



OSBORN + FOURTH



international

inspiration found around the world

New Zealand's premier developer, Redwood Group, brings the U.S. a fresh perspective on urban living. Brand new in the heart of Phoenix, O4 features design with an international spin... creating a vibrant new community in an incredible central location.



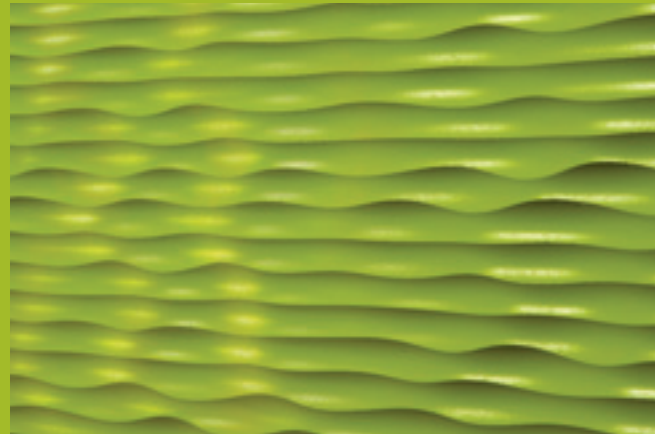


original

sleek and new from the ground up

Redwood takes a different attitude toward design and creates architecture that reflects a new way of life. Cool and modern. Open and exciting. At O4, the architecture shines. White and glass. Light and air. The exhilaration of a new urban lifestyle. Perfect place to retreat with friends...or in private.

- Just 84 units in all
- Cityscape and mountain views
- Courtyard pool
- A unique sense of community



