



THE OSBORN MARKETPLACE AND RESIDENCES PHOENIX, ARIZONA

THE OSBORN MARKETPLACE COMPLETED FEBRUARY 2018

THE OSBORN RESIDENCES SCHEDULED COMPLETION JULY 2019

45,000 SF RETAIL/190 UNITS

ARCHITECT: ESG ARCHITECTS

CONTRACTOR: CHASSE BUILDING TEAM

The Osborn is a 5.96 acre, transit-oriented development, located at the southwest corner of 7th Avenue and Osborn Road, located in the heart of Midtown Phoenix. The site is conveniently located a 1/2 mile from the Central and Osborn Valley Metro Light Rail stop that connects the west and east valley. The location also benefits from being across the street from Dignity Health St. Joseph's Hospital & Medical Center along with Phoenix College, 1/4 mile west of the project.

The Osborn Marketplace is a 45,000 square foot Sprouts grocery anchored shopping center utilizing an existing retail structure. Additionally, the center offers a Starbucks drive-thru and over 12,000 square feet of shop space including Orangetheory Fitness, Jersey Mike's Subs, and Jamba Juice.

High Street Residential, the wholly-owned residential subsidiary of Trammell Crow Company, is developing The Osborn Residences, a 5-story, Class A residential building featuring 190 Class A residences ranging in size from 583-to-1,358 square feet that wraps a 5-story parking garage. Residences will be ready for occupancy in May 2019.

The Osborn Residences' lobby will feature modern and eclectic furniture and décor with a concierge desk and leasing office with "genius bar" concept and interactive TV, including a coffee bar and interactive lounge space. Residents will have access to a large club room with buffet kitchen, lounge spaces, gaming area, and Wi-Fi throughout the common areas. The project will also feature an indoor/outdoor connection to the outdoor amenities, which include a resort style pool, courtyard, shaded lounge areas, fire pits, outdoor kitchen and grills, hammocks, yoga lawn, lush landscaping, and site lighting. Interior amenities include a fitness room, bike storage, dog spa, valet trash service, and a guest suite for visitors. Incorporating sustainable design elements, the development team will seek LEED Silver certification.

The site was formerly a 73,000 SF shopping center built in 1956. A portion of the existing structure was redeveloped for Sprouts grocery store and shop space users. The site was rezoned from the existing C-2 commercial designation to a PUD (Planned Unit Development) designation, allowing for greater flexibility and density.

In a supply constrained central core, The Osborn is a rare reposition opportunity of a well located, underutilized 1956 vintage shopping center. The Project will deliver a distinctive mix of newly constructed Class-A multifamily with the adaptive reuse of the existing retail center.