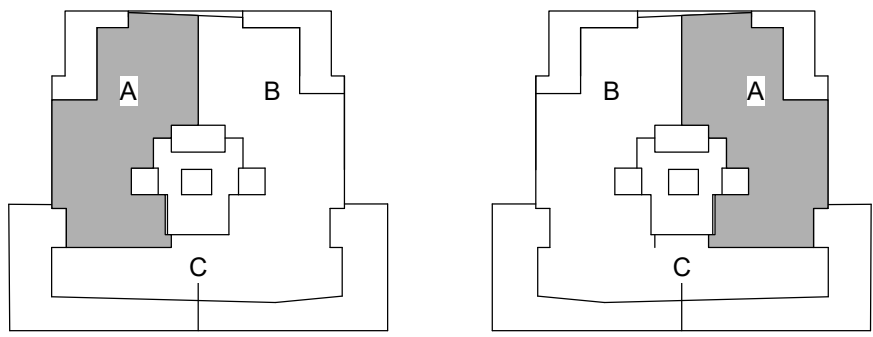
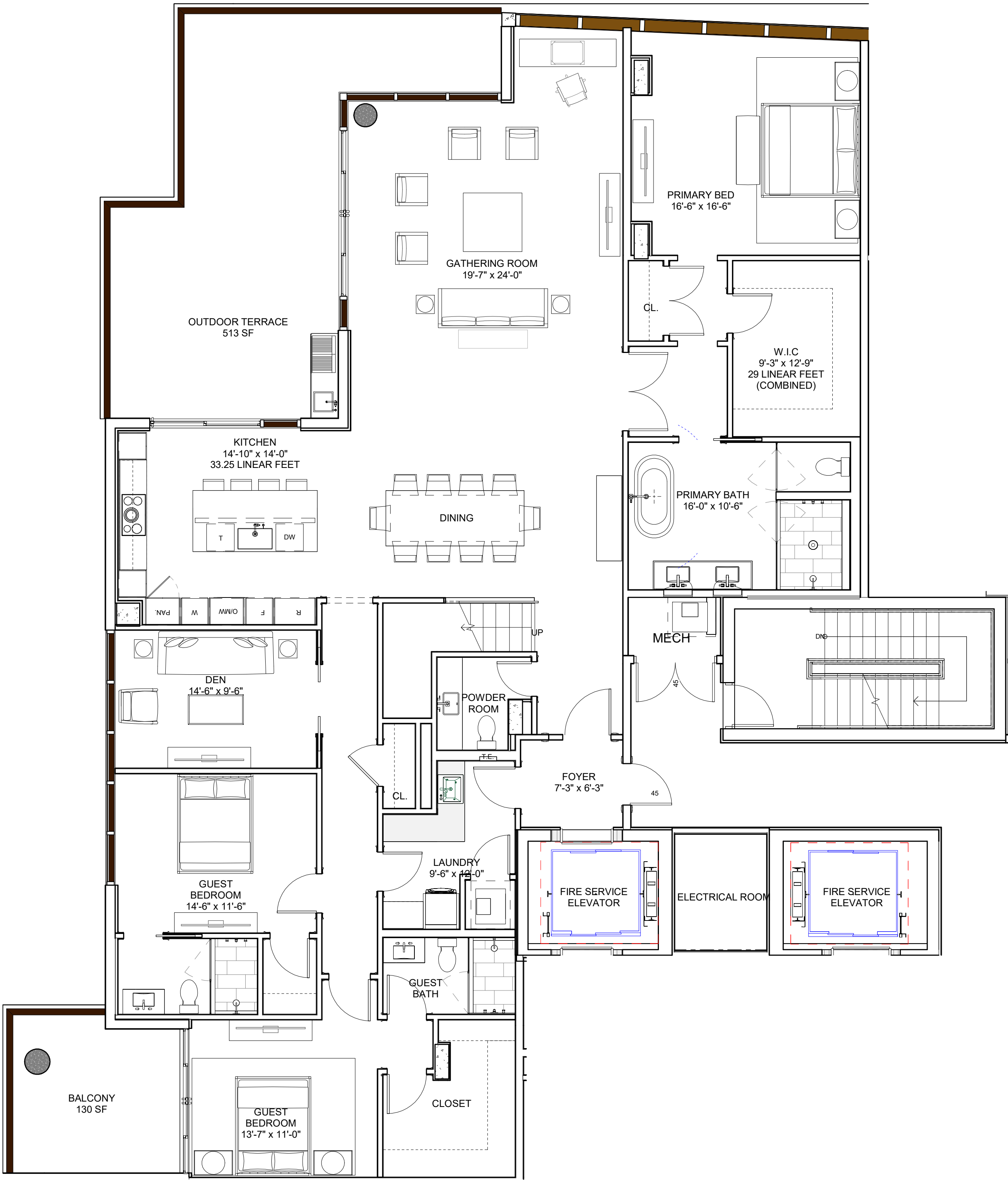
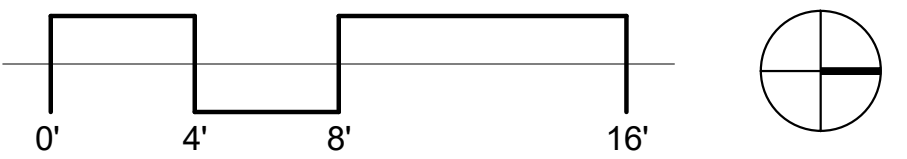




ESTIMATED SELLABLE 3085 SF (13th FLOOR)
OUTSIDE WALL : 240 SF (ROOF)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



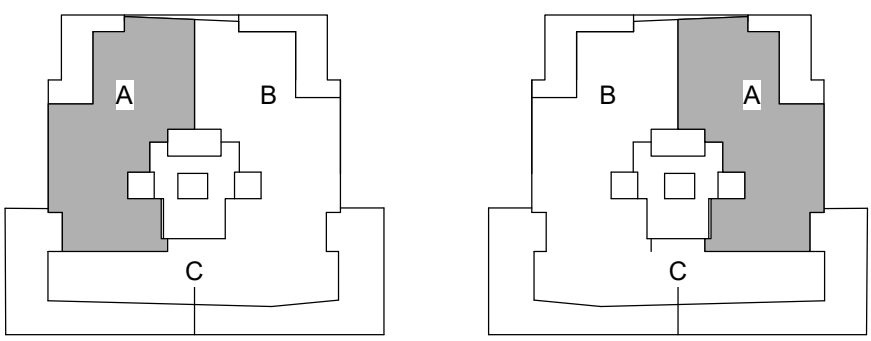
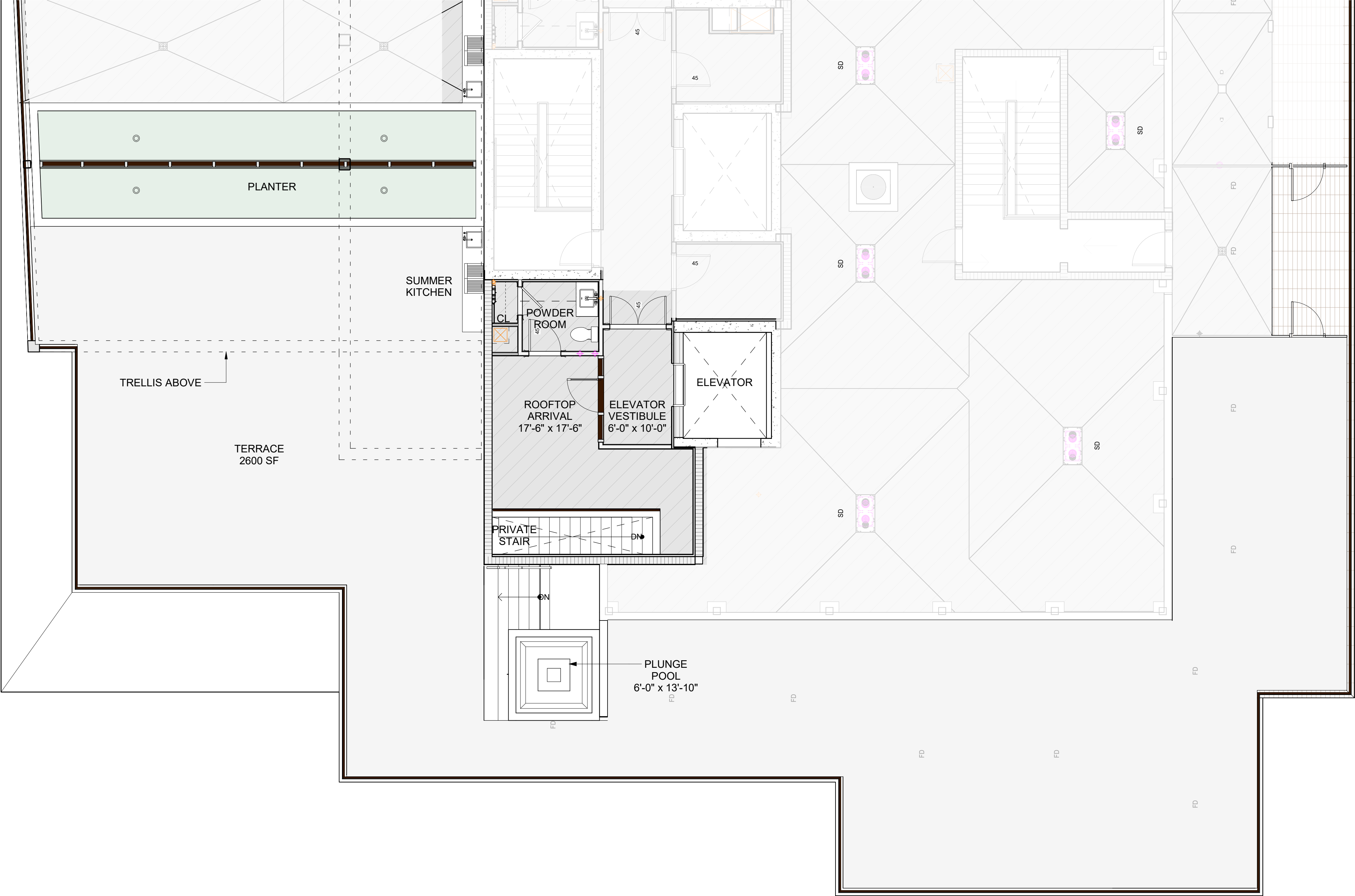
551 BAYSHORE

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551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

