

THE
WAVE
ON BAYSHORE

FORT LAUDERDALE





ATLANTIC HOTEL
& SPA

CONRAD FORT
LAUDERDALE BEACH

FOUR SEASONS

FORT LAUDERDALE
HILTON RESORT

THE W HOTEL

WESTIN BEACH
RESORT & SPA

SITUATED IN THE HEART OF NORTH BEACH VILLAGE, A VIBRANT NEIGHBORHOOD OF MODERN, MID-CENTURY ARCHITECTURE NESTLED BETWEEN FORT LAUDERDALE BEACH AND THE INTRACOASTAL WATERWAY, THE WAVE ON BAYSHORE IS WITHIN MINUTES OF SUPERB DINING, FINE SHOPPING, AND WORLD-CLASS CULTURAL ARTS AND ENTERTAINMENT CENTERS.

MARRIOTT'S BEACH PLACE

RITZ-CARLTON

BAHIA MAR

THE
WAVE
ON BAYSHORE

IN THE NEIGHBORHOOD

SHOPPING

- + Galleria Fort Lauderdale
- Apple Store
- Neiman Marcus
- Macy's
- Red Door Spa

DINING

- + Blue Martini
- + Casablanca Café
- + Coconuts
- + S3
- + Seasons 52
- + Starbucks
- + Steak 954
- + The Capital Grille
- + Truluck's

RESORTS

- + Atlantic Hotel & Spa
- + Bahia Mar
- + Conrad Fort Lauderdale Beach
- + Four Seasons
- + Fort Lauderdale Hilton Resort
- + Marriott's Beach Place
- + Ritz-Carlton
- + Westin Beach Resort & Spa
- + The W Hotel

PARKS/MARINAS

- + Bonnet House Museum & Gardens
- + Las Olas Marina



LOBBY



CENTERED BETWEEN A NATURAL PRESERVE,
THE BEACH AND THE INTRACOASTAL WATERWAY

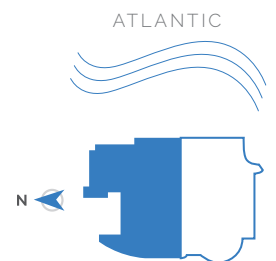
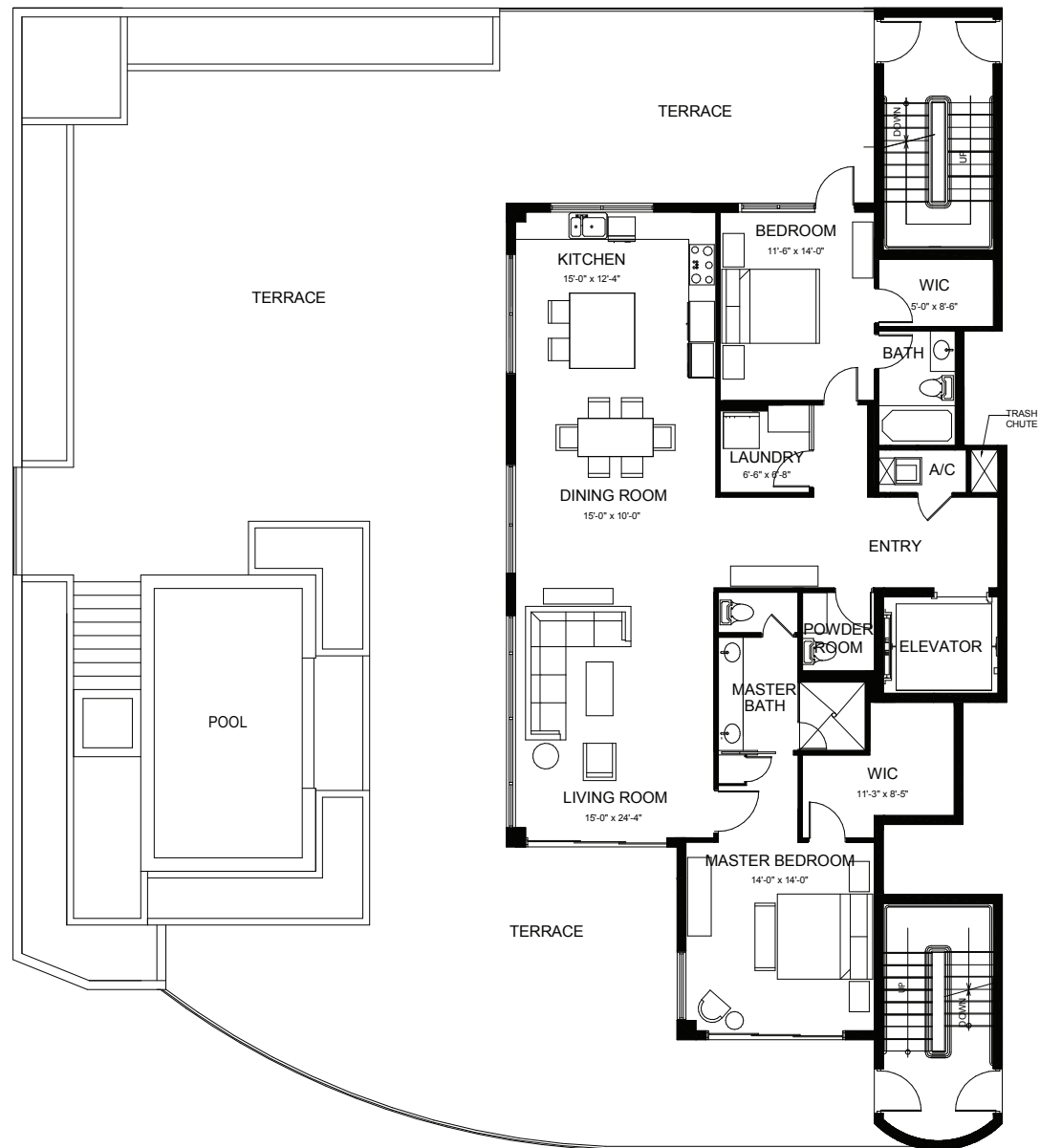