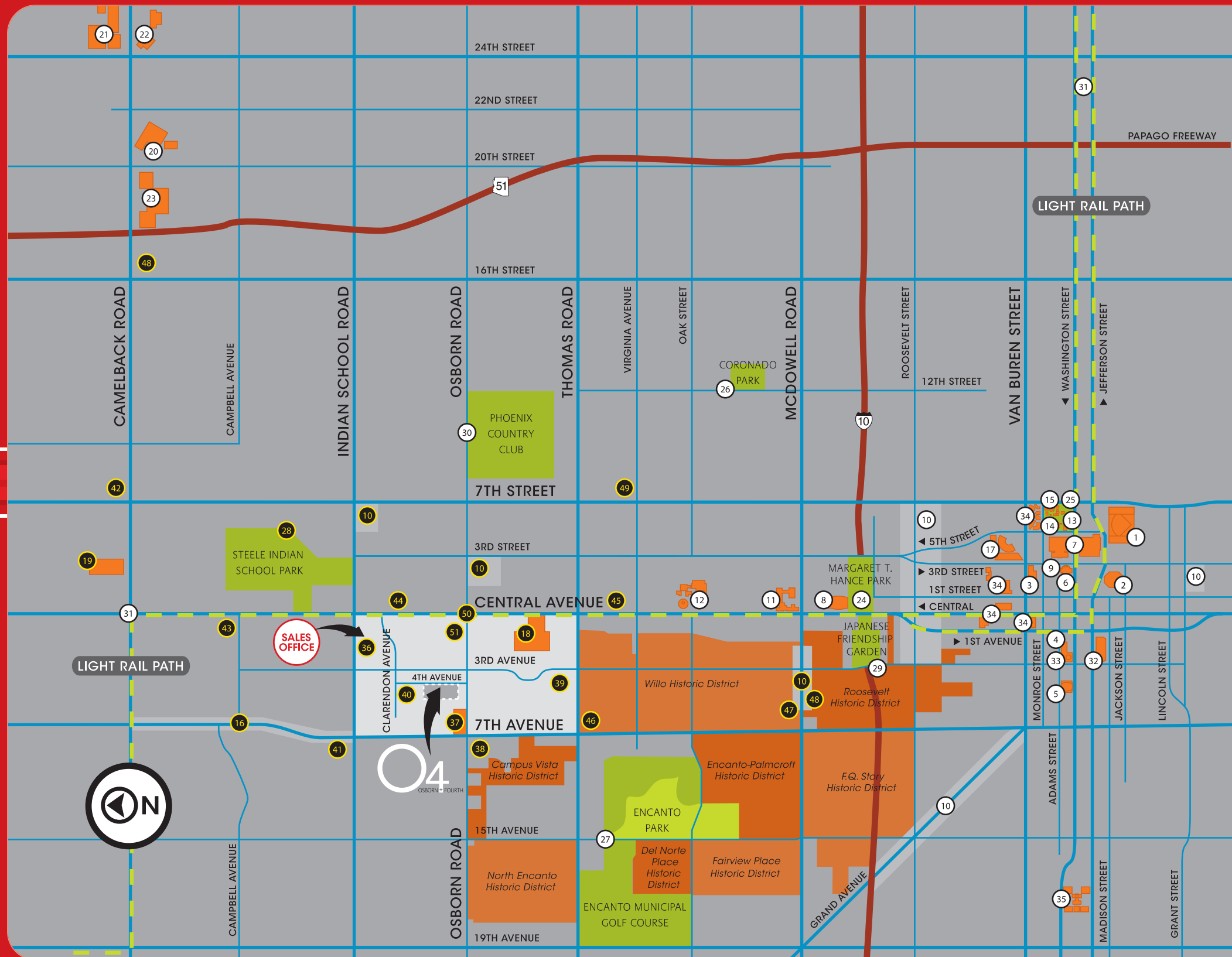
one-of-a-kind

clean, modern design with redwood's international flair

O4 brings a distinctive flavor to Phoenix interior design. All the sleek, intriguing details you haven't seen before. Splashes of color, stainless steel, cool "feature" walls. One-of-a-kind spaces, awaiting your touch.

- Two or three bedrooms plus study
- Secure, two-car parking
- Stone, steel or granite counters
- Kitchen island
- Bamboo floors
- GE appliances
- Danze and Toto fixtures





Sporting Venues

1. Chase Field (Diamondbacks Baseball)
2. US Airways Arena (Suns Basketball)

Cultural

3. Herberger Theater
4. Orpheum Theater
5. Dodge Theater
6. Symphony Hall
7. Phoenix Civic Plaza
8. Burton Barr Central Library

Museums/Galleries

9. Museo Chicano
10. Art Walk Districts
11. Phoenix Art Museum
12. Heard Museum
13. Arizona Science Center
14. Phoenix Museum of History
15. Heritage Square

Shopping

16. Melrose on 7th
17. Arizona Center
18. Park Central Mall
19. AJ's Fine Foods
20. Town & Country
21. Biltmore Fashion Park
22. Shops at the Esplanade
23. The Camelback Colonnade

Parks & Recreation

24. Margaret T. Hance Deck Park
25. Heritage Square Park
26. Coronado Park
27. Encanto Park & Golf Course
28. Steele Indian School Park
29. Japanese Friendship Garden
30. Phoenix Country Club

Business/Academic

31. METRO Light Rail (Estimated Completion Date 12/08)
32. Superior Court Complex
33. Phoenix City Hall
34. ASU Downtown Campus
35. State Capital Complex

O4 Neighbors

36. O4 Sales Office (201 W. Indian School)
37. Safeway/Starbucks/Subway
38. Bashas/Osco
39. St. Joseph's Hospital
40. Camus/Clarendon Hotel
41. Copper Star Coffee
42. Lola
43. Lux Coffee/Pane Bianco
44. Fez
45. Durant's
46. Z Pizza
47. My Florist Café/Willow Bakery
48. Zoes Kitchen
49. Drip/Lisa G's/Trente Cinq
50. METRO Light Rail Stop (Central and Osborn)
51. Walgreens/Staples



