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## **Albert D. Phelps Inc. leases 4,845 s/f at Merritt 7**

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According to Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park, Quadrant Structured Investment Advisors, LLC has signed a five-year lease for 4,845 s/f at the 1.4 million s/f complex. In a precedent setting move, the firm will relocate from 500 Park Ave. in Manhattan.

Quadrant, a hedge fund, will house its corporate headquarters on the second floor of Building 301 Merritt 7.

"Merritt 7's convenient and accessible location combined with a superior amenity package and new property renovations, offered Quadrant the best match of available options in the market," said JoAnn Brennan McGrath, director of leasing for Merritt 7. "Merritt 7 also offered Quadrant an ideal alternative to New York City, without compromising ambiance and amenities."

Brian Carcaterra of Newmark Knight Frank represented Quadrant.

Quadrant will also benefit from the recent addition of a new state-of-the-art fitness center and executive conference facility, located directly adjacent to a newly refurbished dining facility on the plaza level of the centrally located Building 301.

Merritt 7 Corporate Park is owned by Merritt 7 Venture, LLC, a joint venture between New York State Teachers' Retirement System and Fairfield Investors Inc.

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