PENTHOUSE TYPE A

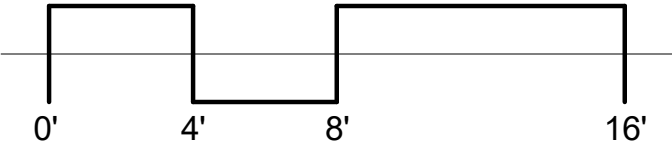
3 BR + DEN / 3.5 BATH

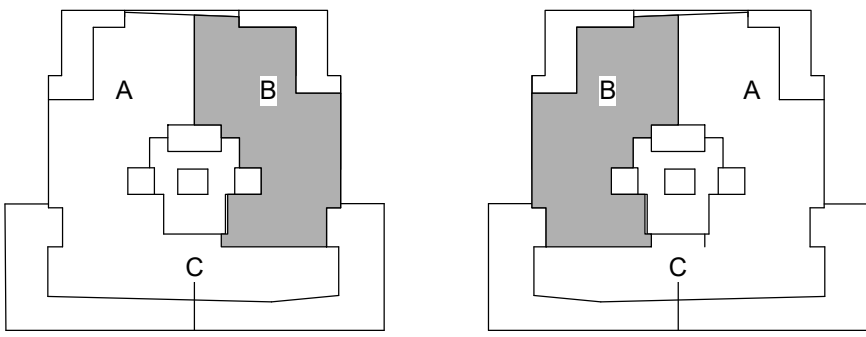
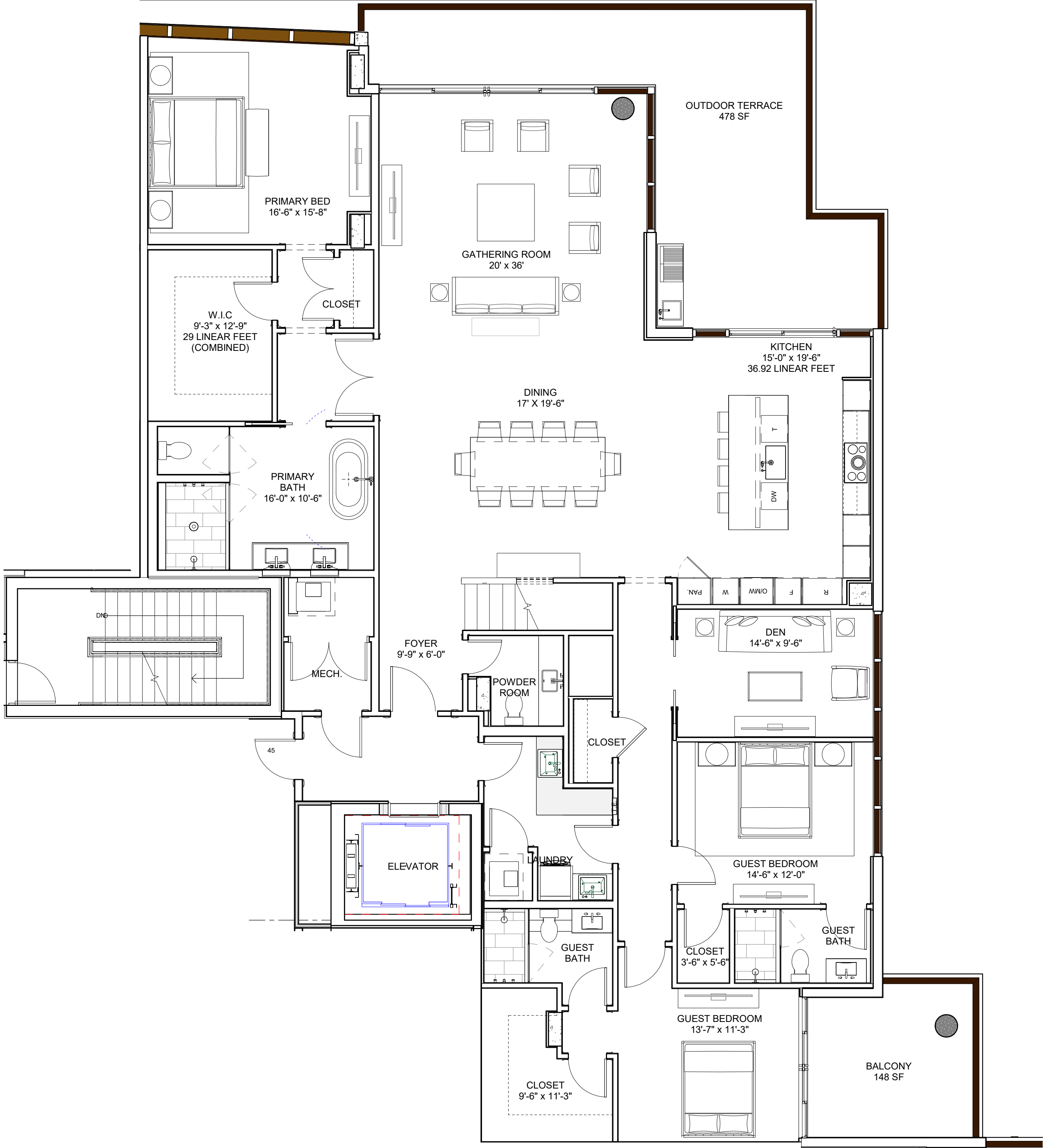


ESTIMATED SELLABLE 240 SF
OUTSIDE WALL : 2332 SF (TERRACE)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

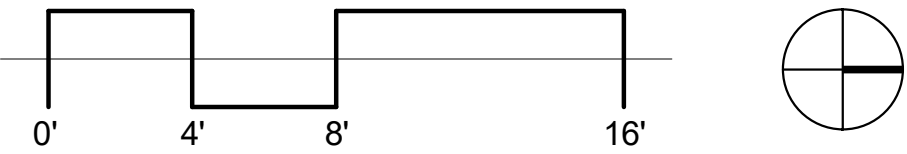


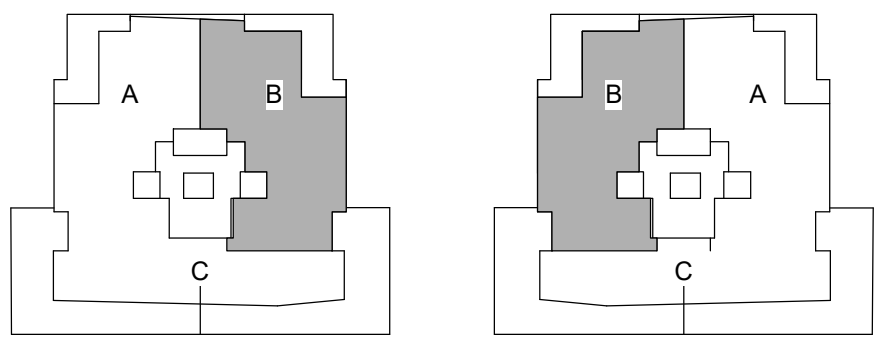
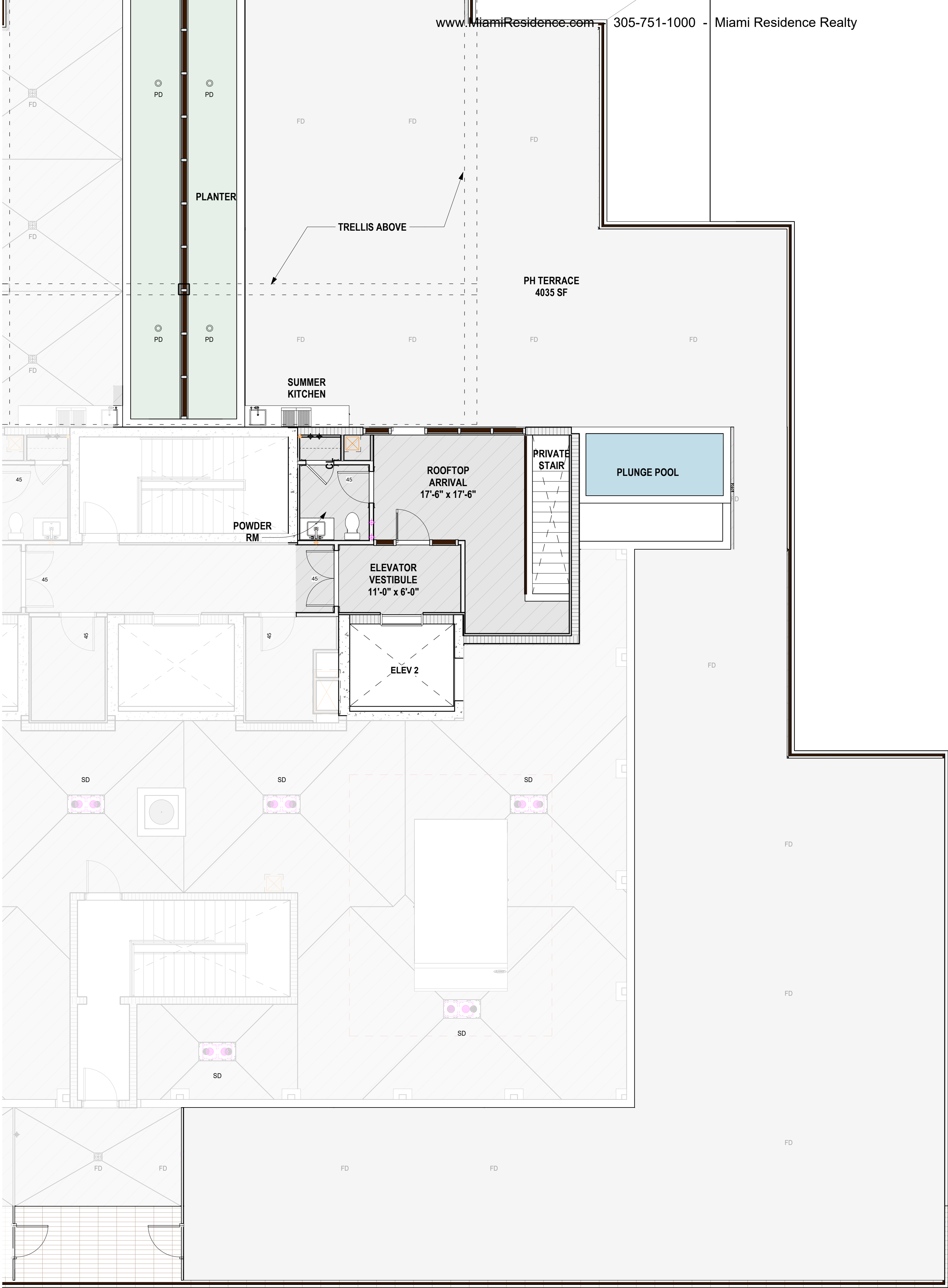


ESTIMATED SELLABLE 3200 SF (13th FLOOR)
OUTSIDE WALL : 280 SF (ROOF)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

