



Merritt 7 leases over 160,000 s/f in past year, including new tenant Terex Corp.

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Norwalk, CT According to Clarion Partners, LLC and Marcus Partners, Terex Corp. has signed a long-term lease at Merritt 7. Terex, a global manufacturing company, will be relocating from 45 Glover Ave. to 24,757 s/f in the upgraded Building 301. The new lease capped off the six-building corporate park completing over 160,000 s/f of lease transactions over the past 12 months.

“This is an opportunity to move nearby to a space that is ideally configured for us,” said William Adler, Terex’s director of corporate communications. “It has great amenities, suits our needs and the [Metro-North] train station is right out front, which will benefit our team members.”

Terex was represented by the Cushman & Wakefield team of Steven Baker, Tara Long, and Matthew Lisk, while ownership was represented by David Fiore and JoAnn McGrath of Marcus

Partners, and JLL's Ed Tonnessen, Betsy Buckley, and Gil Ohls in the transaction.

"We are pleased to announce that Terex has joined the diverse range of tenants at Merritt 7," said Margaret Egan, Clarion Partners' senior vice president of asset management. "The consistent leasing activity at the property over the past year, totaling over 160,000 s/f, indicates that properties owned and operated by institutions, with modern and practical amenities, will continue to attract and retain tenants."

Merritt 7 ownership also completed its most recent amenity upgrades, with the new town hall conference center and fitness center opening to tenants at the end of 2023. The conference center offers flexible meeting space with a dedicated pre-function area, while the fitness center features new cardio and resistance training equipment, and a Peloton workout area. Both spaces also open onto the 301 Riverview terrace. These latest improvements are part of ownership's broader goal of creating a healthier and more adaptive workplace for today's office users.

The 1.4 million s/f campus features over 60,000 s/f of curated outdoor amenity space, and more than 10,000 s/f of flexible indoor work and meeting space, including the new 9,000 s/f agile amenity space in Building 601 including a food hall, barista bar, flex work lounge/meeting room that opens directly out to the 35,000 s/f outdoor plaza, where private tenant events and programming are scheduled throughout the year. Merritt 7's amenity package allows tenants to scale their operations without having to expand their renewable footprint or seek additional off-site space.

Merritt 7 also offers dedicated on-site Metro-North access, as the new train station recently opened its pedestrian skybridge allowing tenants to walk from the property to the train platform. Merritt 7 also holds industry certifications and designations, including LEED Gold Certification* from the U.S. Green Building Council at buildings 501 and 601, along with a Fitwel Two-Star rating** for the entire six-building complex. The property also features a rooftop beekeeping installation through Best Bees, as well as new EV charging stations.

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