

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



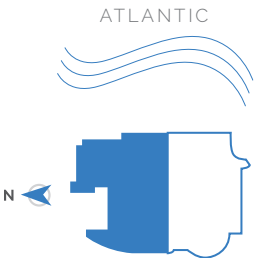
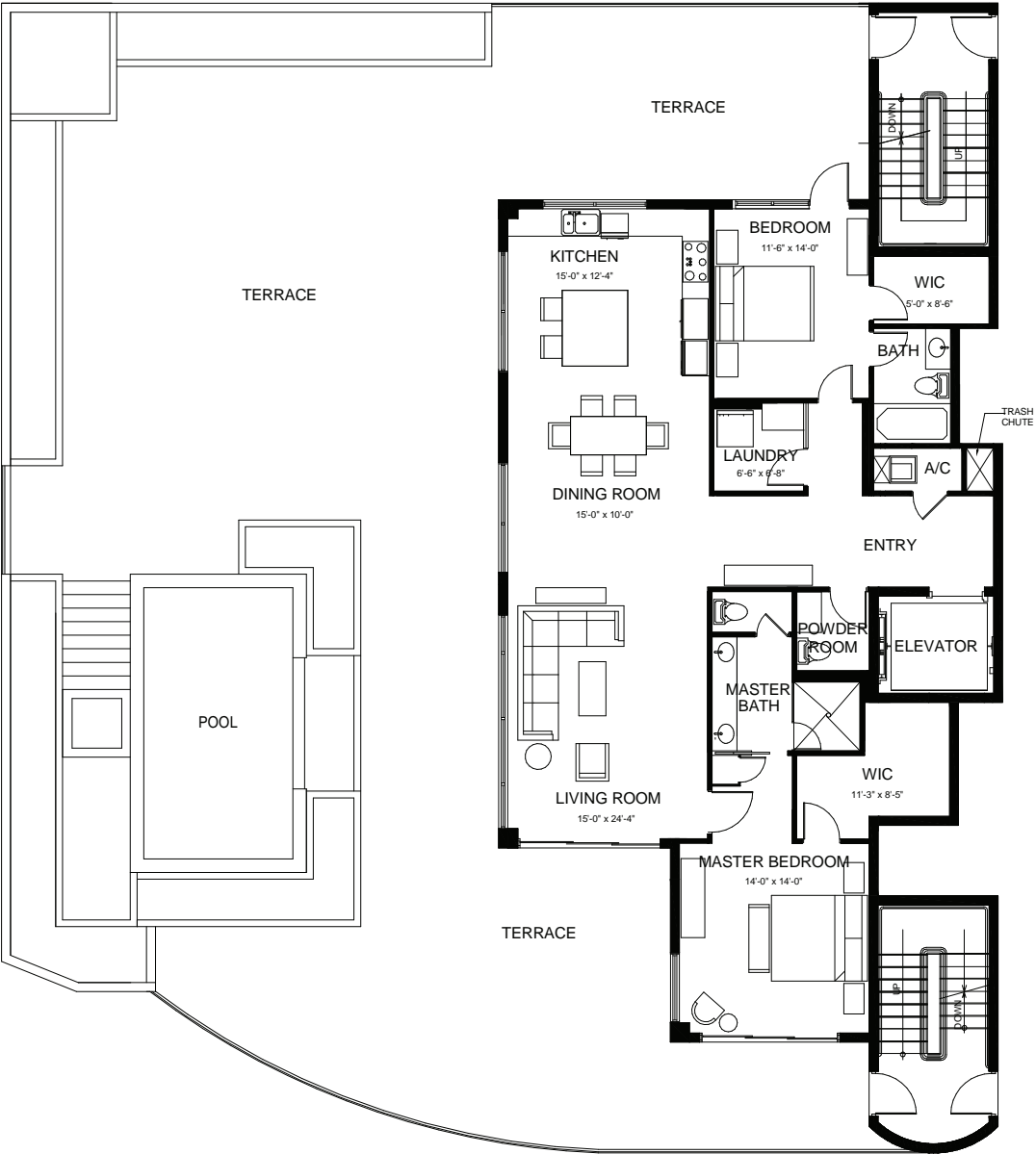


CENTERED BETWEEN A NATURAL PRESERVE, THE BEACH AND THE INTRACOASTAL WATERWAY



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.





