

O'Fallon Upscale Apartments Earn Top Honors

By Will Fallon | May 26, 2014

An upscale apartment complex in O'Fallon has been recognized as one of the best among St. Louis-area tenants.

The St. Louis Apartment Association has named the Parkway Lakeside Apartment Homes in O'Fallon as the 2014 Property of the Year. Property Manager Nicholas said he and his colleagues are thrilled to receive the award.

"It's an honor to be recognized, not just with the St. Louis Apartment Association, but also in front of all our peers in the St. Louis region," Brown said. "It's a great thing to see all of our hard work pay off."

The 232 apartments are housed within 20 buildings on 21 acres located off Frank Scott Parkway and just west of the intersection at Green Mount Road. St. Louis-based Balke Brown Transwestern developed Parkway Lakeside, which opened to tenants in 2011. The firm is also the property manager.



St. Louis Apartment Association's Geri Fogelbach said the metro-east property was selected from four entries that had been built and marketed since 2000 and had as many as 400 units. Fogelbach said the judges, who were hand picked from the industry outside of St. Louis market, selected Parkway Lakeside because of its curbside appeal.

Brown said the apartments were built to resemble individual homes and not traditional, compartmented units.

"It's our overall curb appeal of the property," Brown said. "We're fortunate enough to have a management company that really believes the first impression is everything."

The one- and two-bedroom apartments range from 730 to 1,300 square feet and cost \$950 to \$1,850 a month. Some apartments come with one- or two-car garages. The property includes a clubhouse where residents can use the fitness

center, Internet cafe, patio and fire pit. The apartment buildings encircle a lake that will have two fountains and a gazebo nearby.

Tenants also have some other unique perks. They have access to an on-site chef, personal trainer, babysitter, pet sitter and veterinarian.



"We really strive to be more of a resort and not the traditional apartment complex," Brown said. "We have a whole line of concierge services, like housekeeping, dry cleaning, pet walkers, pet groomers, pet trainers, a little bit of everything."

Assistant property manager Erin Collier said judges toured the property and interviewed her and the staff. She said they seemed to be impressed with all of the amenities and services offered there.

"We do a lot of things that others don't as far as exclusive services," Collier said. "I think they were overall impressed with what we had to offer."

Collier said Parkway Lakeside is 91 percent leased and she expects more tenants to come.

"We get a lot of attention from the traffic and from people driving by," she said.