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Supply of Boulevard-Style Condominiums Tightening at Maryland Walk in Clayton

February 3, 2005 — St. Louis, MO — The good news is that construction is whirring ahead at Conrad Properties' Maryland Walk development in Clayton.

But, a bit of news that may make "Show Me" prospects uneasy is that sales at the 17-story vertical neighborhood slated to open for residency in 2006 continue to outpace projections. Hence, some Boulevard-style condominiums - Maryland Walk's most financially approachable with prices starting at \$459,000 - are beginning to come into tight supply.

"As our list of owners grows, we are approaching sell-out on some Boulevard designs," said Kathy Rittenbery, sales manager. "While all of our Boulevard plans are currently available, there's an emerging sense of urgency for those who may be waiting in the wings to commit to Maryland Walk."

Designed by Saur & Associates Architects, exterior finish elements of the building are rose-colored brick, broad spans of green glass and architectural trellises planted to landscaped arbors. The main entry, set on a cul-de-sac, will be reached via a paved, elaborately landscaped courtyard centered by a port-cochere.

Inside, the building features three distinctive types of condominiums, headlined by penthouse units on floors 15-17 which will be delivered to owners as ready-for-finish "grey boxes" priced upwards of \$1.8 million. Replete with free-flowing windows, all condominiums will offer spectacular views of Clayton and neighboring locales.

All told, Maryland Walk offers three home styles under one roof with prices ranging from \$459,000 to \$1.85 million. Contract values to date have averaged in the \$800,000s.

Boulevard homes are bright, open designs with up to 2,350 square feet and a list of top-drawer standard features including 11-foot-high ceilings, hardwood floors and open kitchens with stainless steel appliances. They are found on levels two through eight. "The Boulevard plans fit the care-free, on-the-go lifestyle our owners crave to a 'T'," added Rittenbery.

"Bob Saur (Conrad chairman) conceived Maryland Walk to put a cross-section of St. Louis - one much broader and socially diverse than is typically found in a high-rise setting - under one roof. After analyzing the personal dynamics of his successful elevator

building projects in Clayton, Richmond Heights and in the Central West End, he has found that resident diversity creates vitality," she added.

General amenities will include:

- 8,000 square feet of neighborhood retail plus a 3,200-square-foot lobby at street level;
- a heated, underground parking garage and surface parking for 275 vehicles;
- a concierge and a 24-hour-attendant;
- a fitness center, outdoor swimming pool and deck, media room with theatre seating and surround sound;
- an advanced intercom system plus closed circuit security monitoring, and
- two high-speed passenger elevators plus a freight elevator.

The Maryland Walk information office is located at 8000 Maryland Ave., Suite 705. It is open Sunday to Friday from noon to 5 p.m., Saturday 10 a.m. to 5 p.m. or by appointment. Call 314/863-1900 or key www.marylandwalk.com for more information.