SECOND FLOOR RESIDENCE

201

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

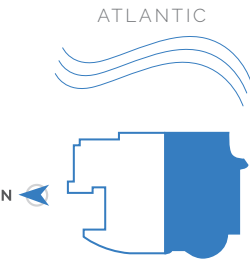
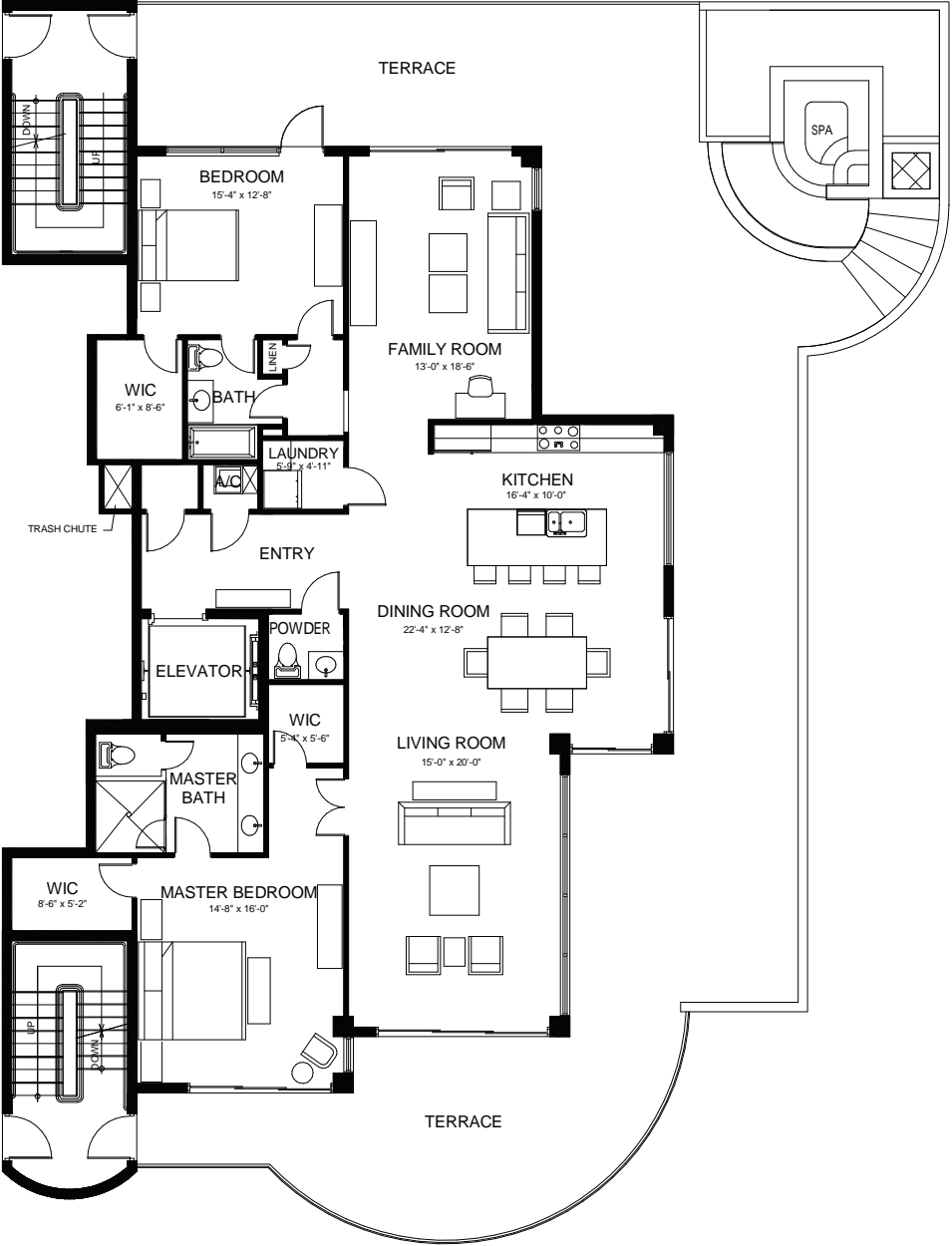
FEATURES & AMENITIES

- + 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
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Total	4,109 square feet
3 Bedrooms	
2.5 Baths	

