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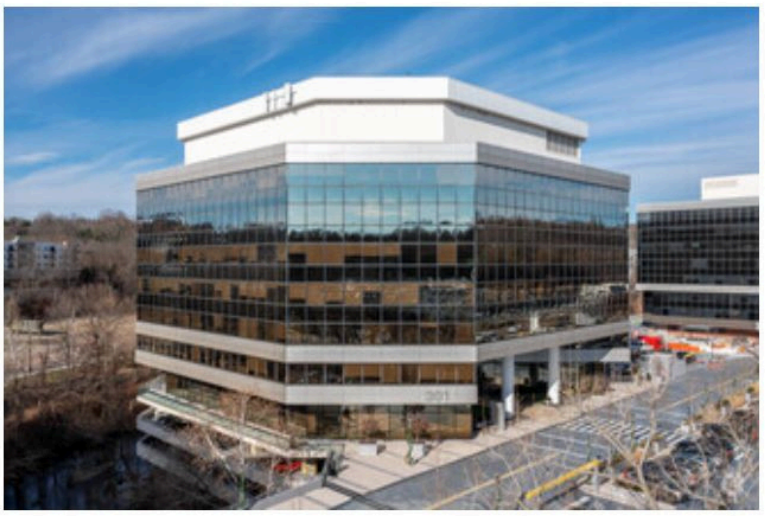
# Hannigan of Choyce Peterson negotiates two office leases

November 22, 2024 - Connecticut



301 Merritt 7 - Norwalk, CT

**Stamford, CT** Choyce Peterson, Inc. principal John Hannigan negotiated two office leases totaling over 26,000 s/f.

Choyce Peterson completed lease negotiations on behalf of Osborne & Little, Inc. to renew its 14,930 s/f office and warehouse headquarters space at 90 Commerce Rd. Hannigan represented Osborne & Little.

After touring available buildings in Stamford and Norwalk, Osborne & Little chose to renew their space at 90 Commerce Rd., and Hannigan then guided them in negotiations that led to an attractive rental rate, free rent and requested renovations were completed by the landlord.

The landlord, Stampar Associates, LLC was represented in-house.

And in Norwalk, Choyce Peterson, Inc. facilitated the transaction for Norseland, Inc. securing a new 11,353 s/f headquarters space at 301 Merritt 7. Hannigan and James Riffice, associate, at Choyce Peterson represented Norseland in the deal.

Norseland, a subsidiary of TINE SA, Norway's largest dairy cooperative, relocated its headquarters from Darien to Merritt 7. The company is known for importing Jarlsberg Cheese and other cheese brands.

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.

Norseland's decision to relocate was driven by the comprehensive amenities offered by Merritt 7 Corporate Park. These include covered parking, multiple dining options including a Starbucks, a fitness center, conference rooms, a salon, car washing services, ATMs, on-site security, and location. This class A office complex has access to major highways (Merritt Pkwy. and I-95) and public transportation (Merritt 7 Metro North Train Station).

We're thrilled to be moving into this premier office location," said Sean Moore, CEO and president of Norseland, Inc. "Thanks to John Hannigan and James Riffice for finding this modern workspace, ushering us into a new era of working and making it easy to improve the quality of life for Norseland employees."

Hannigan said, "We're delighted to have assisted the Norseland team with this important relocation. In a competitive office market, their decision to move to Merritt 7 was a wise one. This long-term lease provides them with a state-of-the-art workspace, numerous amenities, and a convenient commute."

Hannigan said, "Given Osborne & Little's specific requirements for office and warehouse space and limited options in the area, we capitalized on favorable renewal terms."

The Osborne & Little team said, "John thoroughly researched commercial space in the area, presented us with alternatives, and guided us toward the final solution. We look forward to continuing to build our client base from our U.S. headquarters."