Just north of The Wave on Bayshore is the Bonnet House Museum & Gardens, a natural preserve with mangrove wetlands filled with lush trees and gardens. To the east is a white sand beach bordered by the sparkling Atlantic, and superb restaurants and outdoor cafés. To the west is the Intracoastal Waterway, where the water taxi picks up passengers heading to downtown Fort Lauderdale, the Museum of Art or the Performing Arts Center. Las Olas Boulevard, known world-wide for its wonderful shops, is within minutes.



2ND FLOOR TERRACE NORTH





SECOND FLOOR RESIDENCE 201

Unit Area	1,725 square feet
Terrace	3,508 square feet
Total	5,233 square feet
2 Bedrooms	
2.5 Baths	

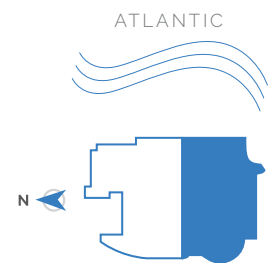
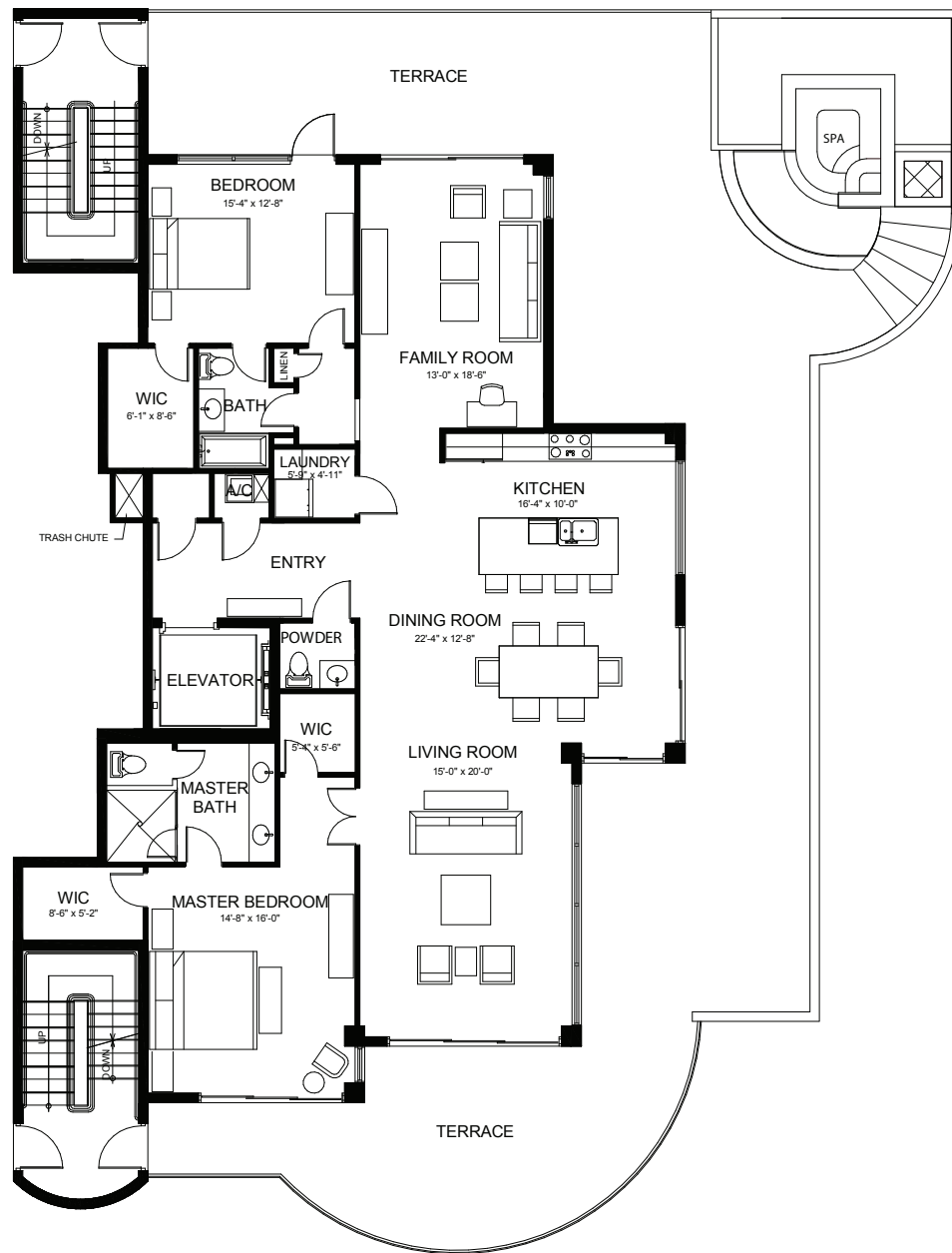
FEATURES & AMENITIES

- + 18 luxury residences
- + Garage parking: two reserved spaces per unit with electric vehicle charging
- + Secured building access
- + Private club room
- + Heated saltwater pool with lush landscaping
- + Sun deck
- + Owners' catering kitchen and bar
- + Indoor fitness center
- + Wi-Fi in public areas
- + Self-serve dog washing facility
- + Fenced dog park
- + Professional on-site staff



