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*For more information contact:*  
Amy Moss  
Conrad Properties  
314-721-3202  
amy@conradprop.com

## **Conrad Properties Begins Leasing at Metro Lofts, First New Apartment Complex in Central West End in Nearly 20 Years**

March 4, 2004 — St. Louis, MO — Conrad Properties is now pre-leasing Building I at Metro Lofts, its striking new 213-unit apartment community at 4535 Forest Park Ave. in the Central West End. The \$36.4 million project is the first major for-rent property developed in the area in nearly 20 years.

When completed, Metro Lofts will have 213 apartments in three, five-story elevator buildings. Floor plans include four different one-bedroom, one-bath units with 695 to 890 square feet and seven distinctive two-bedroom, two-bath apartments with 1,115 to 1,340 square feet of space. Additionally, a number of apartments on the fifth floor feature a clerestory atrium.

One-bedroom units are available starting at \$840 per month, with two-bedrooms starting at \$1,440 per month. Atrium plans range from \$2,140 per month. Certain income requirements will apply.

“Our vision is to make Metro Lofts the benchmark address in the Central West End,” said Melanie Blunk, general manager. “Residents gain more than a typical apartment. They avail themselves of a one-of-a-kind urban living experience that enables them to enjoy the benefits and conveniences of new construction in an established, culturally rich setting.”

“For the nearly 20,000 people who work for the BJC Healthcare System, Metro Lofts provides a particularly attractive option given its proximity to the medical campus,” she added. “Exposed concrete columns, ceilings and sealed concrete floors will combine with nine-foot, eight-inch-high ceilings to create unique, open environment.”

Each unit will come with a completely equipped kitchen appointed with maple cabinets; a private laundry with built-in washer/dryer; individual energy control plus ceiling fans in the living room and all bedrooms; bicycle storage; and a private balcony or patio. The apartments will also have access to high-speed Internet service as well as DSS and cable television.

Other amenities are a fitness center, card-key-accessed entrances and heated, underground parking.

The community will also include 5,400 square feet of storefront space at street level facing Forest Park. The storefront units will function as a continuation of the shops, restaurants and storefronts on Euclid and cater to a neighborhood clientele.

Blunk said that more than 200 people registered for a pre-opening preview list. “We are delighted with the level of interest to date - absolutely thrilled that so many people are interested in what Metro Lofts has to offer.”

For more information, including a schedule of anticipated availabilities, call (314) 367-2400 or key [metrolofts-stl.com](http://metrolofts-stl.com). The leasing office is open weekdays from 9 a.m. to 5 p.m. and weekends from 11 a.m. to 4 p.m.