outgoing

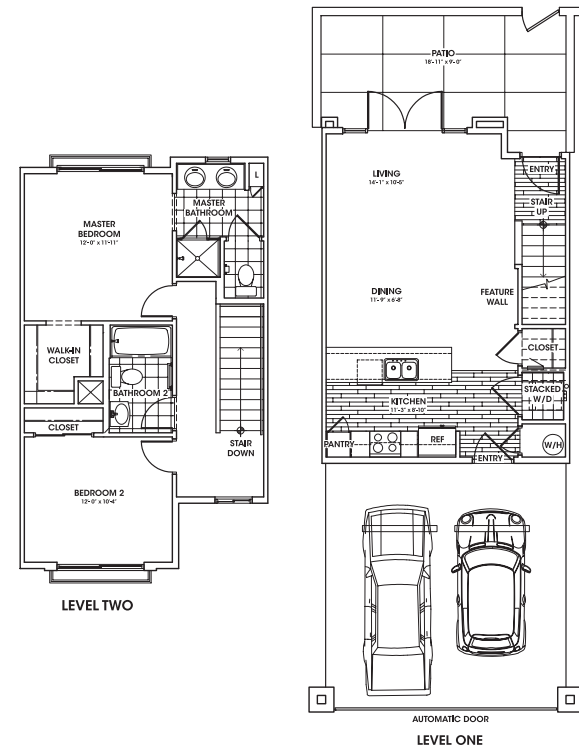
the very essence of eclectic city living

Redwood carefully selects great locations for living where you work...and play. Everyday conveniences at your doorstep. Stroll to neighborhood restaurants and coffeehouses, arts and cultural venues, and more — amidst the exciting and emerging vitality that surrounds O4.

- Heart of Phoenix. Central corridor.
- METRO Light Rail at Central & Osborn.
- Transportation network. Business district.
- Downtown sports and entertainment.
- Nearby shopping, from boutiques to malls.

A-2

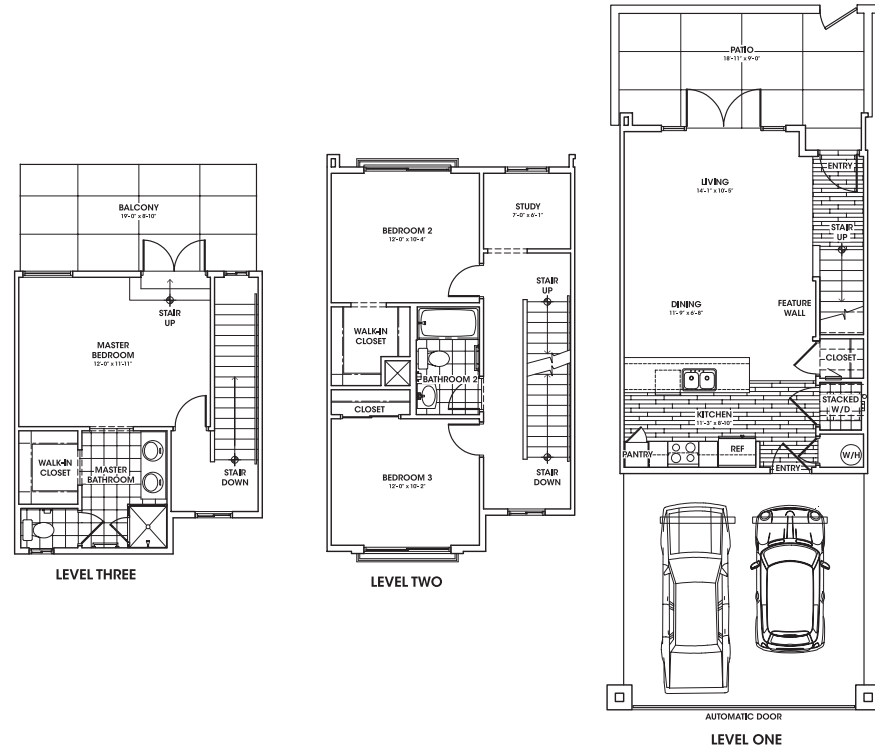
Street Condo



Interior 1,106 sq. ft.
 Patio 180 sq. ft.