2ND FLOOR TERRACE SOUTH





SECOND FLOOR RESIDENCE 202

Unit Area 2,080 square feet
 Terrace 2,029 square feet

Total 4,109 square feet
 3 Bedrooms
 2.5 Baths

SPACIOUS AND BEAUTIFULLY APPOINTED RESIDENCES

RESIDENCE FEATURES

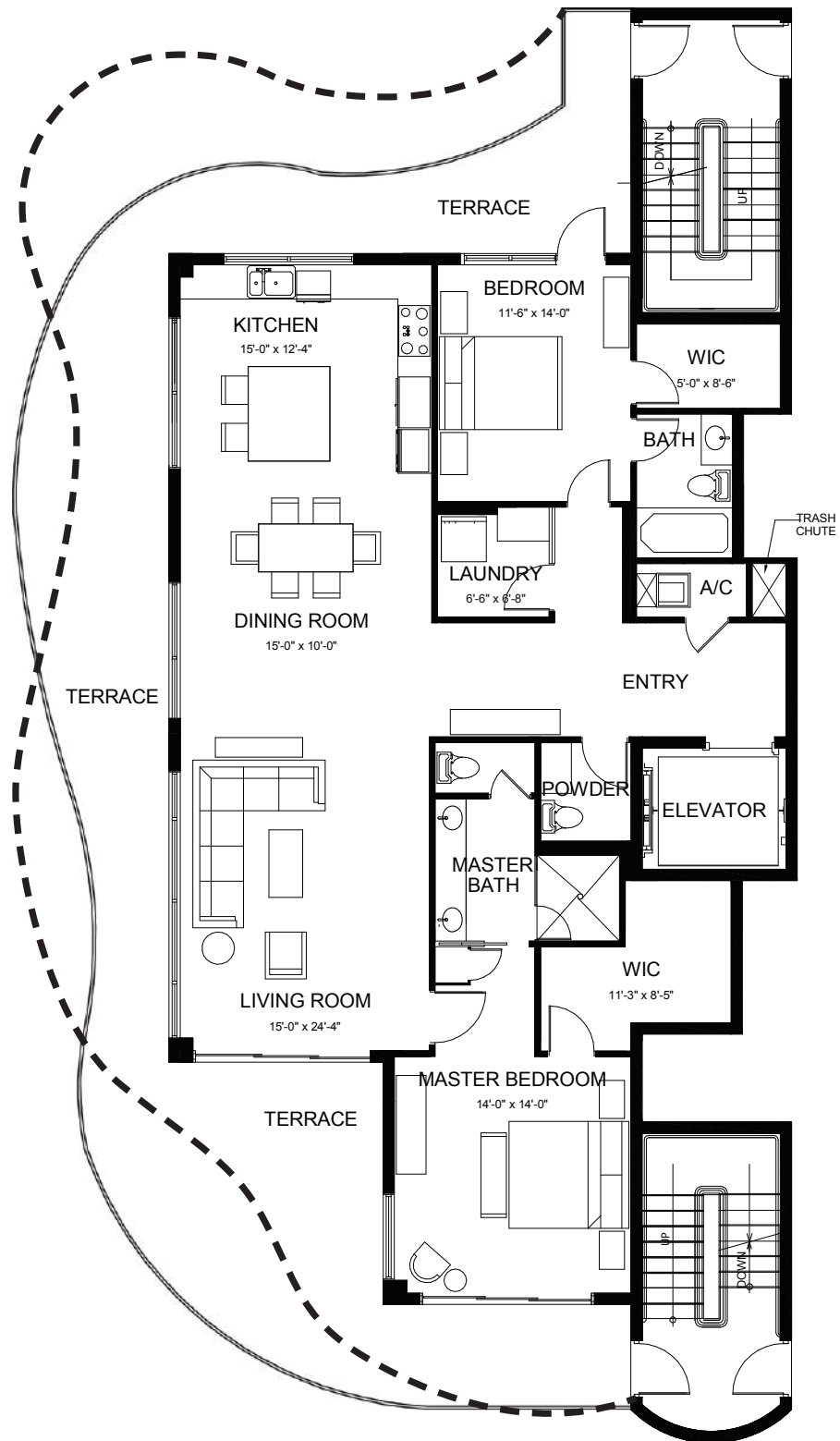
- + Views overlooking the ocean, waterways, and Fort Lauderdale
- + Oversized terraces from 900 - 3,500 sq. ft. for comfortable "outdoor living"
- + Floors 2-9 only two units per floor, each with 180° exposure
- + Floors 10-11 only one unit per floor with 360° exposure
- + Private elevator
- + Floor-to-ceiling energy-efficient impact resistant glass
- + Smart-home technology wired for high-speed Internet, cable TV and data/voice
- + Pre-wired for motorized window treatment

KITCHENS

- + Bosch appliances
- + European design cabinetry
- + Quartz countertops with under mount stainless steel sinks
- + Induction cook top for instant control of cooking temperatures
- + Convection oven/microwave

BATHS

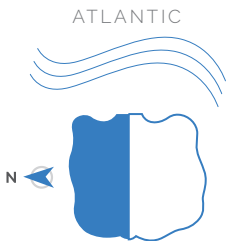
- + Quartz countertops
- + Jetted tubs
- + Porcelain flooring
- + Lighted vanity mirror