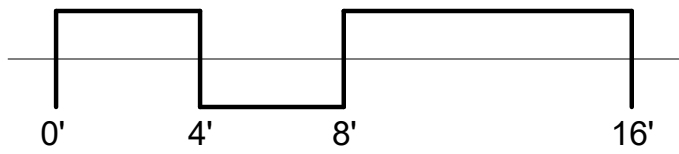




ESTIMATED SELLABLE 284 SF
OUTSIDE WALL : 2729 SF (TERRACE)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



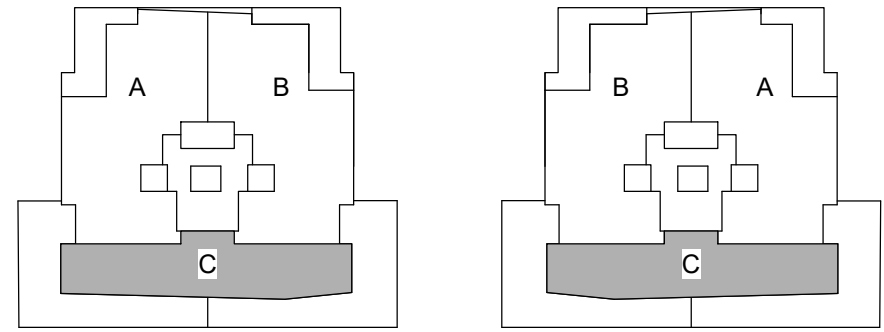
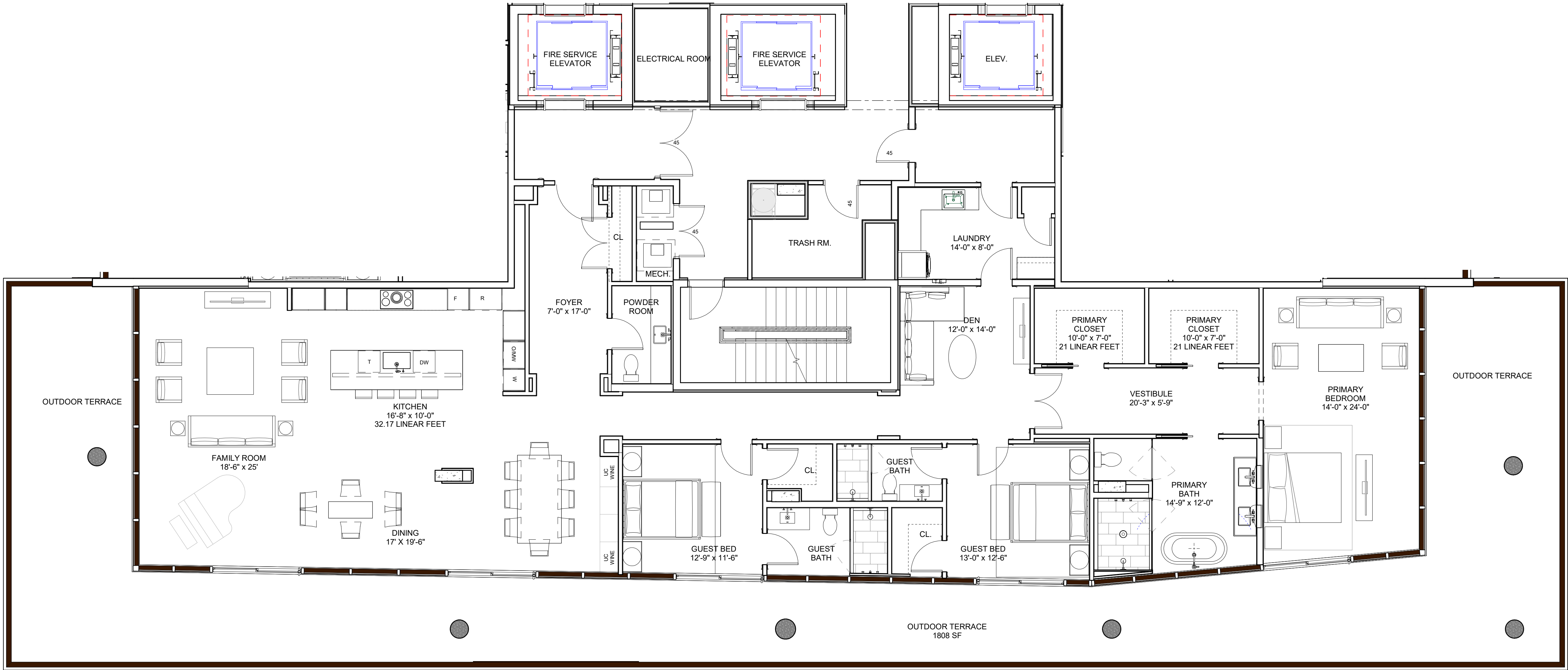
551 BAYSHORE

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551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

PENTHOUSE TYPE B - ROOF TERRACE

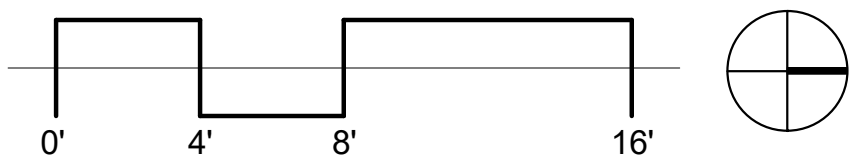
3 BR + DEN / 3.5 BATH



**ESTIMATED SELLABLE
OUTSIDE WALL : 3238 SF**

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



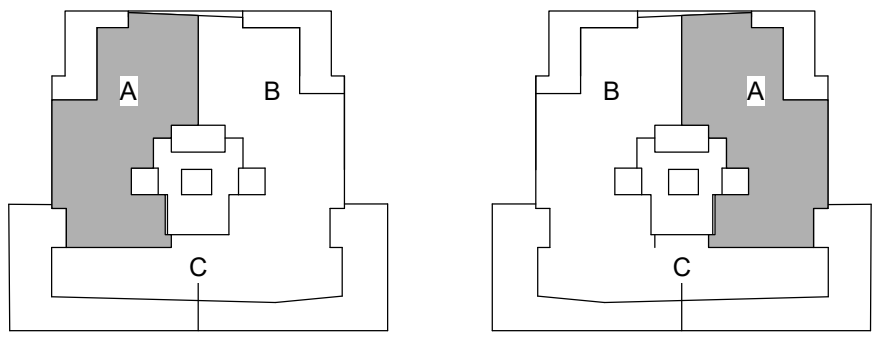
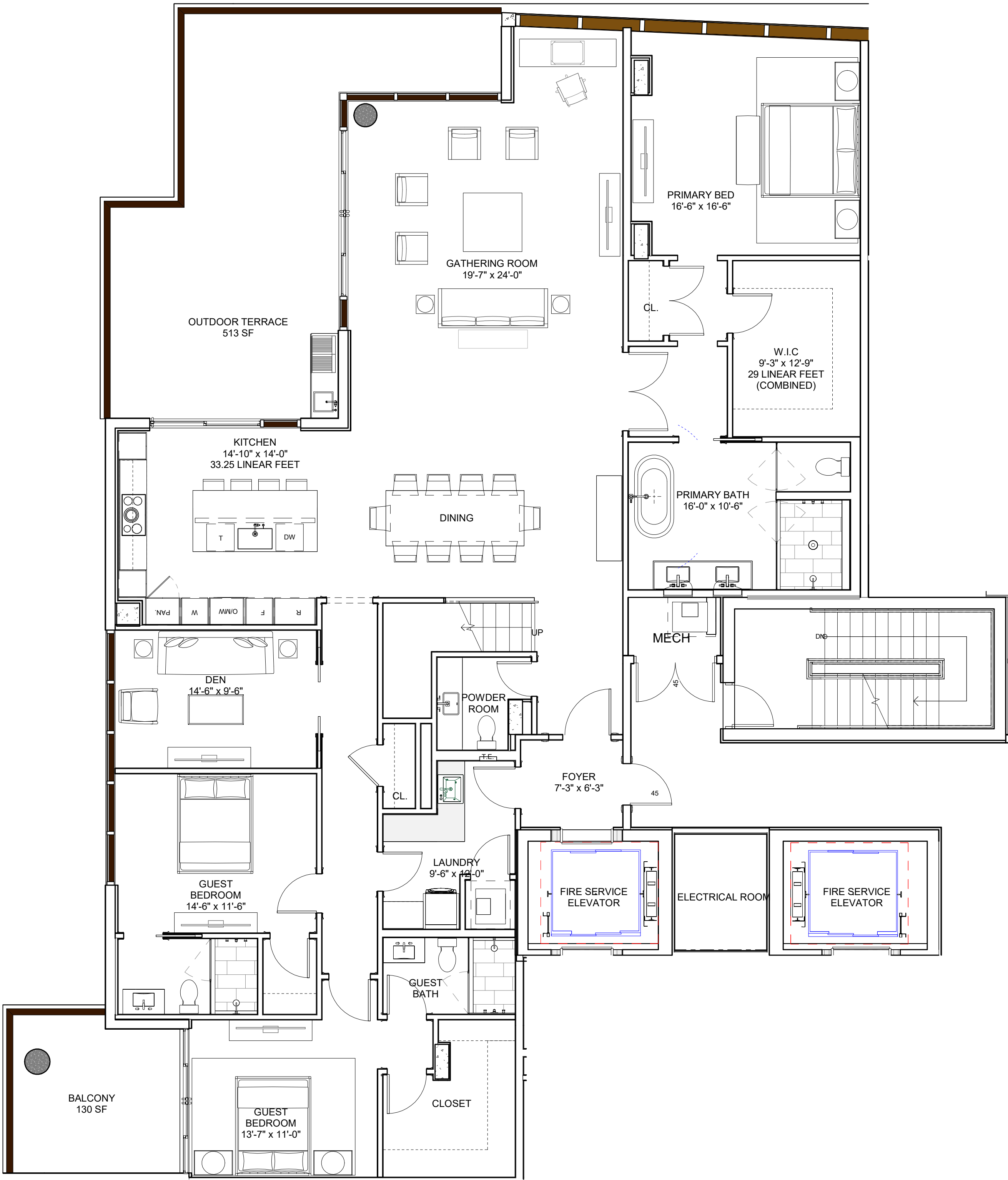
551 BAYSHORE

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FORT LAUDERDALE, FL
33304

PENTHOUSE TYPE C

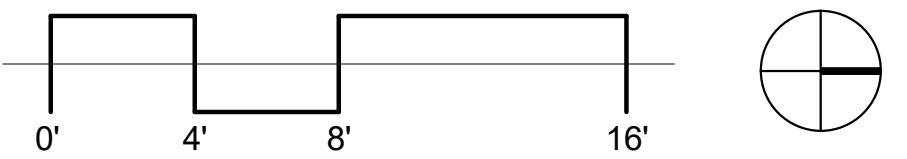
3 BR + DEN / 3.5 BATH



ESTIMATED SELLABLE 3085 SF (13th FLOOR)
OUTSIDE WALL : 240 SF (ROOF)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