A-3

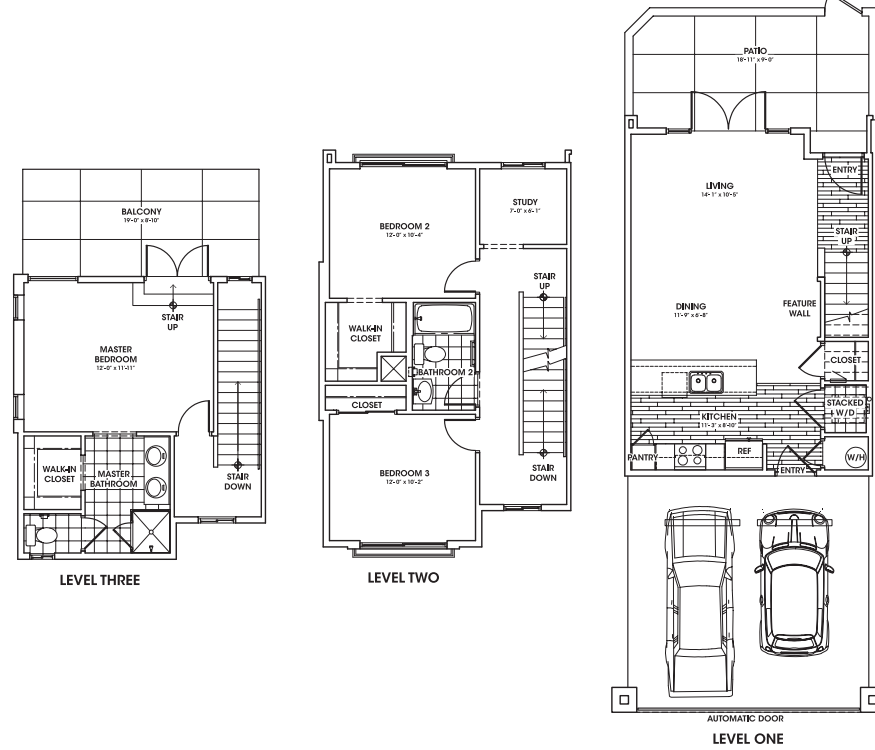
Street Condo



Interior 1,475 sq. ft.
 Patio 180 sq. ft.
 Balcony 181 sq. ft.

A-4

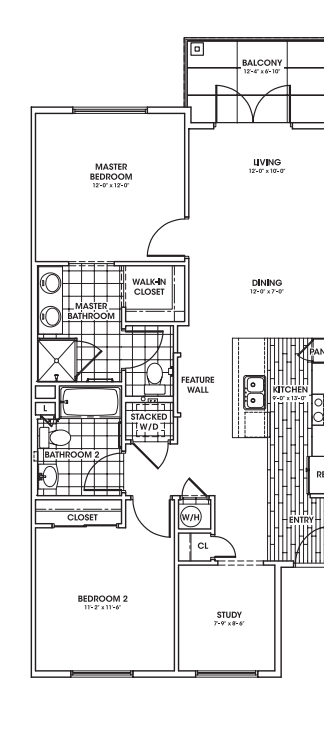
Street Condo



Interior 1,475 sq. ft.
 Patio 180 sq. ft.
 Balcony 181 sq. ft.

B-2

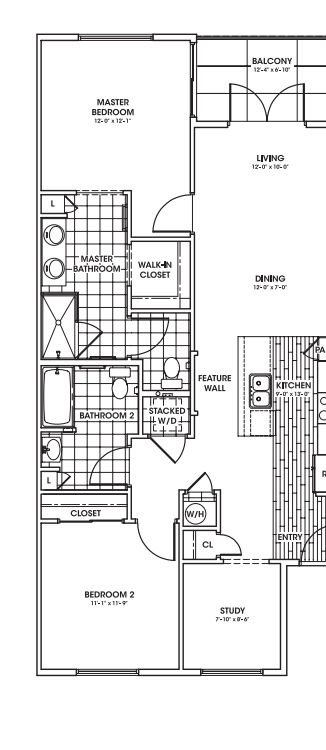
Podium Condo



Interior 1,090 sq. ft.
 Balcony 86 sq. ft.
 Patio* 390-530 sq. ft.

