chicago-based real estate finance and investment company leased 3,502 square feet for a five year term.

This is the first east coast location for Wrightwood Capital, which will occupy space on the second floor of Building 301 Merritt 7. Wrightwood Capital, which serves as a creative, customized lender and equity investor on a national basis for commercial and multi-family real estate projects, will move into Merritt 7 in August.

“We are delighted that Wrightwood Capital selected Merritt 7 as the location for their new east coast operation,” said Jo Ann Brennan McGrath, director of leasing for Merritt 7. “The success in attracting this prestigious financial services firm confirms Merritt 7’s position as one of Fairfield County’s premiere office addresses.”

“Wrightwood Capital is dedicated to providing our employees with the finest facilities available, with technologically advanced infrastructure and superior amenities,” said Wrightwood Capital’s Dan Hartman. “Merritt 7 allows us to meet those requirements in a high-end complex that is both conveniently located and economically sensible for the firm.”

“Merritt 7 was the ideal location for Wrightwood Capital, which desired a centrally located, Class-A office property that reflected their stature in the financial services community,” said Tom Pajolek, senior vice president of CB Richard Ellis and the broker who represented Wrightwood Capital. The landlord’s flexibility and willingness to accommodate Wrightwood Capital’s requirements was instrumental in the successful completion of this deal.”

Wrightwood Capital will benefit from the centralization of the park’s amenities to the plaza level of Building 301, with the recent addition of a new state-of-the-art fitness center and executive conference facility and newly refurbished dining facility.

“Merritt 7 is dedicated to providing tenants with optimum facilities, amenities and high-tech infrastructure,” said Ms. Brennan-McGrath. “The recent renovations and refurbishment of the property have been enormously successful in attracting new tenant interest as well as the resigning of many of our long-term tenants.”

Currently there are approximately 100,000 square feet of office space available for lease at the property. The six buildings that encompass Merritt 7 Corporate Park have undergone significant renovations and are continually upgraded with capital improvements. Major tenants at Merritt 7 include FactSet Research, Financial Accounting Foundation (FAF), LaSalle Bank, Marsh USA, EMCOR, HEI, ABB Inc, Webloyalty.com, General Electric, Kodak, Siemens, 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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