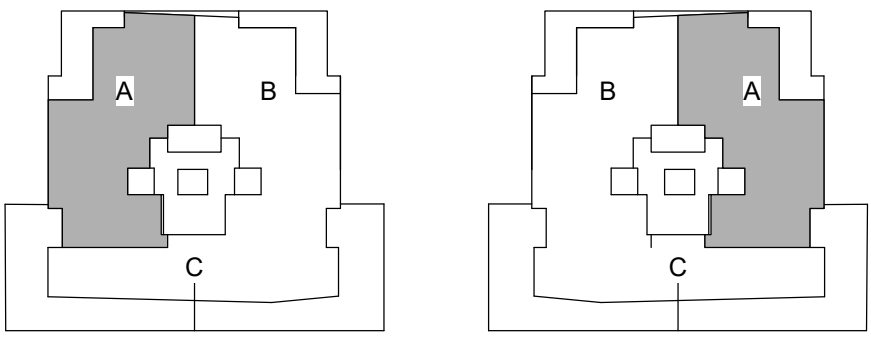
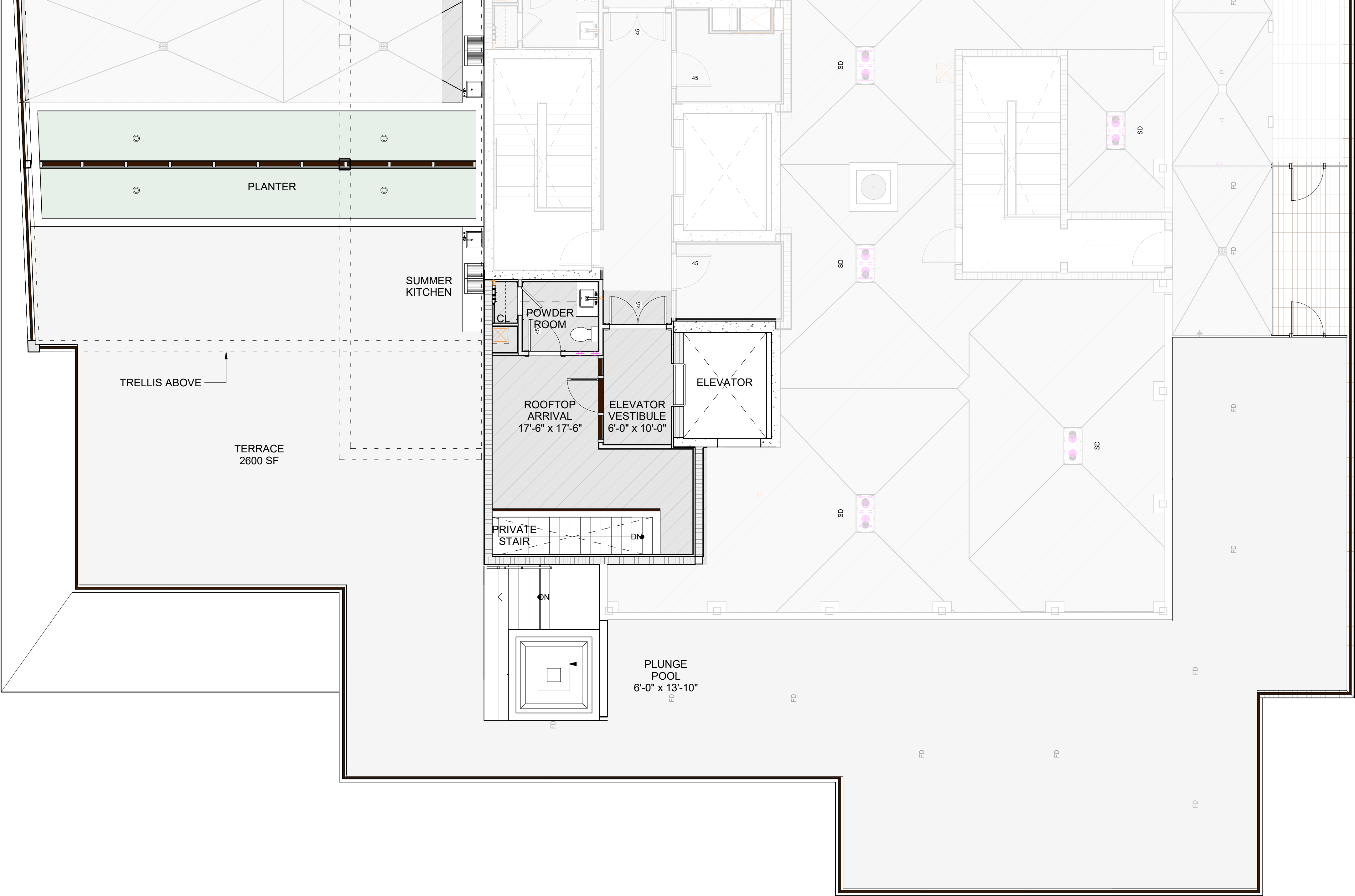
551 BAYSHORE

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PENTHOUSE TYPE A

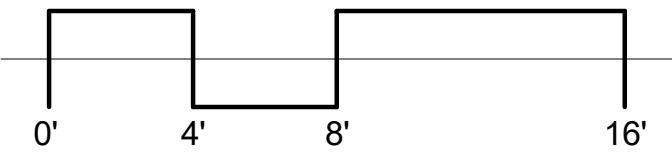
3 BR + DEN / 3.5 BATH

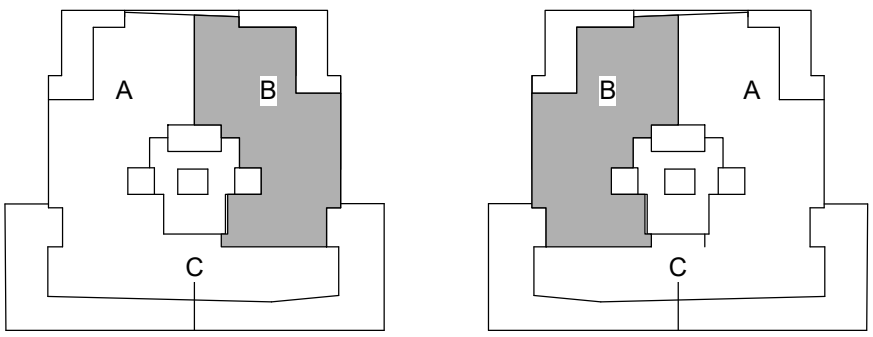
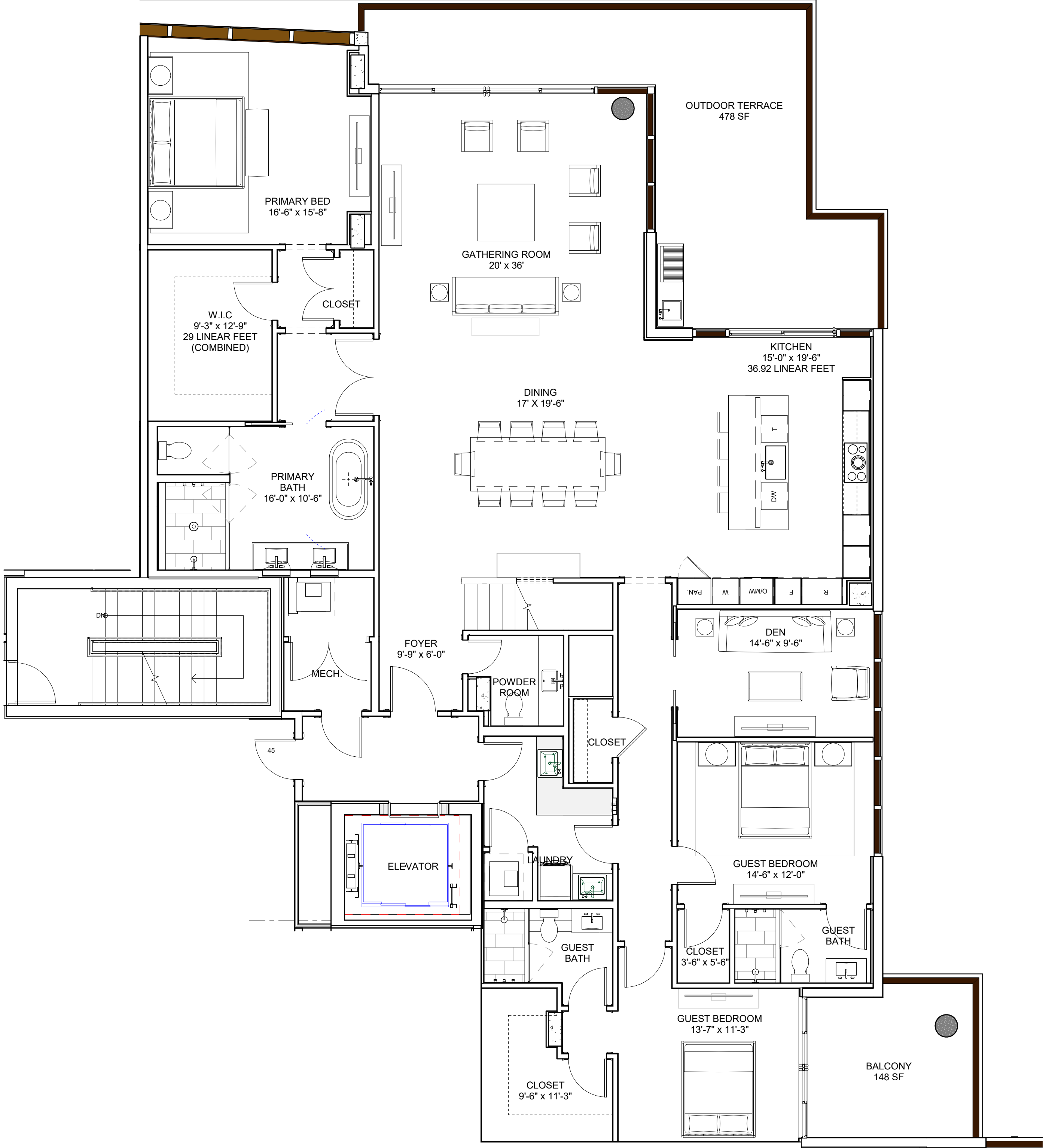


ESTIMATED SELLABLE 240 SF
OUTSIDE WALL : 2332 SF (TERRACE)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

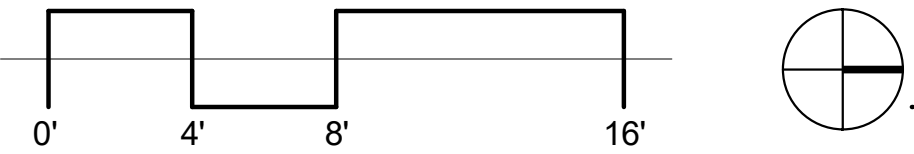




ESTIMATED SELLABLE 3200 SF (13th FLOOR)
OUTSIDE WALL : 280 SF (ROOF)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



