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## **Conrad Properties Opens Maryland Walk, \$75 Million, 17-Story Condominium in Clayton, Mo.**

### **Building Featuring Three Distinct Home Styles Already 80% Sold**

November 15, 2006 — St. Louis, MO — Conrad Properties has officially opened Maryland Walk, a 17-story condominium building and newest landmark on the downtown Clayton skyline. In addition to 101 condominiums on floors two through 17, the multi-faceted \$75 million project includes 8,000 square feet of commercial space at street level. The residential component was 80 percent sold prior to opening.

“Our inspiration for Maryland Walk was to create a ‘vertical neighborhood’ with street-level commercial/retail and three distinct types of homes ranging in style, finish and price to appeal to a broad swath of the market,” said Robert E. Saur, Conrad chairman and founder. “We’ve developed a number of high-rise residences over the years - and the ones that are the most satisfying to live in have a cross-section of people from various walks of life. Our goal was to create demographic diversity, which in turn creates vitality.”

The three different one-, two- and three-bedroom condominium styles found in the 277,000-square-foot building range in price from \$489,000 to \$1.35 million.

Amenities include a 24-hour uniformed door attendant, heated underground parking garage, a fitness center, outdoor swimming pool and deck, guest suites for visitors, closed circuit monitoring, media room with theatre seating and surround sound, and a rooftop terrace for indoor and outdoor entertaining. The rooftop gathering area features a fireplace, plasma television, wet bar, kitchen facilities and views of downtown St. Louis.

“Unquestionably, Maryland Walk raises the bar for condominium living in St. Louis,” said Christine Cool, sales manager. “It presents the very best in features, location and convenience.”

Residential Constructors LLC, a wholly owned subsidiary of McCarthy Building Companies, Inc., served as general contractor. Saur & Associates Architects was the architect. Both firms are based in St. Louis.