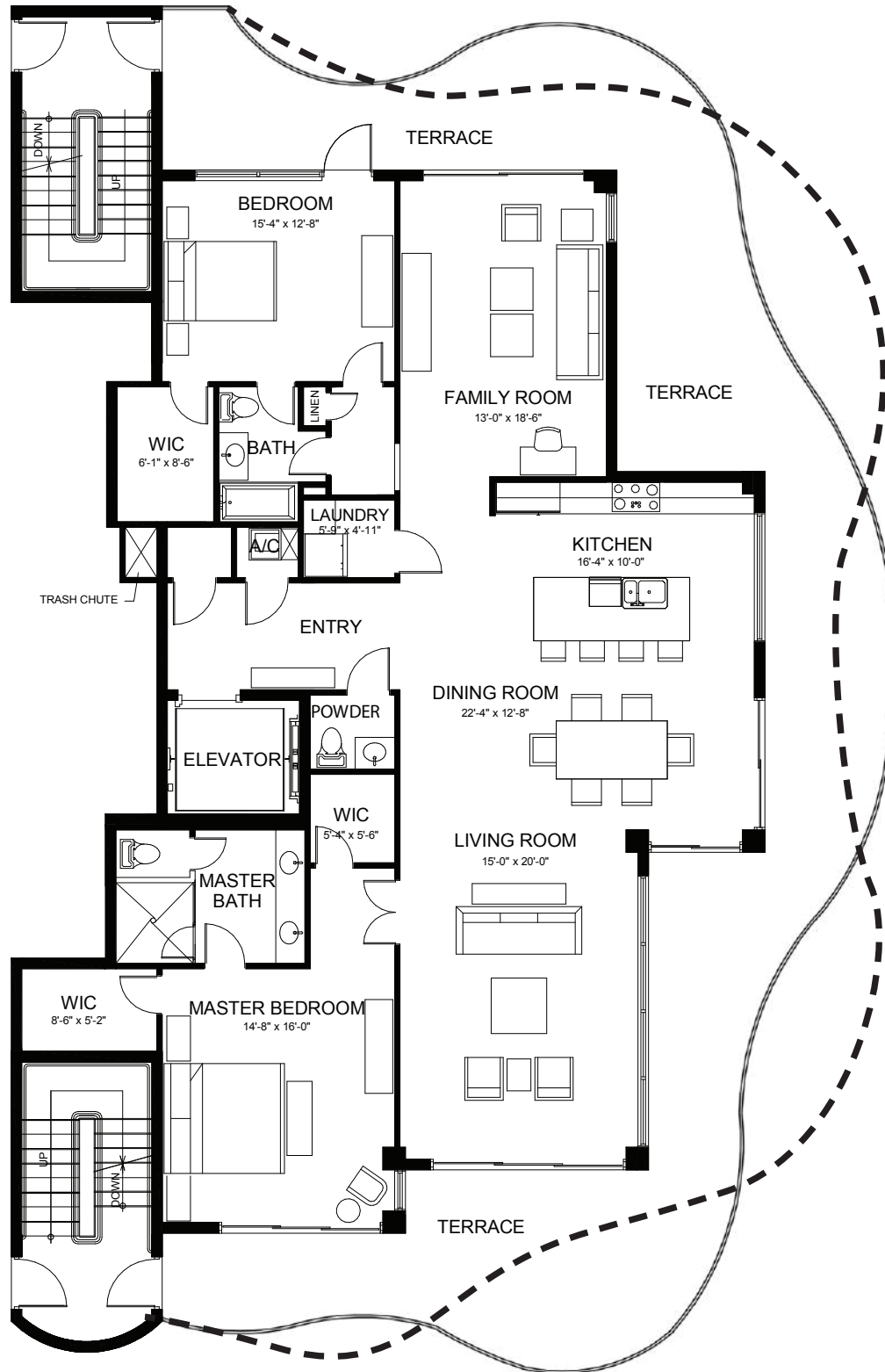


301 501 701 901 **NORTH RESIDENCES** 401 601 801

Unit Area	1,725 square feet
Terrace	835 square feet
Total	2,560 square feet
2 Bedrooms	
2.5 Baths	

Unit Area	1,725 square feet
Terrace	841 square feet
Total	2,566 square feet
2 Bedrooms	
2.5 Baths	