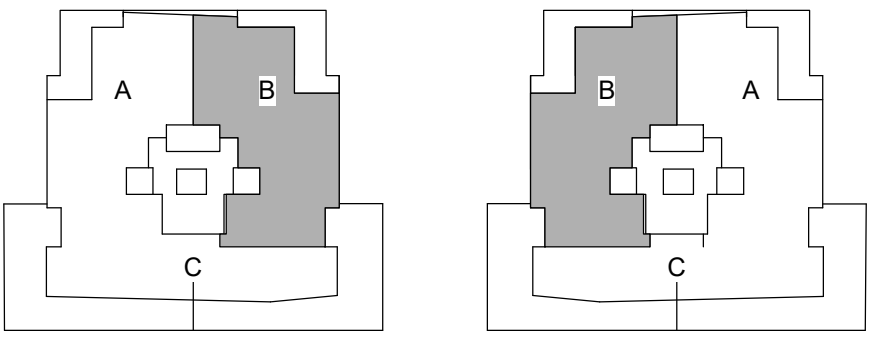
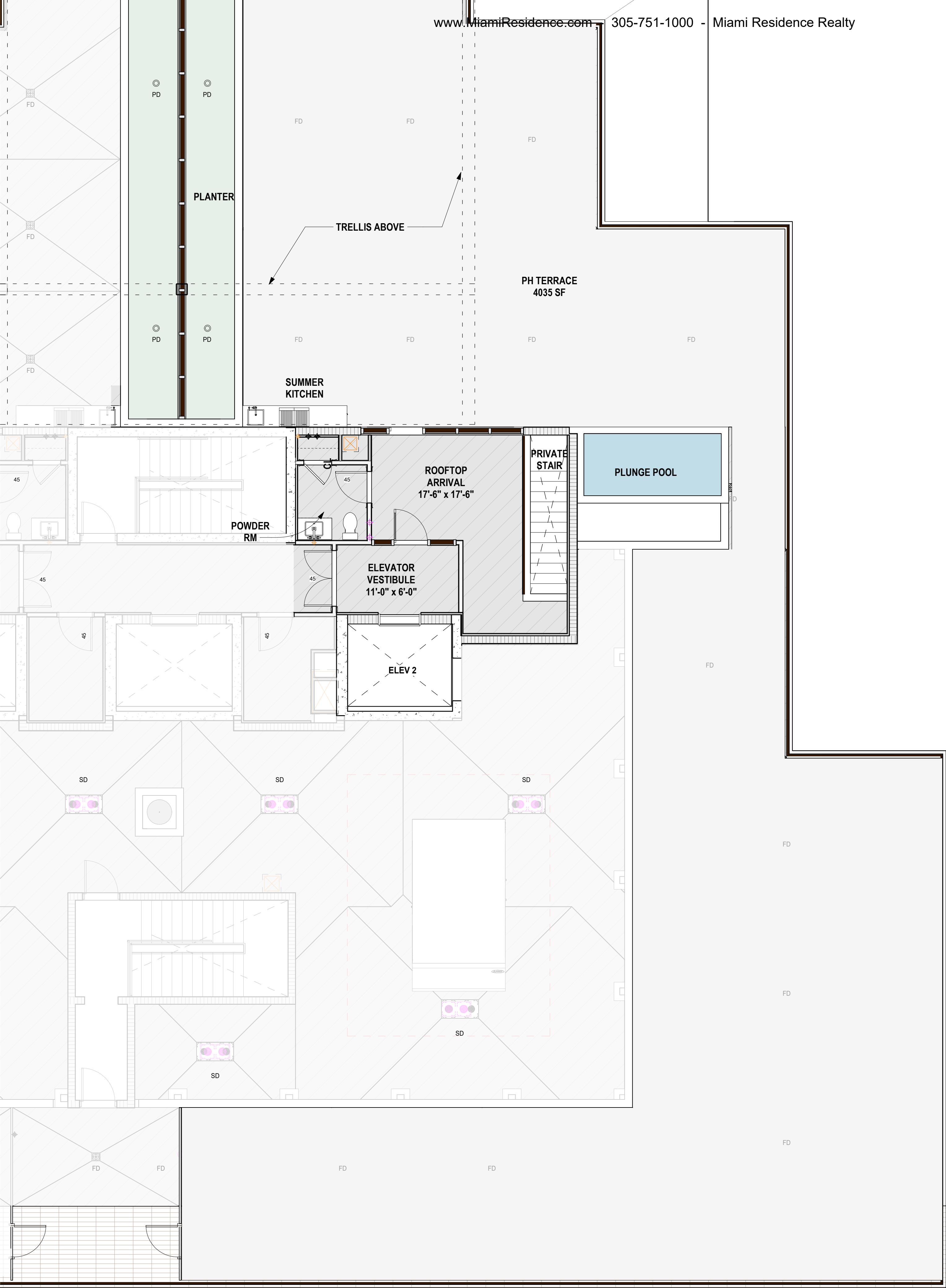
551 BAYSHORE

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PENTHOUSE TYPE B

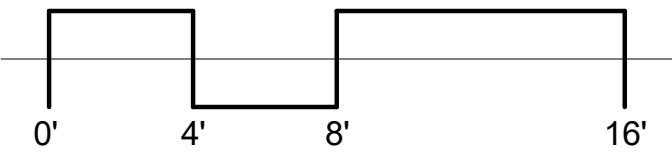
3 BR + DEN / 3.5 BATH



ESTIMATED SELLABLE 284 SF
OUTSIDE WALL : 2729 SF (TERRACE)

(OUTSIDE FACE - EXTERIOR WALL AND
CORRIDOR, CENTERLINE - DEMISING WALL,
INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



551 BAYSHORE

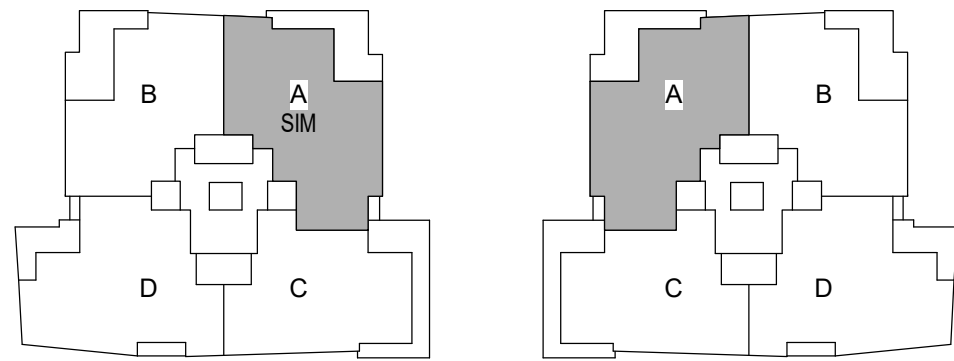
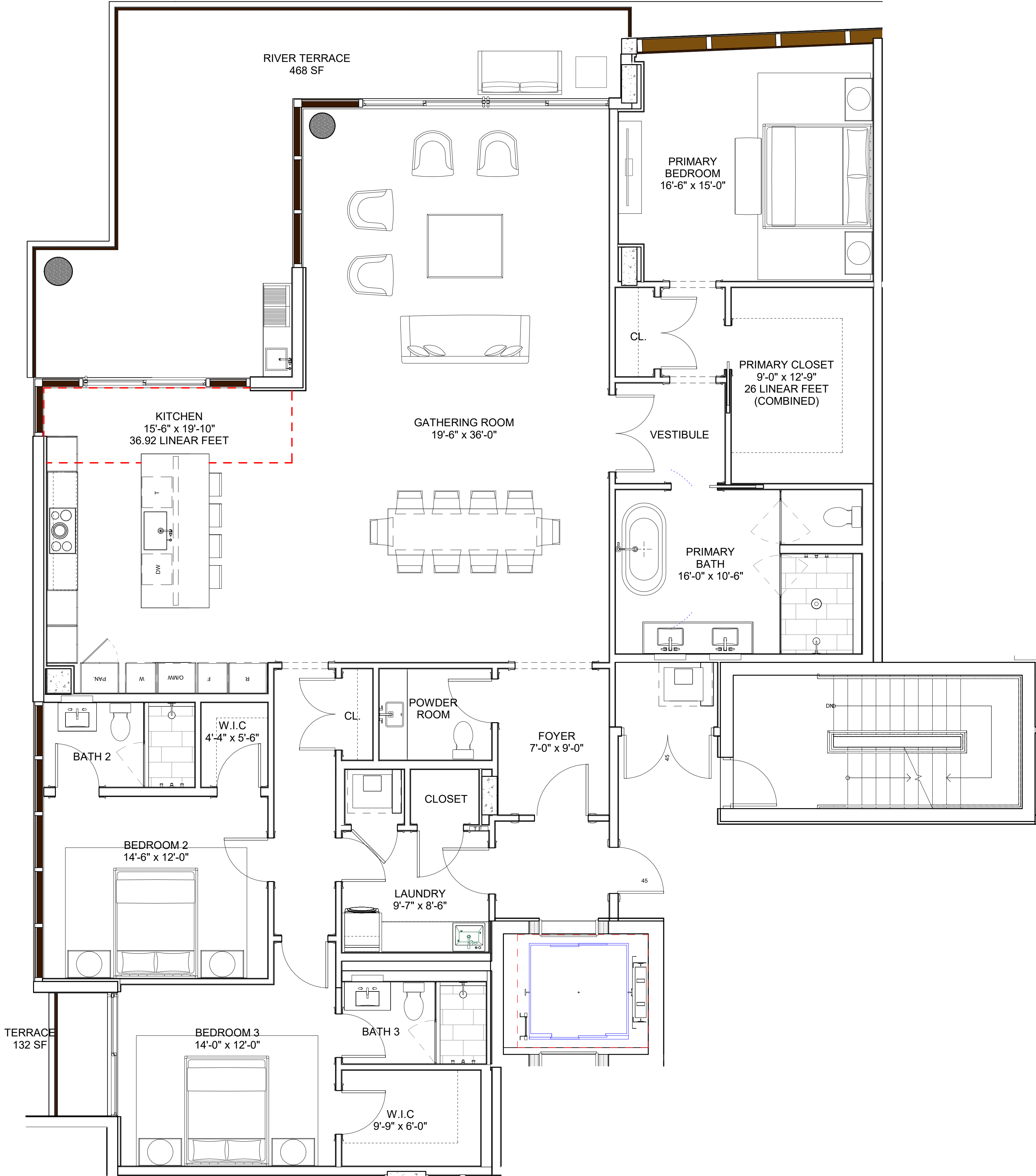
12/10/2025

