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Tenerity Inc. relocating to Clarion Partners' Merritt 7

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Norwalk, CT Clarion Partners LLC and Marcus Partners announced the signing of three new tenants at Merritt 7 Park, including customer engagement and marketing firm Tenerity Inc. relocating from their previous headquarters in Stamford.

Tenerity has signed a lease for 27,211 s/f on the 5th floor of Building 401. Financial services firm RiskBridge Advisors LLC leased a 2,123 s/f pre-built penthouse unit, also in Building 401. Rounding out the new tenants is Capital Crossing's lease in Building 101, where they will occupy 2,575 s/f.

"Tenerity is moving its corporate headquarters to Merritt 7 at the end of 2023," Tenerity said in a written statement. "Merritt 7 is a facility with best-in-class sustainability and connectivity, in a location that will reduce commuting time for most of [our] team members."

Kevin Foley & William Montague of Cushman and Wakefield represented Tenerity, while RiskBridge was repped by Ned Burns and Tom Pajolek of CBRE. Rick Rosencrans of JLL represented Capital Crossing on the new signing. Ownership was represented by JLL's Ed Tonnessen, Betsy Buckley, and Gil Ohls in all transactions.

"We are thrilled that Tenerity will be relocating from Stamford to Merritt 7 and are delighted to welcome a diverse array of new tenants to the property," said Margaret Egan, Clarion Partners' senior vice president of Asset Management. "The steady leasing activity over the last year shows that even tenants in larger markets such as Stamford see the value at Merritt 7, where they can occupy Class A space with over 70,000 s/f of agile indoor and outdoor amenity spaces at an institutionally owned office campus. As we prepare to unveil our latest amenity upgrades at Building 301, our commitment to providing modernized, top-tier workspace remains unwavering."

Over the past two years, Merritt 7 has embarked on an extensive and continuing upgrade program encompassing the entire 1.4 million s/f campus, as part of ownership's broader goal of creating a more modern, adaptive, and wellness-focused business environment. The latest amenity upgrades include a new town hall conference center and pre-function area, as well as a new fitness center, both currently underway at Building 301. Building 601 features a newly redesigned lobby that is adjacent to the recently-opened 9,000 s/f amenity and event space with a food hall, barista bar, a dedicated flex work lounge/meeting room, and abundant casual soft seating that opens directly to the landscaped 35,000 s/f outdoor plaza. Buildings 101 and 201 debuted several cabana-style

outdoor green spaces.

In total, Merritt 7 has over 60,000 s/f of outdoor amenity space, and more than 10,000 s/f of flexible indoor work and meeting space, allowing tenants to scale their operations without having to expand their rentable footprint or seek additional off-site space. These initiatives have created more intriguing and multifaceted places for tenants at all six buildings to enjoy and utilize throughout the day, including wellness areas, flexible meeting spaces, and curated tenant programming, such as fitness, philanthropy, and social events at the various cafés and outdoor seating areas throughout the Park.

Merritt 7 has also earned key industry certifications and designations, including LEED Gold Certification* from the U.S. Green Building Council and WiredScore Gold** at Buildings 501 and 601, along with a Fitwel Two-Star rating*** for the entire six-building 1.4 million s/f office. The newest additions to Merritt 7's wellness and sustainability offerings include a rooftop beekeeping installation through Best Bees, as well as new EV charging stations. Merritt 7 also has the unique honor of having its own new dedicated on-site Metro North station, which recently opened its platform for use. The station's pedestrian bridge is nearing completion.

*LEED Existing Buildings + Operational Maintenance certifications are issued by the U.S. Green Building Council (USGBC) at the time of building development or major renovation and last in perpetuity. Merritt 7 buildings 501 and 601 received Gold certifications on August 2021. Properties must pay registration and certification fees to pursue LEED certifications.

** WiredScore certifications are issued by WiredScore on a rolling basis, and properties must re-certify to maintain certification standing. Merritt 7 is WiredScore Gold certified through November 2023. Properties must pay registration and certification fees to pursue WiredScore certifications.

*** Fitwel certifications are issued by The Center for Active Design (CfAD) on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Merritt 7 received a Fitwel Two-Star rating on September 2021. Properties must pay certification fees to pursue Fitwel certifications.