

THE
WAVE
ON BAYSHORE

FORT LAUDERDALE





ATLANTIC HOTEL
& SPA

CONRAD FORT
LAUDERDALE BEACH

FOUR SEASONS

FORT LAUDERDALE
HILTON RESORT

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
 - H&M
 - 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
- + W Hotel

PARKS/MARINAS

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





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

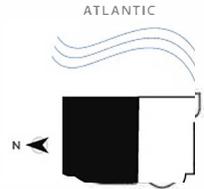
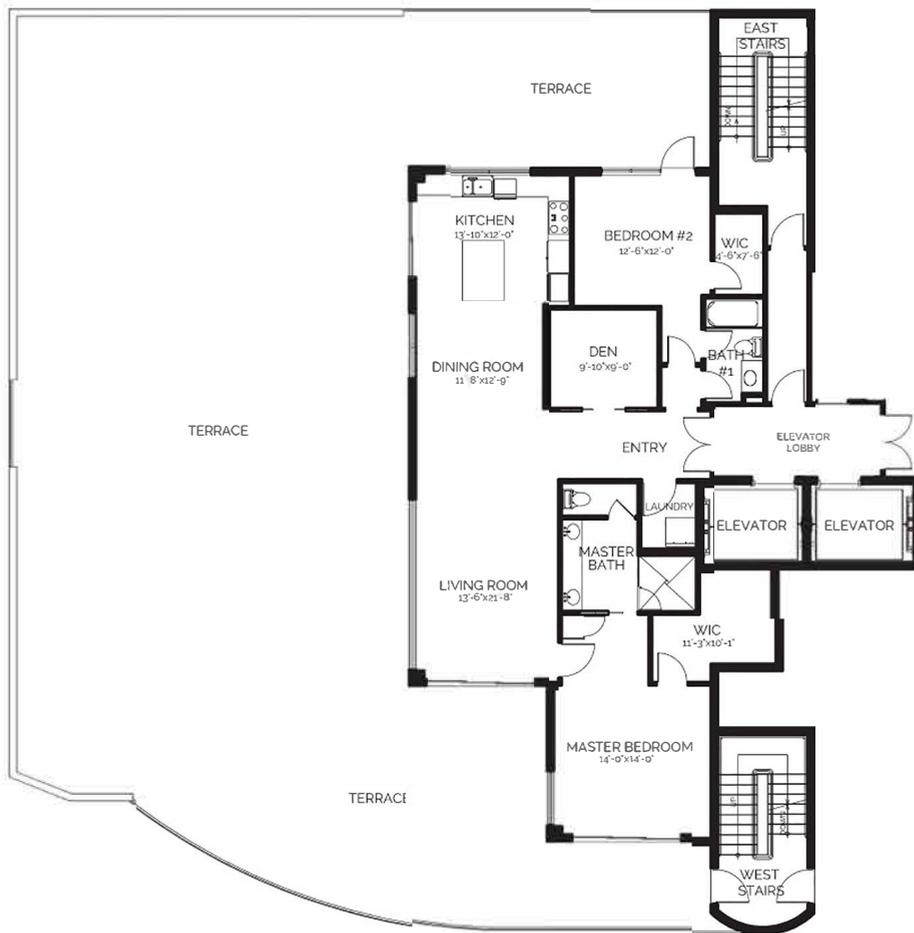


Just north of The Wave on Bayshore is the Bonnet House Museum & Gardens, a natural preserve with mangrove wetlands filled with lush foliage and gardens. To the east is a white sand beach bordered by the sparkling Atlantic, and superb restaurants and outdoor cafés. To the west is the Intracoastal Waterway, 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	1,664 square feet
Terrace	3,664 square feet
Total	5,328 square feet
2 Bedrooms + Den	
2 Bathrooms	