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FORT LAUDERDALE, FL
33304

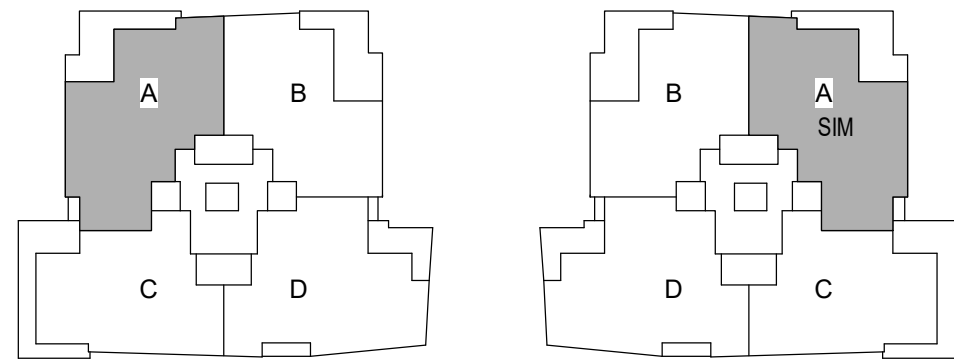
PENTHOUSE TYPE B - ROOF TERRACE

3 BR + DEN / 3.5 BATH

GARCIA STROMBERG
GS4studios



TYPICAL FLOORS 5-7-9-11

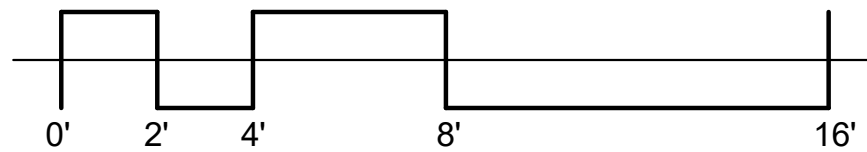


TYPICAL FLOORS 6-8-10-12

ESTIMATED SELLABLE OUTSIDE WALL : 2860 SF

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



551 BAYSHORE

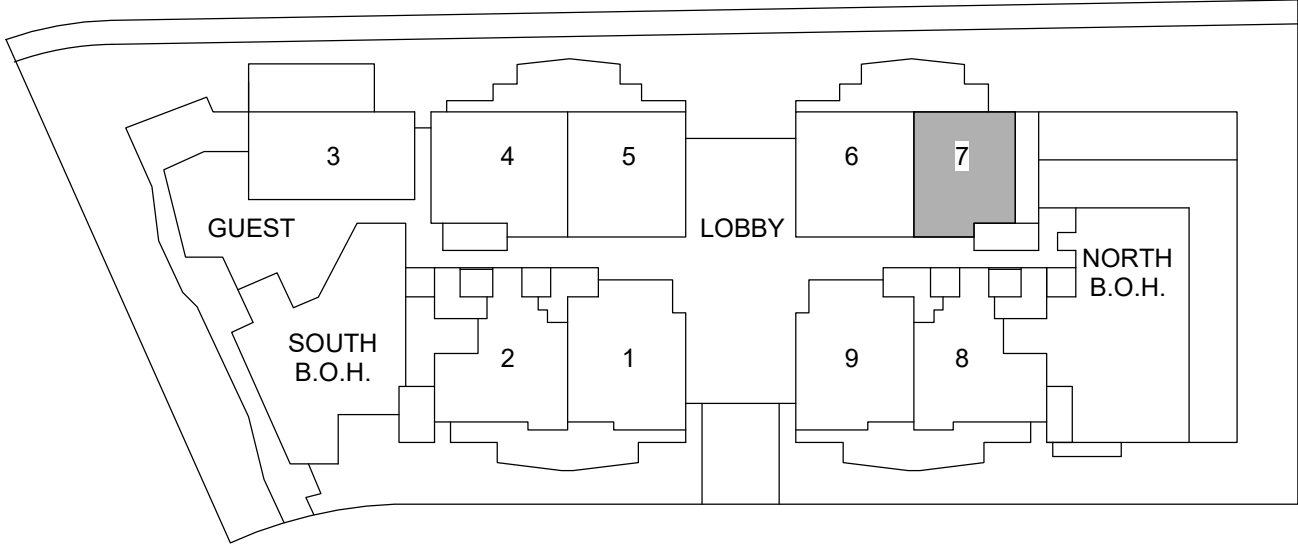
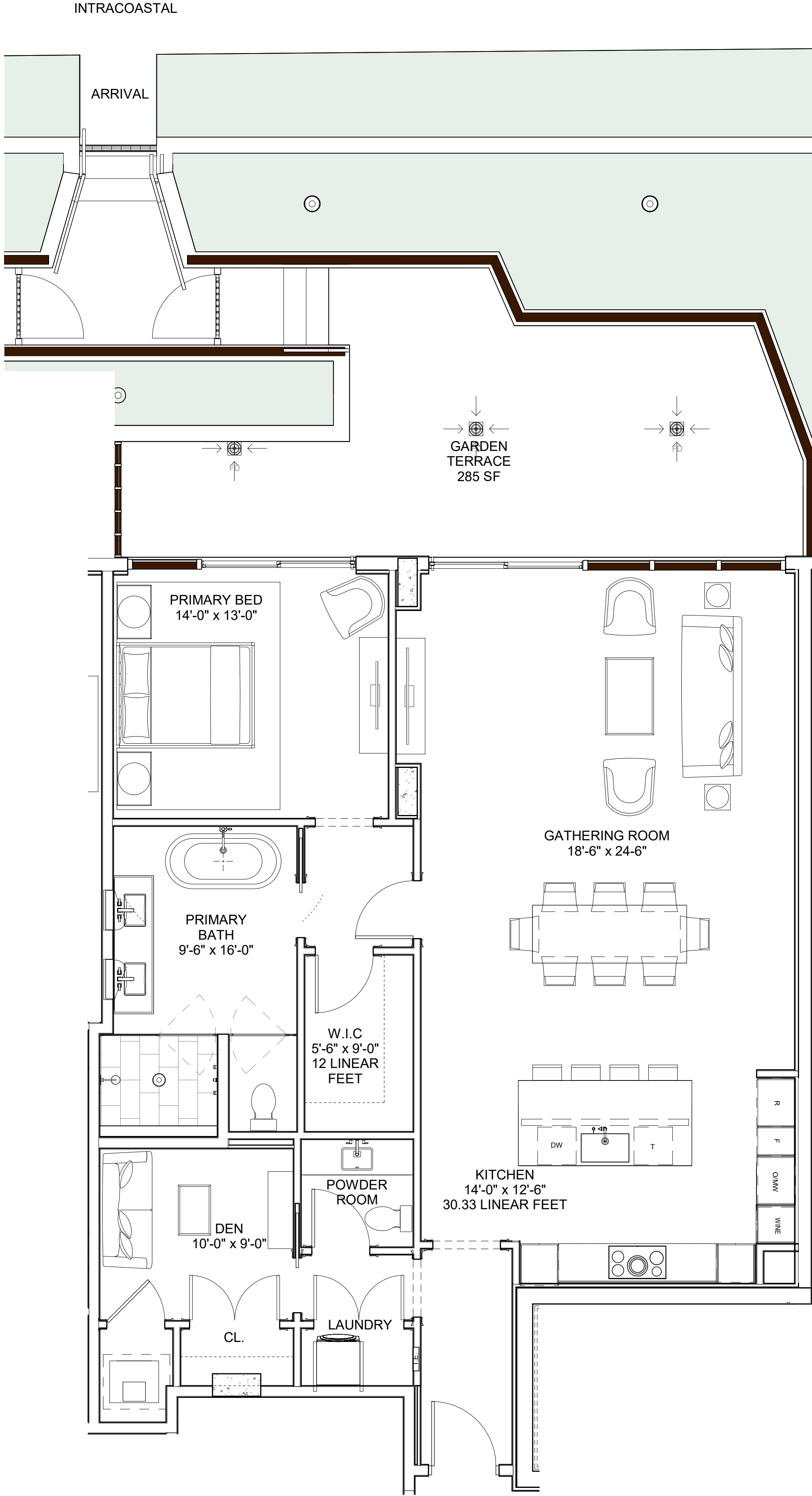
12/10/2025

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33304

UNIT TYPE A

3 BR / 3.5 BATH

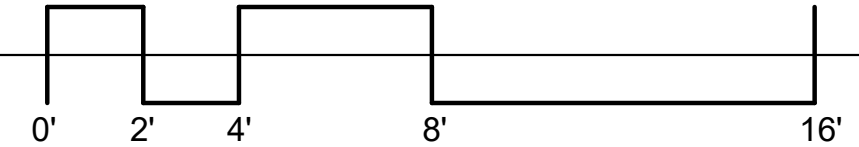
BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

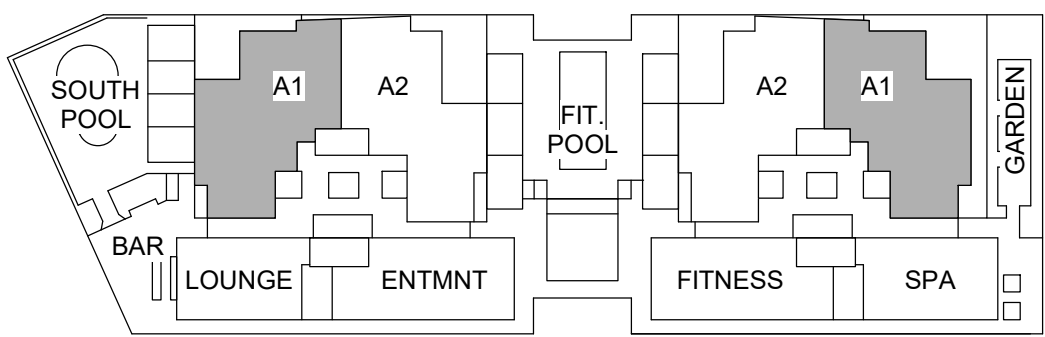
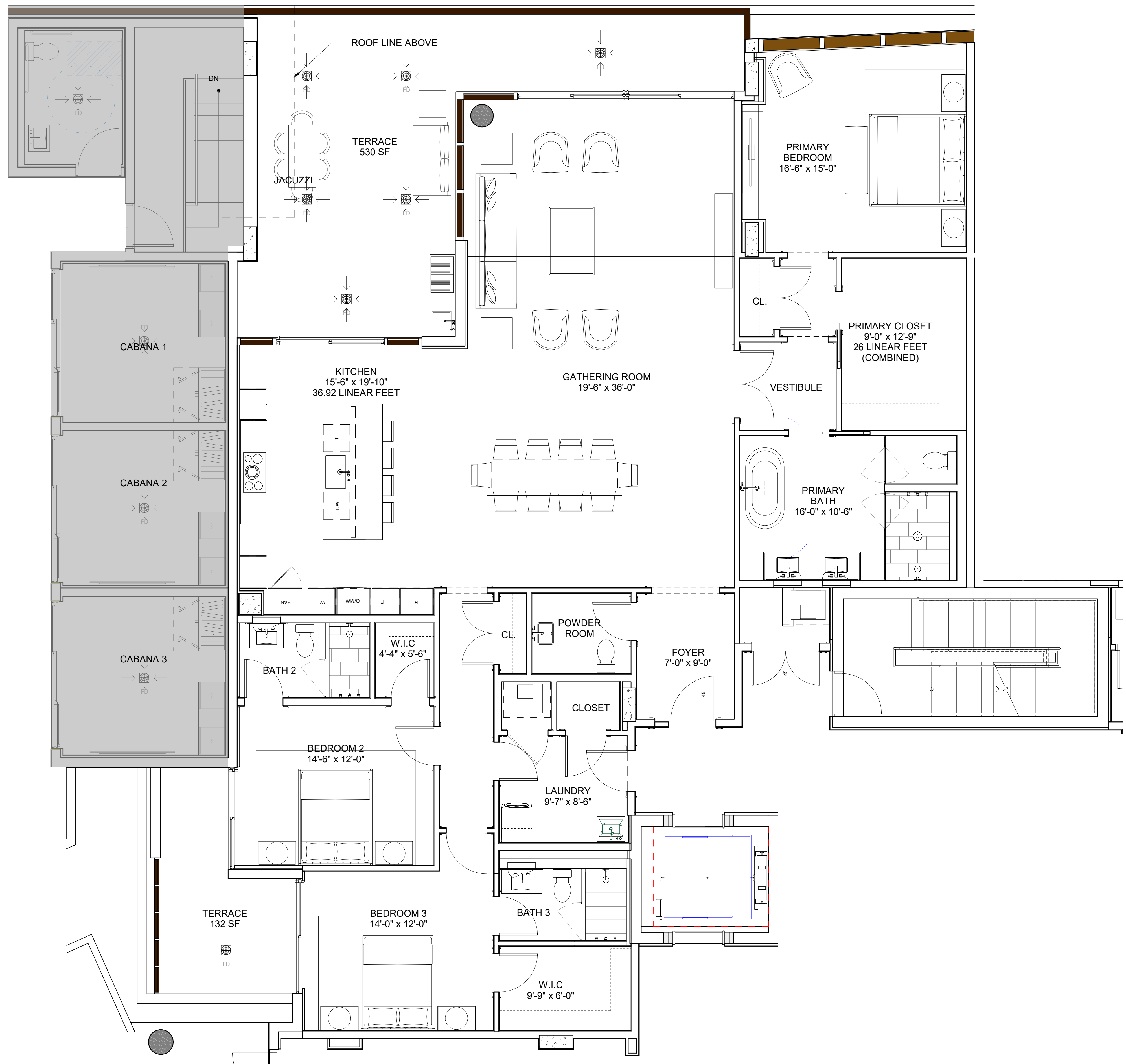