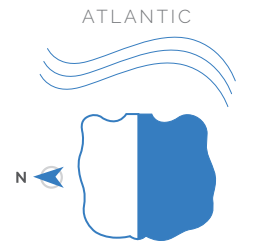


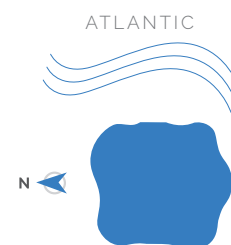
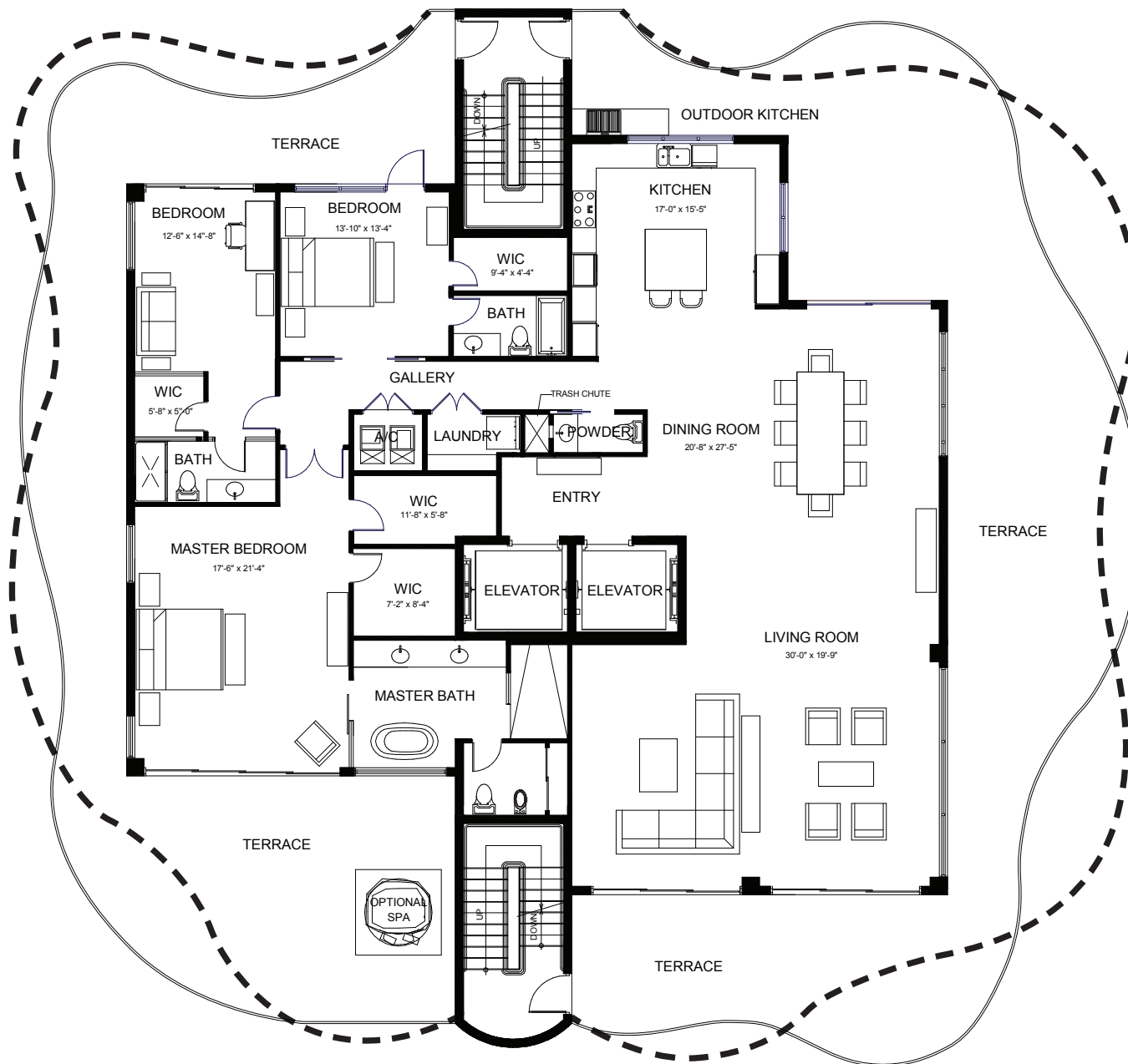