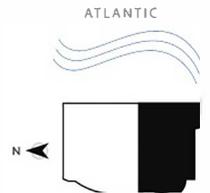
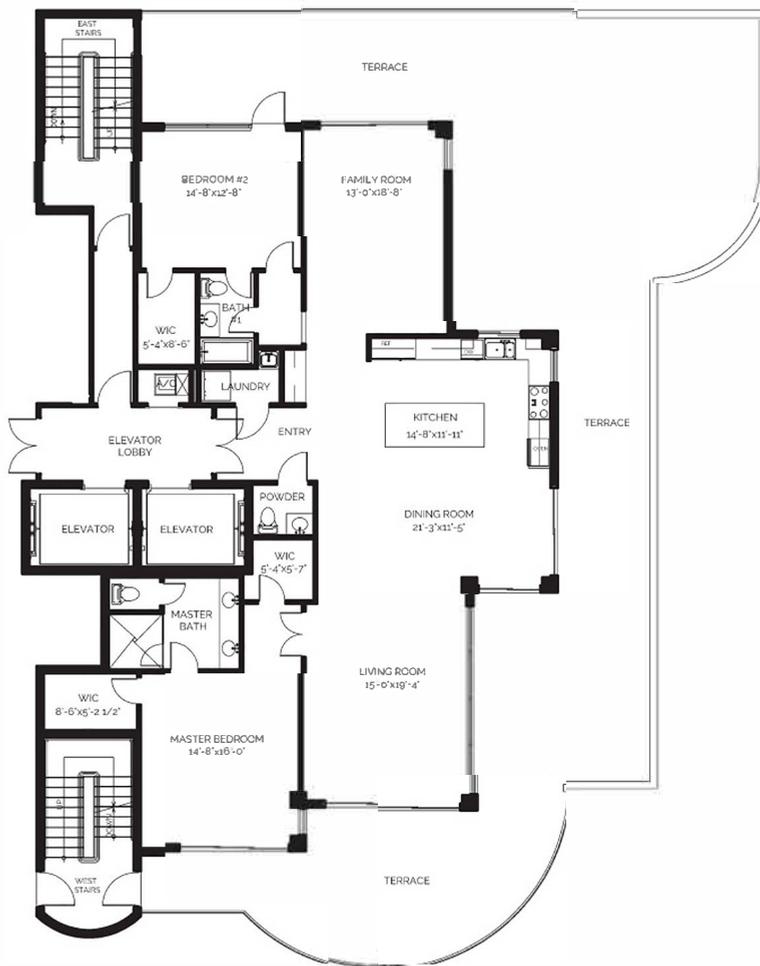
FEATURES & AMENITIES

- + 18 luxury residences
- + Garage parking: two reserved spaces per unit with electric vehicle charging available
- + Secured building access
- + Private club room
- + Heated pool with lush landscaping
- + Sun deck
- + 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	2,104 square feet
Terrace	2,004 square feet
Total	4,108 square feet
3 Bedrooms	
2.5 Bathrooms	

