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Choyce Peterson negotiates two HQ relocation leases - 8,611 s/f

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501 Merritt 7 - Norwalk, CT

Norwalk, CT Choyce Peterson, Inc. has concluded lease negotiations on behalf of Reed's Inc., a publicly-traded craft beverage manufacturing company, for their 5,154 s/f headquarters office at 501 Merritt 7. Choyce Peterson principal John Hannigan and vice president Charlene O'Connell represented Reed's in this transaction.

Merritt 7 Corporate Park is a class A office complex with an ideal location within a .25 mile of the Merritt Pkwy. and three miles of I-95 Exit 15. It has amenities such as covered parking, two cafeterias and Starbucks, a fitness center, multiple conference and meeting rooms, a unisex hair salon, car washing services, ATM machines, onsite ownership and security. Additionally, there is a

newly constructed glass-enclosed pedestrian footbridge at Merritt 7 Corporate Park that gives riders direct access to the train platform at the Merritt 7 Metro North Train Station.

Hannigan said, “We are excited to have worked with Reed’s on this project. We are pleased to have negotiated a lease that gives Reed’s a brand-new customized space in a complex that offers best-in-class amenities.”

Reed’s CEO, Norman Snyder said, “John and Charlene ensured that we understood all the office space options in the area and negotiated beneficial lease terms that met our team’s needs. We look forward to moving into our new office and continuing to grow our business.”

Merritt 7 Corporate Park’s ownership of Clarion Partners LLC and Marcus Partners was represented by JoAnn McGrath of Marcus Partners, and Jones Lang LaSalle’s Betsy Buckley, Ed Tonnessen, and Gil Ohls.

1 Landmark Square - Stamford, CT

Choyce Peterson, Inc. has also completed lease negotiations on behalf of CFGI, LLC, a global accounting and business advisory firm, for its new 3,457 s/f office space at 1 Landmark Sq. in Stamford. Choyce Peterson principal Hannigan represented CFGI in the transaction.

The landlord, Reckson, was represented in-house by Larry Kwiat, senior vice president, leasing.

When CFGI’s client base increased and consequently expanded their local team, Kit Thorpe, managing partner of the Stamford office, was tasked with obtaining a larger office space for their Fairfield County-based employees. Through a mutual contact, Thorpe reached out to Hannigan asking for assistance in finding quality space in the Stamford central business district where they could be walking distance to downtown and close to both I-95 and the Metro North train station.

Hannigan conducted a search for space in the area and led the CFGI team on numerous building tours. After evaluating multiple proposals from landlords competing for CFGI’s occupancy, they chose a partially furnished pre-built space at 1 Landmark Sq. on one of the highest office building floors in the city. Hannigan then negotiated a lease including an attractive rental rate and free rent. The plug-and-play layout of the suite with an amount of exterior windows, presents views of the surrounding area and Long Island Sound.

Additionally, the Landmark Square office complex offers many first-class amenities including a dedicated fitness facility, building conference center, indoor parking, onsite gourmet café, full-time security and on-site ownership. With 1 Landmark’s central location less than a mile from I-95 and the Stamford Train Station, tenants have immediate access to downtown shopping and restaurants.

Hannigan said, “It was a pleasure to work with CFGI on this exciting project to establish a larger

office in downtown Stamford. By prioritizing particular attributes, we found the perfect balance of office layout, location and amenities, while obtaining lease terms that fit CFGI's business needs."

"It was great working with John on our new office space," said Thorpe. "After showing us several space options in downtown Stamford to consider, he negotiated financial and business lease terms that met our company's goals. We are thrilled with our beautiful new office and look forward to continuing to build our client base in this area."

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