302 502 702 902 **SOUTH RESIDENCES** 402 602 802

Unit Area	2,080 square feet
Terrace	908 square feet
Total	2,988 square feet
3 Bedrooms	
2.5 Baths	

Unit Area	2,080 square feet
Terrace	1,003 square feet
Total	3,083 square feet
3 Bedrooms	
2.5 Baths	





PENTHOUSE 10

Unit Area	3,343 square feet
Terrace	2,466 square feet
Total	5,809 square feet
3 Bedrooms	
3.5 Baths	

PENTHOUSE 11

Unit Area	3,343 square feet
Terrace	2,368 square feet
Total	5,711 square feet
3 Bedrooms	
3.5 Baths	

PENTHOUSES WITH SPECTACULAR 360° VIEWS

PENTHOUSE FEATURES

- + One residence per floor
- + 360° terraces with views of the ocean, Intracoastal and city
- + More than 2,200 sq. ft. of wraparound terrace
- + Outdoor spa
- + Summer kitchen
- + Two private elevators
- + 10' ceilings
- + Master bath with freestanding soaking tub
- + Wet bar, wine fridge and ice machine



PENTHOUSE LIVING ROOM



THE DEVELOPERS



OAK TREE MANAGEMENT, LTD

RICK ROSAN, PRINCIPAL
JERE LUCEY, PRINCIPAL

ABOUT OAK TREE MANAGEMENT, LTD

Founded in 1985 by Rick Rosan, Oak Tree Management has acquired, renovated, leased, and managed more than 200 apartments in 12 buildings in Brooklyn, NY to condominium or cooperative. In 2004, Jere Lucey joined Oak Tree, acquiring over 9 residential apartment properties in New York, Maryland and Florida at a valuation of over \$75,000,000.

Since 2013, Oak Tree has sold over 40 of its residences as either condominium or cooperatives, at a valuation of over \$23 million.

The quality of workmanship in construction and renovation executed by Oak Tree has resulted in apartments selling at some of the highest prices achieved in the market.

Oak Tree maintains its relationships with buyers, post conversion, by managing its properties to the highest standards. Due to the care taken in management, resales at Oak Tree managed properties have led the market.

Oak Tree focuses on neighborhoods where people can conveniently live, work and play.

In Brooklyn, those neighborhoods include Park Slope, Prospect Heights, Crown Heights, Fort Greene, Windsor Terrace and Kensington. The North Beach Village neighborhood, where The Wave on Bayshore is being developed, has a similar live, work and play dynamism.

ABOUT THE PRINCIPALS

Rick Rosan was CEO of the Urban Land Institute and president of the ULI Foundation. He served as economic development director for downtown Brooklyn, and later for the City of New York.

Jere Lucey has 28 years of experience in commercial real estate in public and private equity offerings, loan sale and financing transactions, most recently with Jones Lang LaSalle's Capital Markets Group. Rick and Jere have owned a residence in Fort Lauderdale since 1993.