SPACIOUS AND BEAUTIFULLY APPOINTED RESIDENCES

RESIDENCE FEATURES

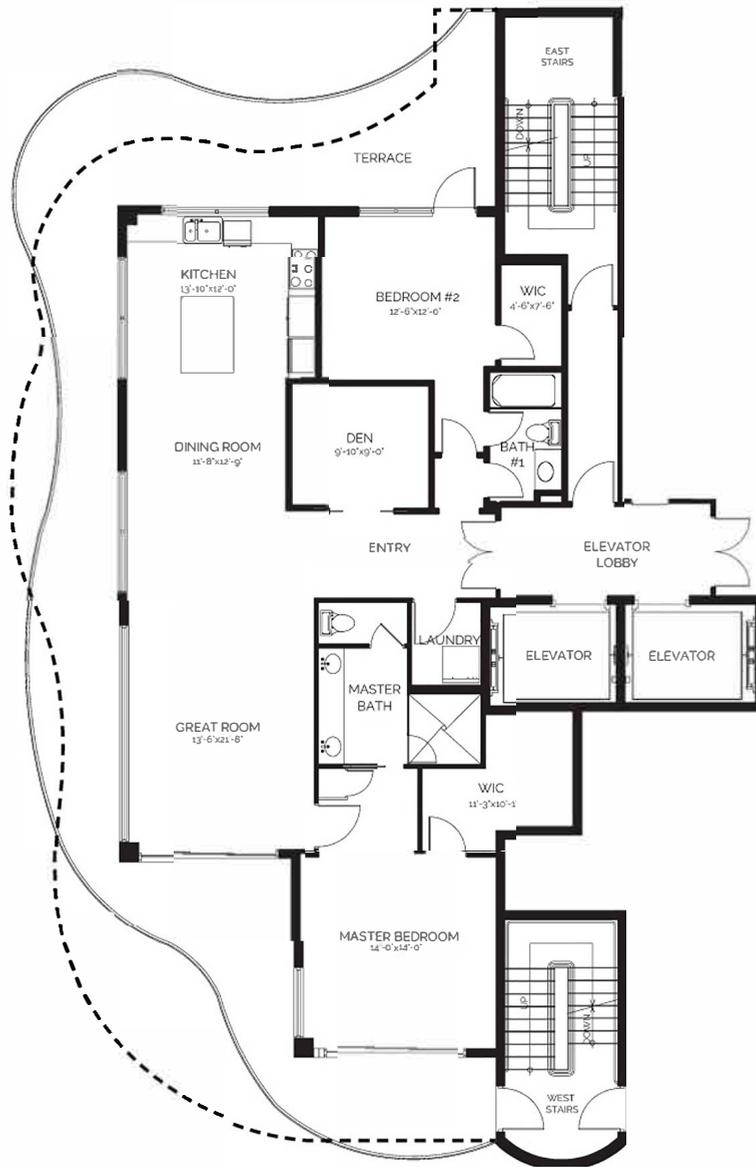
- + Views overlooking the ocean, waterways, and Fort Lauderdale
- + Oversized terraces from 900 - 3,500 sq. ft. for comfortable "outdoor living"
- + Floors 2-9 only two units per floor, each with 180° exposure
- + Floors 10-11 only one unit per floor with 360° exposure
- + Private elevator
- + Floor-to-ceiling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

BATHROOMS

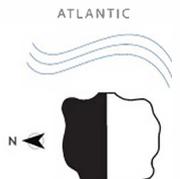
- + Quartz countertops
- + Jetted tubs
- + Porcelain flooring
- + Lighted vanity mirror

