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## Maryland Walk Project Status

*Where Maryland Walk stands today*

August 16, 2004 — St. Louis, MO — Significant progress is being made on two fronts: First, construction is proceeding on the 17-story, 277,000 square-foot residential building that Conrad Properties Corp. is developing on a 1.4-acre site at 8025 Maryland Ave. (northeast corner of Brentwood Blvd and Maryland Ave). The goal is to welcome the first group of residents in 2006. Second, that first wave of homeowners are meeting with the expert help of Conrad staff to confirm plumbing and electrical locations to adapt their floor plans to meet their individual needs.

**Availabilities at Maryland Walk** While the building is already 55% pre-sold, condominiums are still available on almost every floor. A total of 99 condominiums will be built. To date, 19 of the 53 condominiums sold in the building have topped the \$1 million mark. Maryland Walk offers three distinct living styles including the following:

Boulevard homes, on floors two through eight, offer chic open designs with two or three bedrooms, up to 2,350 square feet and prices starting at \$459,000.

Parkway residences present a classic, single-level living look and offer up to three bedrooms and 2,871 square feet. They are priced from \$679,000 and are found on floors nine through 14.

Avenue penthouses are found on floors 15-17 and are totally custom "city estates in the sky." Spaces start at 3,448 square feet and are priced upon request.

### **What Maryland Walk owners will have to enjoy**

- panoramic views of the Clayton skyline via floor-to-ceiling windows;
- 8,000 square feet of 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 rooftop garden with event rooms and kitchen facilities;
- a fitness center, outdoor swimming pool and deck, media room with theatre seating;
- an advanced intercom system plus closed circuit security monitoring, and
- two high-speed passenger elevators plus a freight elevator.

**Where to go now** During construction, Maryland Walk is making its offices across the street at 8000 Maryland Ave., Suite 705. The office is open Sunday to Friday from noon to 5pm, Saturday 10am to 5pm or by appointment. The phone number is 314/863-1900.

Those interested in an e-preview can key [www.marylandwalk.com](http://www.marylandwalk.com). There's even a webcam with a live feed of the construction site.