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The Woodley-Wardman Condominium Example of History Made Modern

Since breaking ground in November, Murillo/Malnati Group (MMG) has made steady progress on The Woodley-Wardman condominium project. Phase one (units in the historic townhouses) will be delivered in November 2010 and the new tower units will deliver in May 2011.

“The Woodley-Wardman is one of only two new condominium projects under construction in DC. With the condominium market swinging from being over-supplied since 2006 to being under-supplied today, the current shortage of new product makes The Woodley Wardman a great option,” said Julio Murillo, managing member of the Murillo/Malnati Group (MMG).

The Woodley- Wardman is a boutique 39-unit condominium consisting of the restoration and renovation of four historic rowhouses facing Connecticut Avenue and the addition of a new seven-story structure in the rear portion of the lots to include an underground parking garage for 24 vehicles. An additional eight parking spaces will be created at grade level off the rear alley. The project offers 33 unique floor plans including studios, one-bedrooms, two-bedrooms, three-bedrooms and penthouses ranging from \$300,000 to over \$2 million dollars. The building will feature a public courtyard/garden, private balconies/terraces, concierge services, and optional onsite car sharing services.

Conceptualized and designed by Argentine-born architect/designer Carina Lopez in conjunction with Bonstra | Haresign Architects, the units are designed for first-time homebuyers, move-up buyers, young professionals, urban families and empty nesters.

“What makes the Woodley-Wardman townhouse phase of the project fascinating is the surgical approach we took when converting a series of four single-family homes into 16 unique condominium units. Reconfiguring the space and working within the existing building envelop has created dramatic and unique living spaces while preserving the historical details, particularly in the exteriors,” said Lopez.

“Building three dozen underground columns each measuring 30-46 inches in diameter and 35 feet deep before any excavation occurs is truly a science,” added Don Malnati, referring to the new concrete tower phase. Malnati oversees construction operations for the project.

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Located in the center of the Woodley Park Historic District on Connecticut Avenue, the project features two original Wardman townhouses developed by British developer Harry Wardman. Wardman is accredited with building 10,000 homes in Washington in the early 20th century, and The Woodley-Wardman Condominium offers an exquisite example of History Made Modern™.

He was known for creating homes of generous size and solid construction using elegant brick facades. At the end of Wardman's illustrious career, one out every 10 homes in Washington had been built by him. Wardman is also credited with having developed the Hay-Adams, the St. Regis and the Wardman Park Hotel.

All units will feature open-space designs with contemporary kitchens, state-of-the-art technology, audio visual and home entertainment technology. Luxurious finishes include pre-finished maple hardwood floors, under cabinet lighting, stainless steel appliances and fixtures, sound attenuation floor and wall systems, walk-in closets with Elfa storage systems and private balconies and roof decks.

Offering a special appeal to the environmentally conscious, the units are located within a short walk to the Metro and are being built in accordance with MMG's green design approach, an approach it has been using for decades long before the green movement began. The project emphasizes the use of products and materials that minimize energy consumption, reduce sound pollution and decrease operating costs. Download a PDF on the green design at http://www.woodley-wardman.com/2007/pdfs/mmg_green.pdf

Known for its spectacular, single-family, Wardman row houses, the area has seen a dearth of new condominium options in more than 15 years. The delivery of the first units comes as the original Wardman townhouses mark their 100th anniversary in 2011.

More Details

Architect: Bonstra | Haresign Architects

General contractor: Renovations Unlimited, an affiliate of Murillo/Malnati Group

Groundbreaking: November 1, 2009

Units delivered: Townhouse units, November 2010. Tower units May 2011.

Project value: \$31 million

Project team: The project is employing over 100 workers across a variety of construction trades.

Financing: Traditional bank financing

Broker: Urban Pace

Note: Architectural renderings and photos of the Woodley-Wardman are available upon request.