SPACIOUS AND BEAUTIFULLY APPOINTED RESIDENCES

RESIDENCE FEATURES

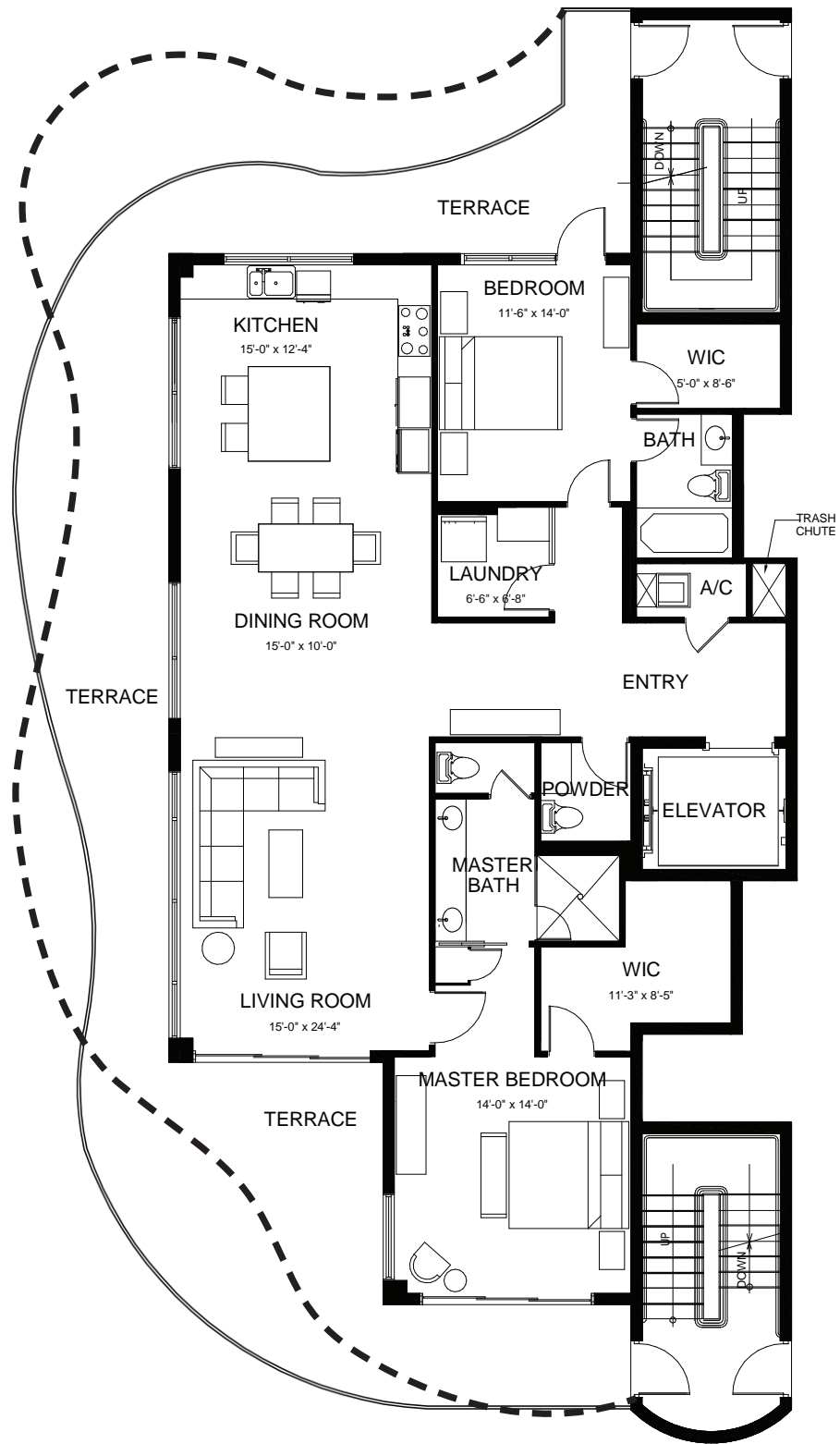
- + Views overlooking the ocean, waterways, and Fort Lauderdale
- + Oversized terraces from 900 - 3,500 sq. ft. for comfortable “outdoor living”
- + Floors 2-9 only two units per floor, each with 180° exposure
- + Floors 10-11 only one unit per floor with 360° exposure
- + Private elevator
- + Floor-to-ceiling 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