B-3

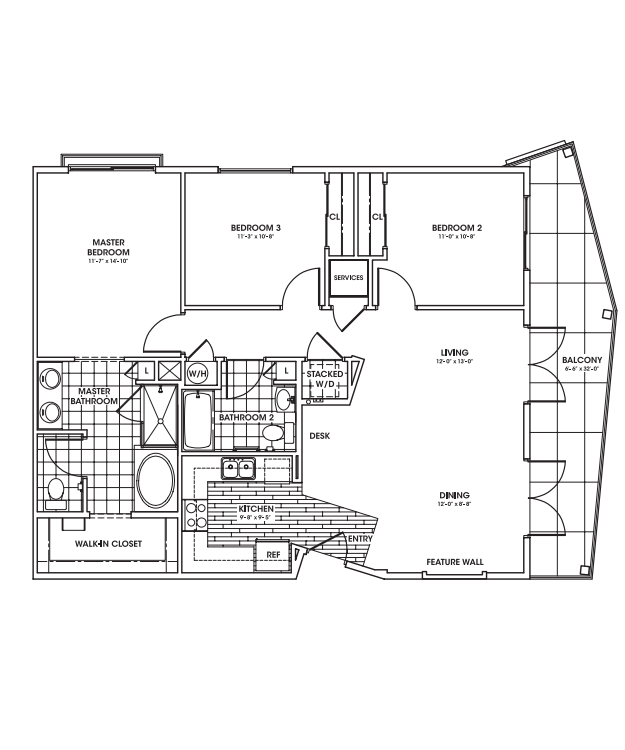
Podium Condo



Interior 1,165 sq. ft.
 Balcony 83 sq. ft.
 Patio* 390-530 sq. ft.

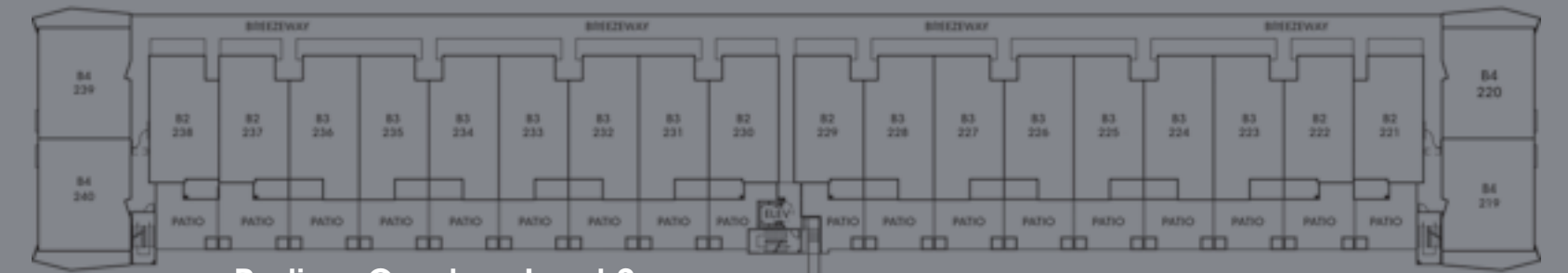
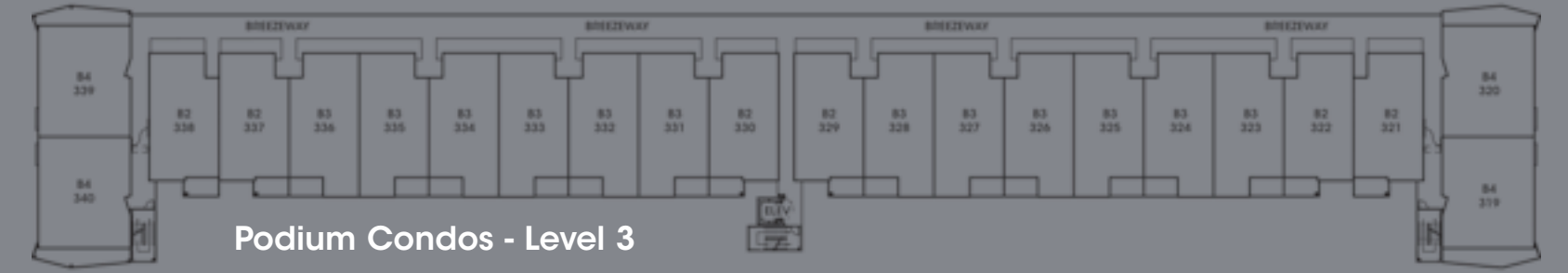
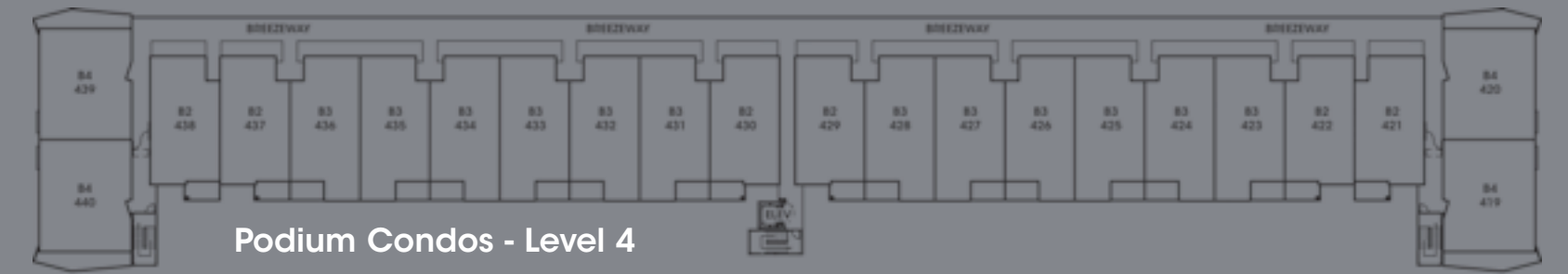
B-4