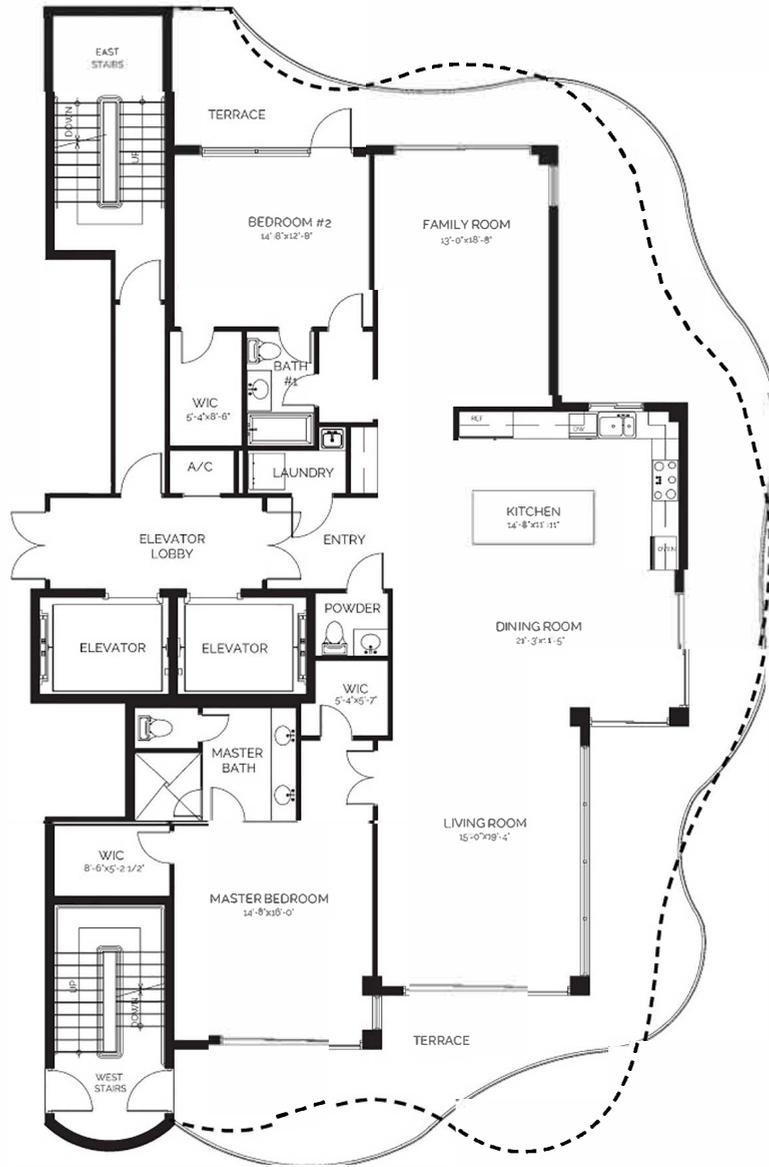


301 501 701 **NORTH RESIDENCES** 401 601 801

Unit Area	1,664 square feet
Terrace	842 square feet
Total	2,506 square feet
2 Bedrooms + Den	
2 Bathrooms	

Unit Area	1,664 square feet
Terrace	843 square feet
Total	2,507 square feet
2 Bedrooms + Den	
2 Bathrooms	

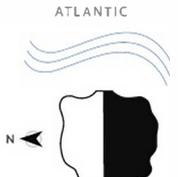


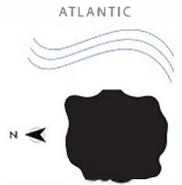


302	502	702	SOUTH RESIDENCES	402	602	802
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Unit Area	2,104 square feet
Terrace	909 square feet
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Total	3,013 square feet
3 Bedrooms	
2.5 Bathrooms	

Unit Area	2,104 square feet
Terrace	1,001 square feet
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Total	3,105 square feet
3 Bedrooms	
2.5 Bathrooms	