BROOKLYN, NEW YORK: PROJECTS CONVERTED OR UNDER CONVERSION BY OAK TREE MANAGEMENT

50 Greene Avenue

186 Prospect Park West

235 East Second Street

264 Sixth Avenue

341 Prospect Place

382 Prospect Place

418 Saint Johns Place

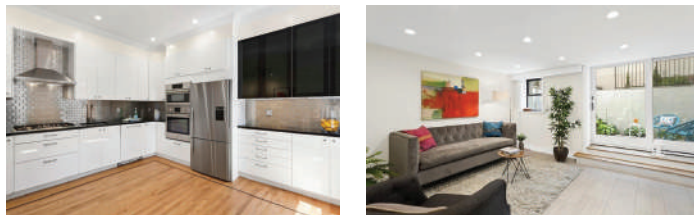
466 Fifteenth Street

471 Vanderbilt Avenue

597 Grand Avenue

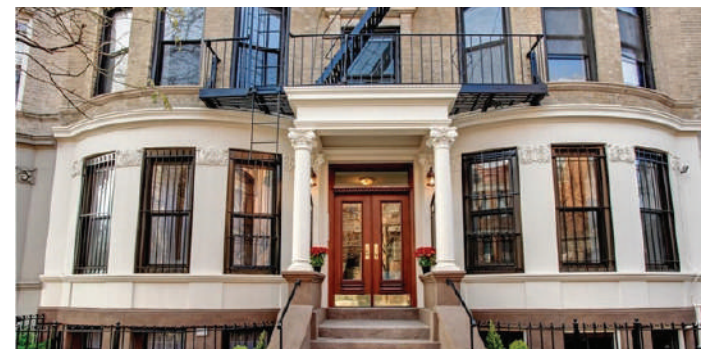
802 Bergen Street

382 Prospect Place, Brooklyn, NY



382 Prospect Place is a gated federal style pre-war four-story brick building, which has been beautifully renovated into 24 two-bedroom residences with contemporary kitchens, new baths, hardwood floors, baseboard and crown moldings, and plentiful closets. There is a roof deck with skyline views of Manhattan and Brooklyn.

466 Fifteenth Street, Brooklyn, NY



466 Fifteenth Street is a rare Renaissance Revival style pre-war building built in 1905. It has been beautifully restored into a 16-unit boutique condominium in Park Slope on the tree-lined and historically land-marked block between Prospect Park West and 8th Avenue.



EAST VIEW



SOUTH VIEW

FORT LAUDERDALE TEAM

ARCHITECT

[A. S. Bengochea Architect](#)

I imagined who would be living in The Wave on Bayshore and what the building could do to energize their experience to make every day joyful because the living space was so open and light-filled, while comfortable and inviting.

Each owner enjoys an outdoor style of living, which could only happen if enormous terraces were built into the design. The perimeter of the terraces undulates to reflect the ebb and flow of the ocean, but more important, they create a natural, soft feeling.

I worked to bring the same sensitivity inside with wide open spaces, lots of floor-to-ceiling windows, and simplicity of design that could be adapted to any lifestyle. The Wave on Bayshore not only blends into the North Beach Village genre, but actually enhances its neighbor buildings on Bayshore Drive.

INTERIOR DESIGNERS

[Gil Walsh Interiors](#)

The Gil Walsh Interiors team was immediately drawn to The Wave on Bayshore because of its high level of architecture. As Gil is proud to have been the designer of record for the restoration of Frank Lloyd Wright's iconic "Fallingwater" house in western Pennsylvania, extraordinary architecture is something that is revered and respected by the firm-more than any other design element.

Gil Walsh's vision for The Wave on Bayshore was to create interiors that were responsive to the architecture. The flowing lines of the structure, the very humanistic scale and the exquisite setting provided a clear outline for the overall story. The Gil Walsh team designed a luxurious platform on which to create residences that will dovetail perfectly with the individual owners' own tastes and preferences.

LANDSCAPE DESIGNER

[Architectural Alliance](#)

One of the great things about The Wave on Bayshore was coming up with an overall modern feel and look of the numerous amenities located on the ground level with visibility to the new streetscape design. This integration of the amenities and streetscape gives this project a unique sense of place within the neighborhood.

We were attracted by the redevelopment opportunity within a bustling beach neighborhood that enriches the surrounding community, and were sensitive to the environment as we created a "Florida friendly" landscape.

REAL ESTATE BROKERAGE

[Douglas Elliman](#)

Douglas Elliman is the nation's fourth largest real estate company, with more than 5,000 agents in over 70 offices. Douglas Elliman is proud to include The Wave on Bayshore in its portfolio of South Florida luxury properties.

Dan Teixeira, Senior Director of Luxury Sales, will assist personally and explain the features of these exclusive residences. The go-to source for real estate from our South Florida office, and our offices throughout Manhattan, Brooklyn, Queens, Long Island (including the Hamptons and North Fork), Westchester and Putnam Counties, as well as California, Connecticut and Aspen, Douglas Elliman is passionate about delivering exceptional consumer experiences.

THE WAVE ON BAYSHORE



620 BAYSHORE DRIVE | FORT LAUDERDALE | FL 33304

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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