Podium Condo



Interior 1,320 sq. ft.
 Balcony 199 sq. ft.

Area shown is gross livable square footage measured from the midpoint of demising wall to the exterior face of exterior walls. Developer reserves the right to modify these plans any time before or during construction. *Level Two Podium Condos only. Patios and balconies may differ depending on unit location.





opportunity

a vitalizing approach to urban living



Redwood Group, the developer that brings you O4, focuses on urban vitalization and gentrification...transforming inner-city locations with great potential into vibrant communities around the world.

Since 1992, Redwood has reshaped neighborhoods into communities that enhance city living. They develop retail, commercial and residential properties — building for people who want to live close to work, culture, dining, entertainment and metropolitan conveniences.

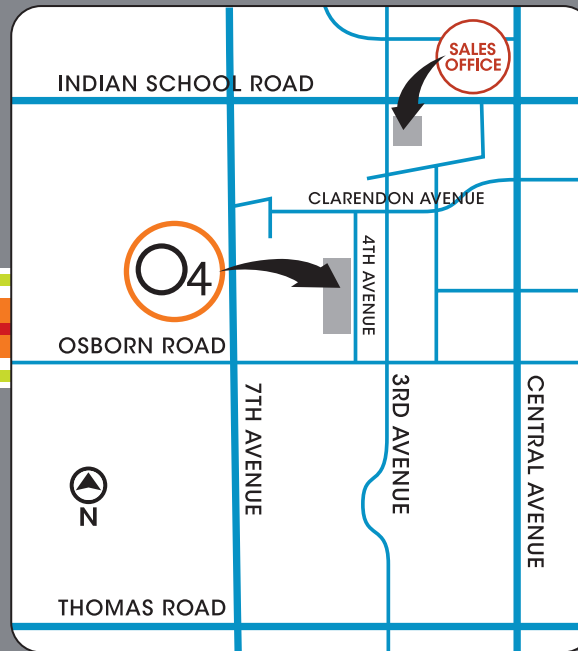
As a city in transition, with a renewal of creative design and culture at its urban center, Phoenix is perfectly matched with Redwood's expertise...making Fourth Avenue and Osborn an ideal location for this extraordinary development.

Only conditional sales will be accepted until the public report has been issued by the Arizona Department of Real Estate. Renderings are artist's conception and are subject to change.



O4

OSBORN + FOURTH



Sales Office
201 W. Indian School
Phoenix, AZ 85013

O4 City Condos Site
3500 N. 4th Avenue
Phoenix, AZ 85013

602.274.6042

www.o4phoenix.com

condos@o4phoenix.com



CAMBRIDGE
PROPERTIES