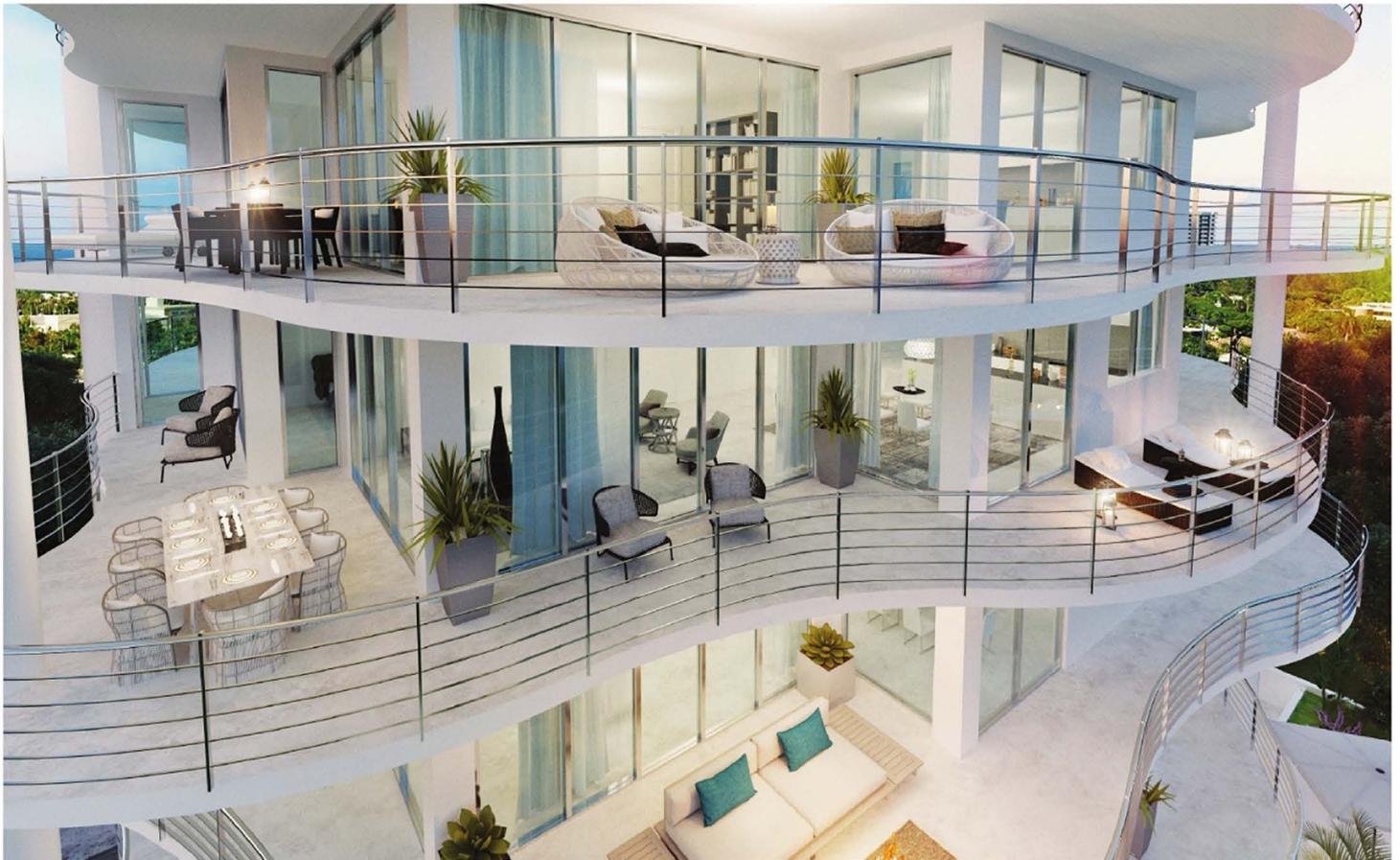


PENTHOUSE 9		PENTHOUSE 10		PENTHOUSE 11	
Unit Area	3,323 square feet	Unit Area	3,323 square feet	Unit Area	3,323 square feet
Terrace	2,336 square feet	Terrace	2,428 square feet	Terrace	2,336 square feet
Total	5,659 square feet	Total	5,751 square feet	Total	5,659 square feet
3 Bedrooms		3 Bedrooms		3 Bedrooms	
3.5 Bathrooms		3.5 Bathrooms		3.5 Bathrooms	

PENTHOUSES WITH SPECTACULAR 360° VIEWS

PENTHOUSE FEATURES

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



THE DEVELOPERS



OAK TREE MANAGEMENT, LTD

Founded in 1985 by Richard Rosan, Oak Tree Management has acquired, renovated, leased, and managed approximately 300 apartments in 16 rental, condominium or cooperative buildings in New York. In 2004, Jere Lucey joined Oak Tree, acquiring and redeveloping apartment properties in New York, Maryland and Florida at a valuation of over \$100,000,000.

Since 2013, Oak Tree has sold more than 40 of its residences as either condominium or cooperative at a valuation in excess of \$23 million. The quality of workmanship in construction and renovations executed by Oak Tree has resulted in apartments selling at some of the highest prices achieved in the market.

Oak Tree maintains its excellent relationships with buyers post conversion by managing its properties to the highest standards, resulting in resales that 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, Bedford Stuyvesant, 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.

Oak Tree Management is continuing to invest in residential properties in South Florida, most recently purchasing Harbour Pointe – 34 units and six boat slips in Fort Lauderdale on the barrier island.

OAK TREE MANAGEMENT, LTD

RICK ROSAN, PRINCIPAL
JERE LUCEY, PRINCIPAL

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 landmarked block between Prospect Park West and 8th Avenue.



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."



**The Wave Bayshore Buyers Contact
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305.494.1767**

<https://condosandcondos.com/condos-for-sale/Fort-Lauderdale/Wave-on-Bayshore#contact>