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## **Albert D. Phelps completes five lease deals at Merritt 7 C.P.**

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Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park, has completed five lease transactions totaling more than 30,000 s/f at the 1.4 million s/f six building office complex. The deals consist of new leases, renewals and expansions.

\* The financial services firm Louis Dreyfus Corporation leased 4,451 s/f on the plaza level of Building 501. This is a new office location for Louis Dreyfus which desired a separate but nearby location to its offices in Wilton. Ed Tonnessen of Albert B. Ashforth represented the tenant. "We evaluated a variety of buildings and locations in the region," said Tonnessen. "Merritt 7 was a good fit with the company's image, offering an accessible location in a well-managed, newly renovated property."

\* Rocaton Advisors leased 12,511 s/f on the penthouse floor of 601 Merritt 7. The firm extended its existing lease of 9,634 s/f in addition to taking an additional 2,877 s/f of expansion space. Rocaton Advisors was represented by Gerard Hallock of Jones Lang LaSalle and Belinda Scanlon formerly of Albert B. Ashforth.

\* Right Management Consultants Inc. renewed its lease for 8,846 s/f on the second floor of Building 301. Mitch Rarey of USI Real Estate Brokerage Services, Inc. represented Right Management.

\* Verizon Wireless renewed its lease for 2,400 s/f on the third floor of Building 101. The company moved to Merritt 7 in 2005 and has extended its term 24-months prior to expiration. CBRE New England represented Verizon Wireless.

\* Wells Fargo Financial, a division of Wells Fargo Bank, N.A., has extended its lease for 2,750 s/f for an additional five years in Building 301. The landlord negotiated directly with Wells Fargo's Corporate Properties Group in Des Moines, IA on the transaction.

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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