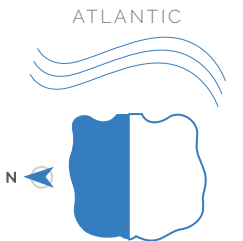
NORTH RESIDENCES

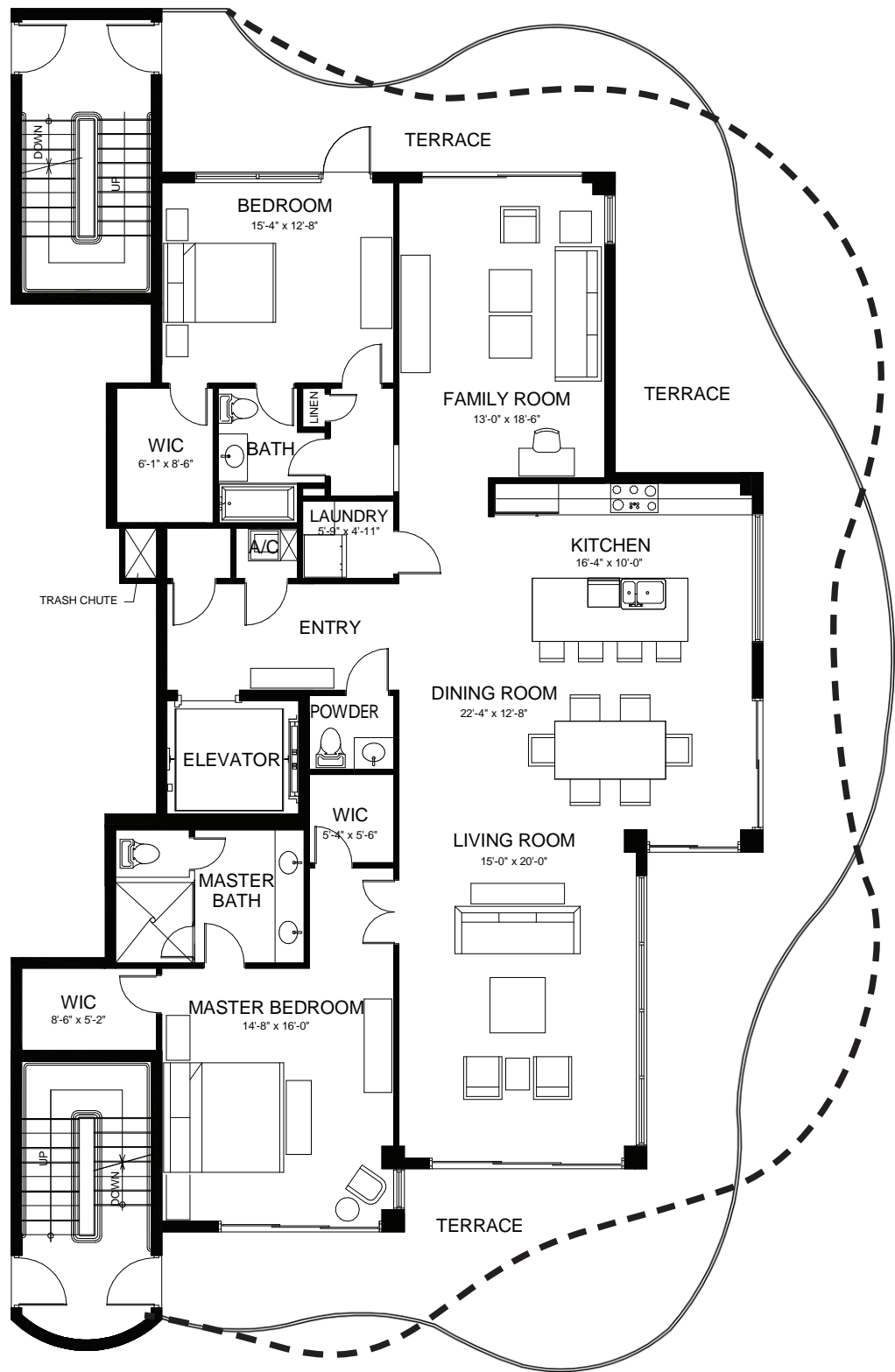
401

601

801

Unit Area	1,725 square feet	Unit Area	1,725 square feet
Terrace	835 square feet	Terrace	841 square feet
Total		Total	
2 Bedrooms		2 Bedrooms	
2.5 Baths		2.5 Baths	





