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## **The Pinnacle at Merritt 8 undergoes transformation**

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According to Cushman & Wakefield of Connecticut, Inc., a major capital improvement program at The Pinnacle at Merritt 8, a 178,000 s/f Class A office property located at 99 Hawley Lane, has been completed.

The property was renamed The Pinnacle at Merritt 8 following its purchase last year by Phoenix Capital Partners, LLC. To accommodate new and existing tenants, the property owner implemented significant capital improvements that included upgrades to the lobby, common areas, caf  , building entranceways, landscaping, and the addition of an exterior canopy that connects to the enclosed parking garage.

"The renovation and refurbishment of The Pinnacle at Merritt 8 has repositioned the asset so that it appeals to a broad range of users," said Frank Boccanfuso, principal of Phoenix Capital Partners. "The property's great location combined with onsite amenities, competitive rents, and of course, the all new property renovations, offers an unmatched opportunity in this market."

The Pinnacle at Merritt 8 is one of the premier Class A office buildings in eastern Fairfield County and offers a host of both area and building amenities, including immediate access to the Hawley Lane Mall and the Trumbull Marriott, and an on-site, full-service Persona Caf  , fitness center, concierge desk and a community conference room.

Comprised of five stories, Merritt 8 is 65% leased to a tenant roster that includes New York Life and Cablevision. Cushman & Wakefield's Tom O'Leary, senior director, serves as the property's exclusive agent, handling the leasing of the remaining 60,000 s/f of vacant space.

The Pinnacle at Merritt 8 is located at the junction of the Merritt Pkwy. (Rte. 15) and Rte. 8, with easy access to I-95. The Stratford train station provides Metro-North service and is less than three miles from the building.

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