302

502

702

902

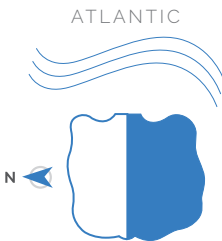
SOUTH RESIDENCES

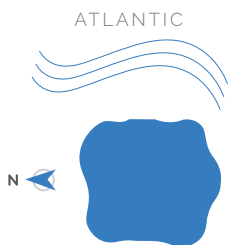
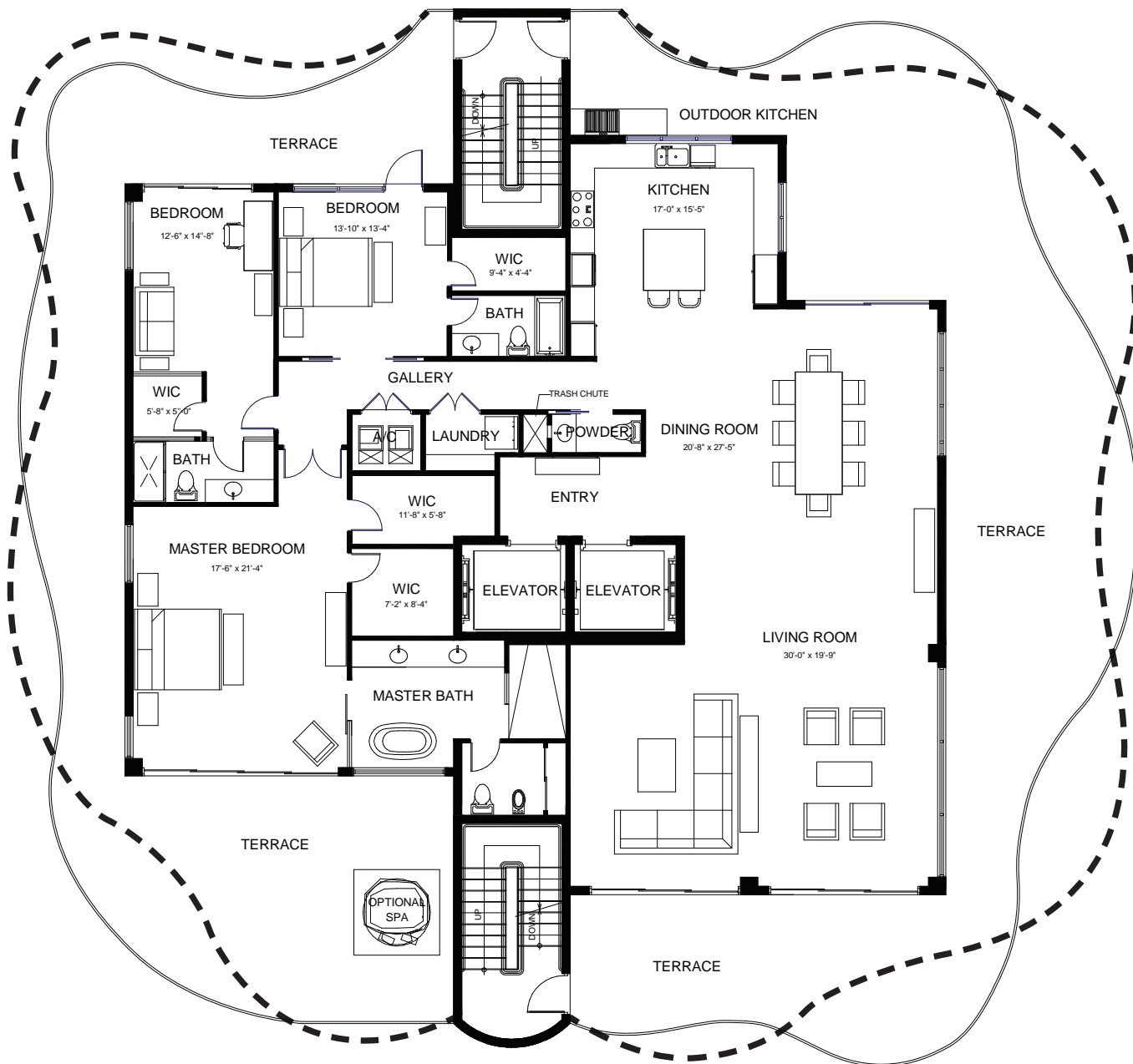
402

602

802

Unit Area	2,080 square feet	Unit Area	2,080 square feet
Terrace	908 square feet	Terrace	1,003 square feet
Total		Total	
3 Bedrooms		3 Bedrooms	
2.5 Baths		2.5 Baths	





PENTHOUSE 10

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

PENTHOUSE 11

Unit Area	3,343 square feet
Terrace	2,368 square feet
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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



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

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