**ESTIMATED SELLABLE
OUTSIDE WALL : 1550 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



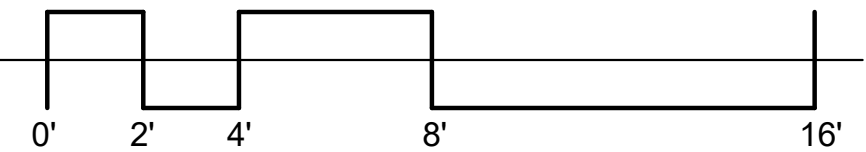


**ESTIMATED SELLABLE
OUTSIDE WALL : 2860 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

2750 SF

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



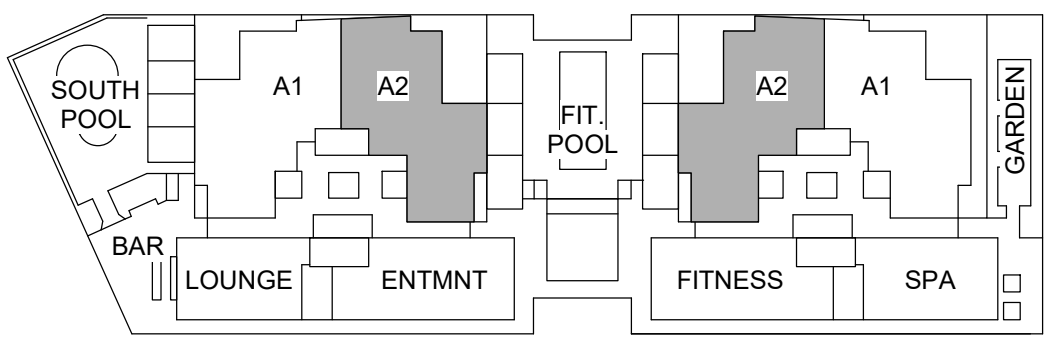
551 BAYSHORE

02/27/2026

551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

VILLA TYPE A1

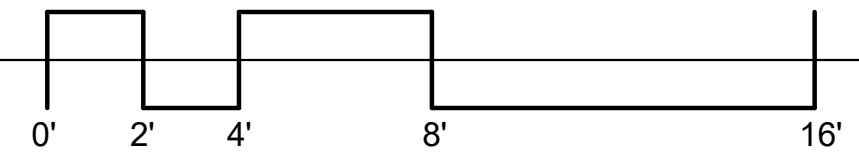
3 BR / 3.5 BATH

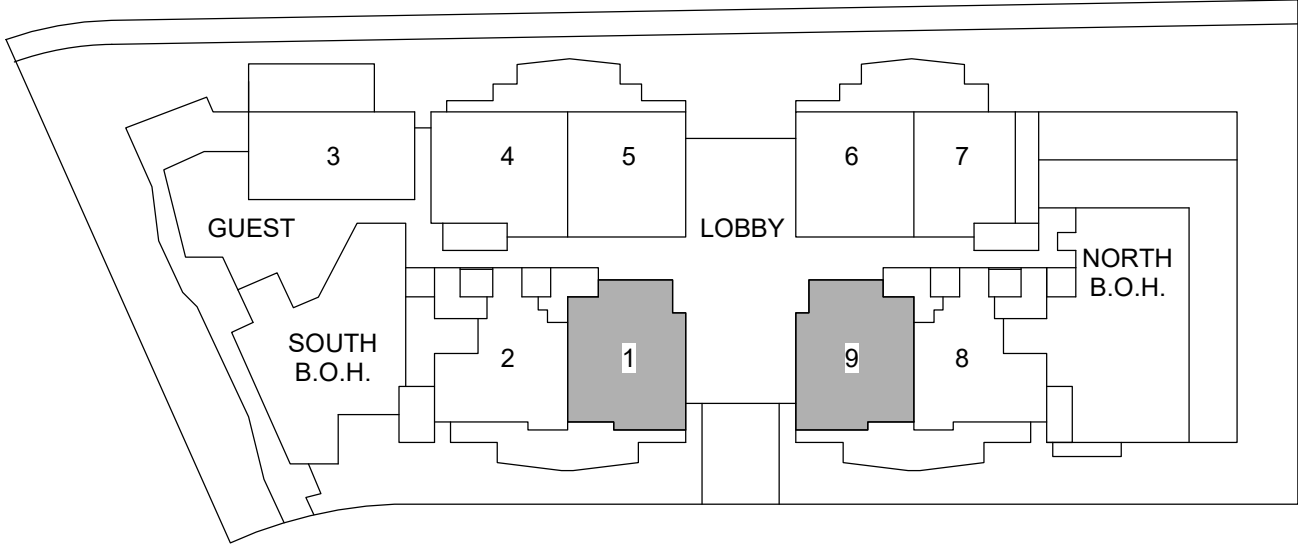
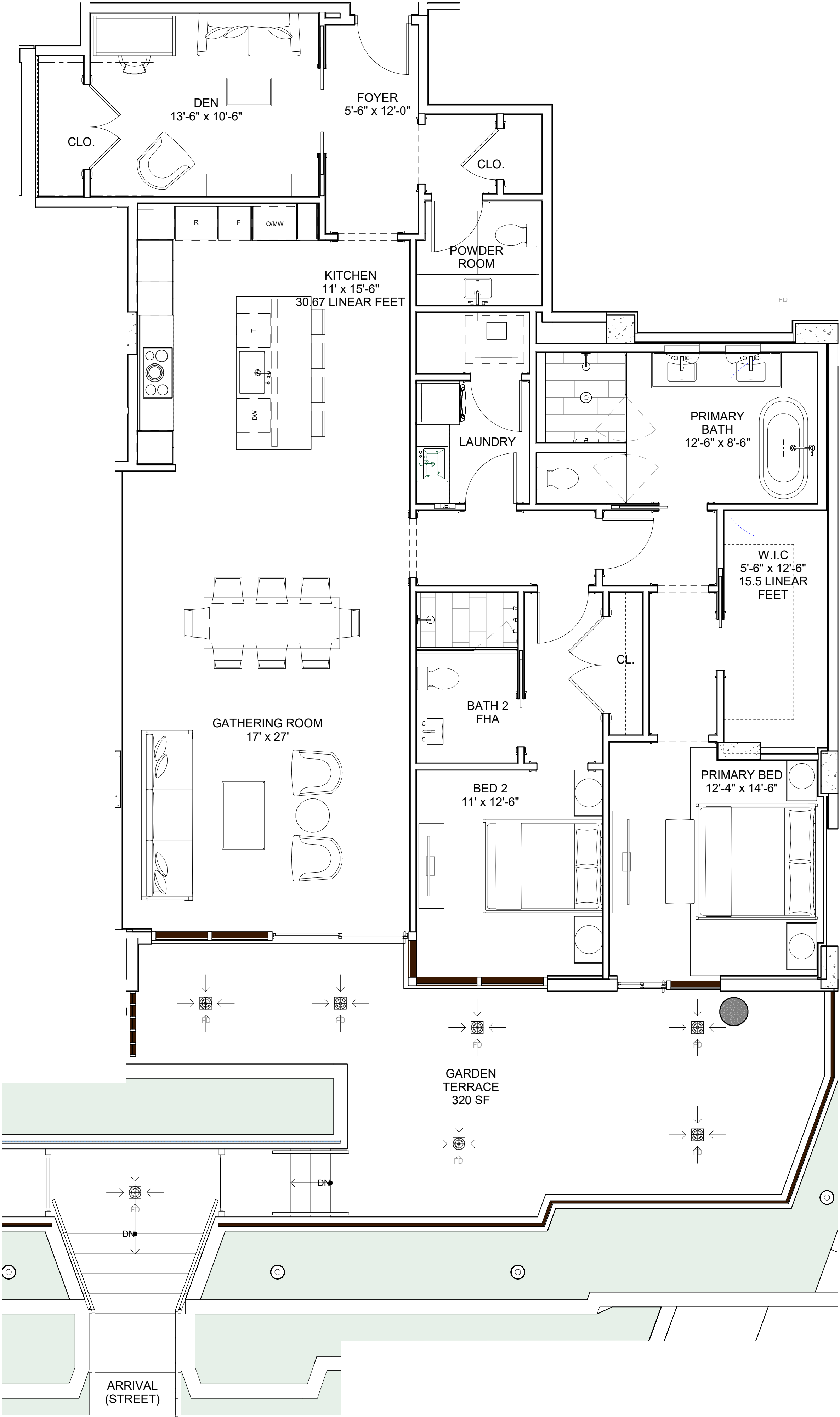


BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

2790 SF

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

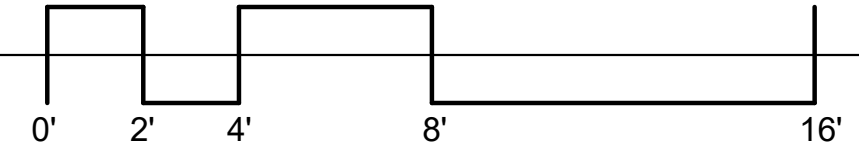




**ESTIMATED SELLABLE
OUTSIDE WALL : 2060 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



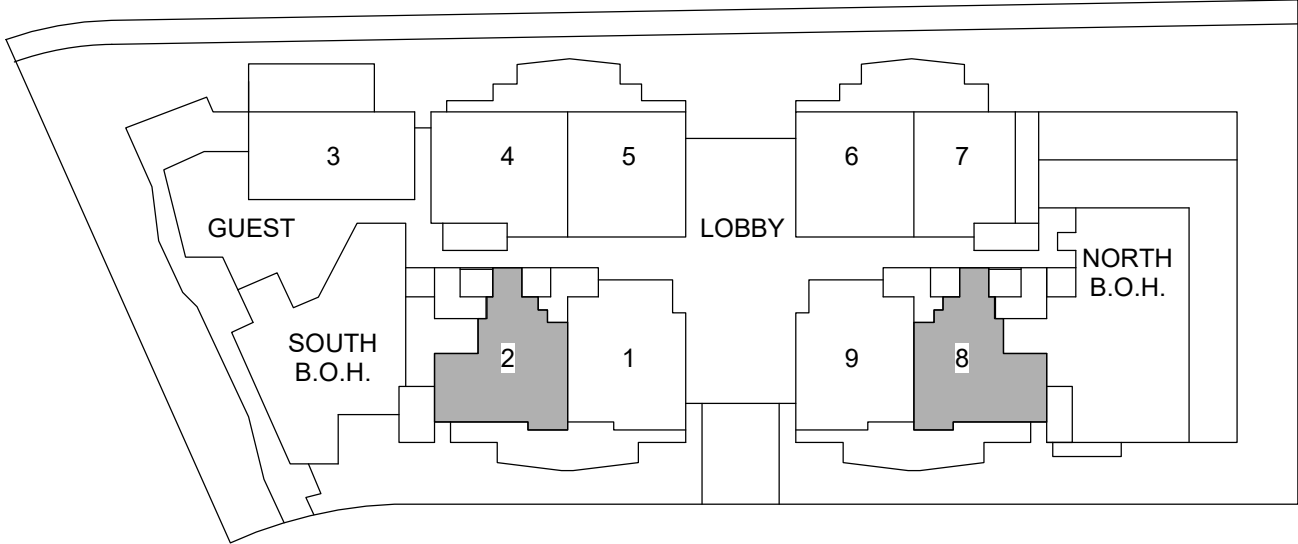
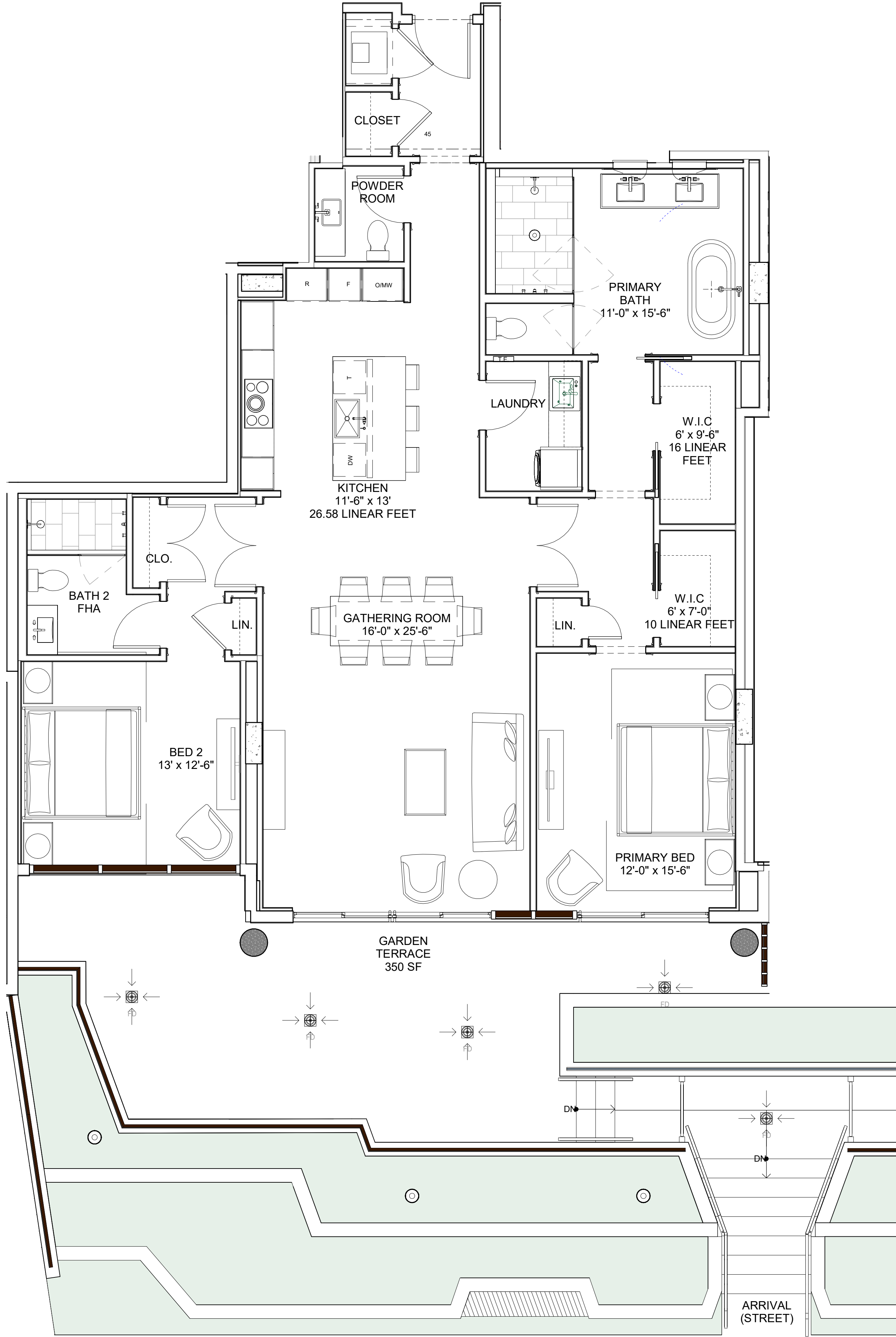
551 BAYSHORE

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33304

VILLA TYPE 1 (VILLA 9 MIRROR)

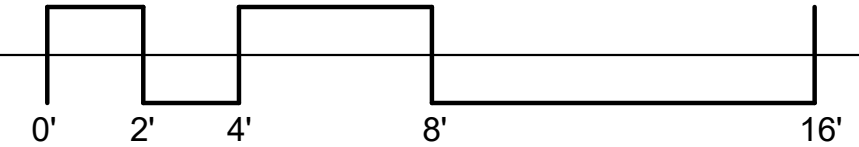
2 BR + DEN / 2.5 BATH



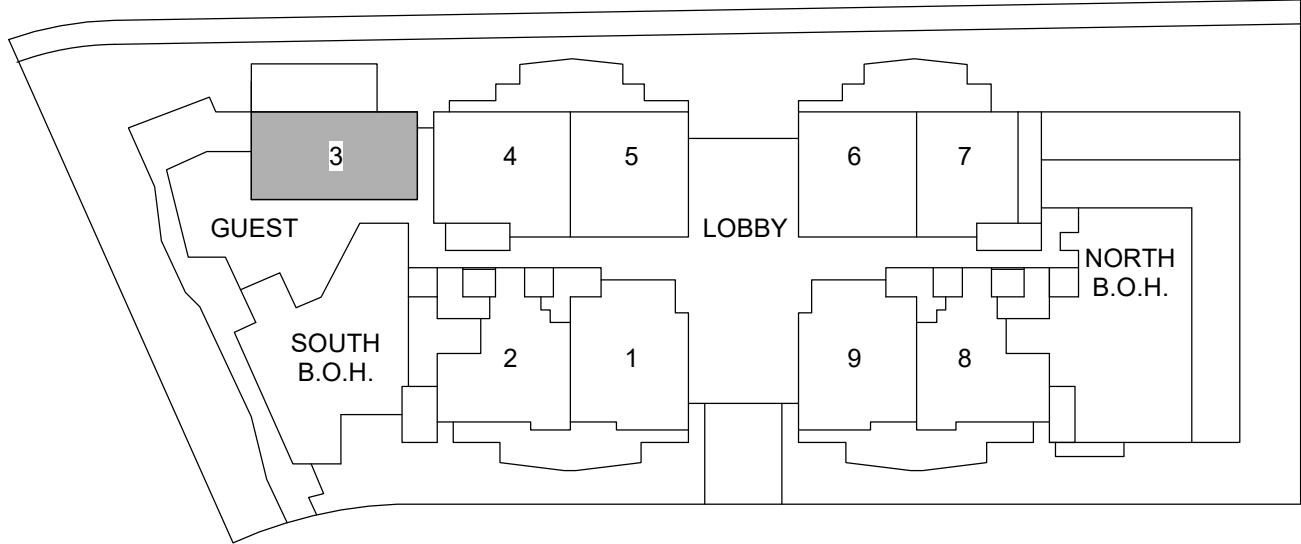
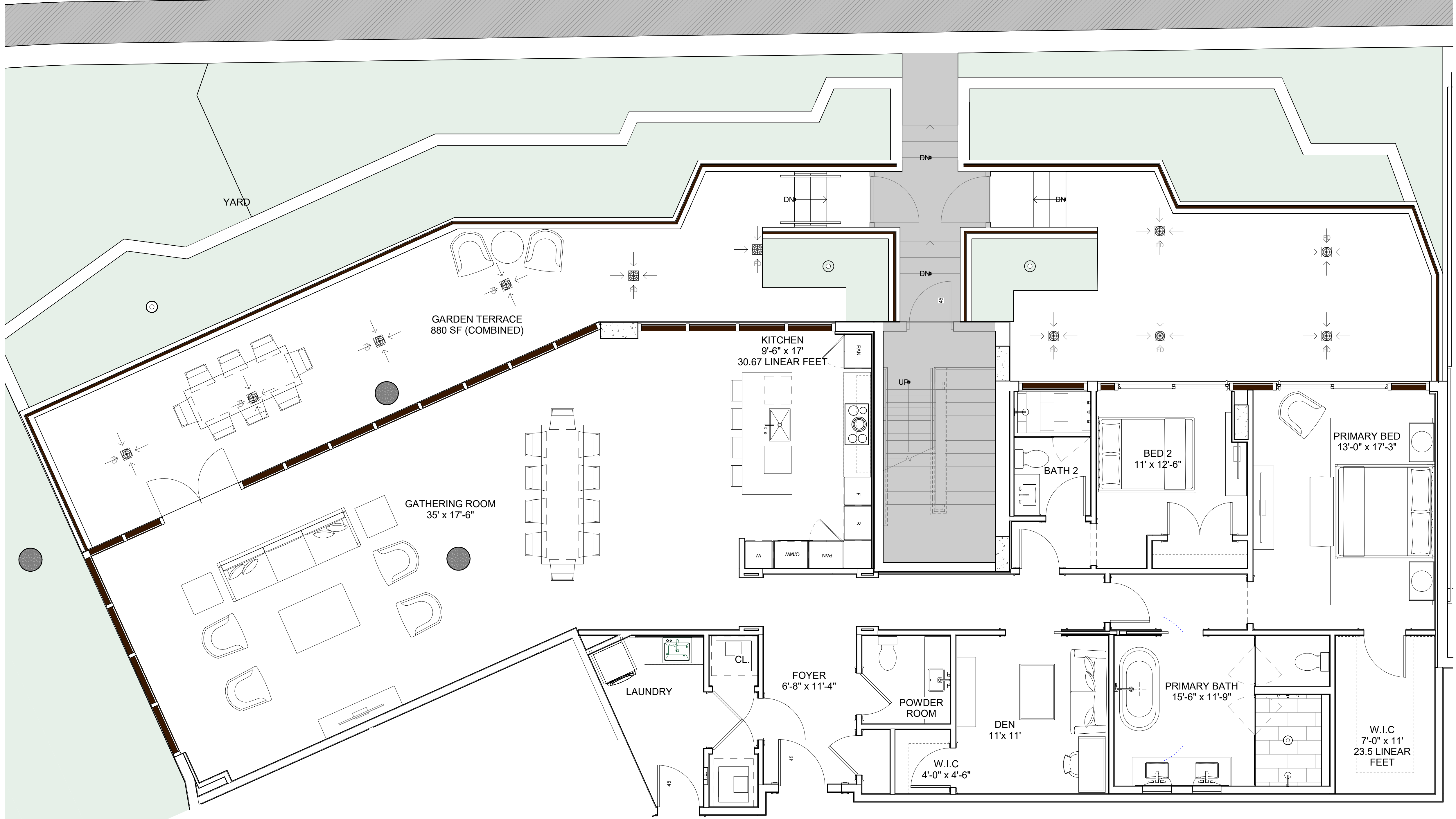
**ESTIMATED SELLABLE
OUTSIDE WALL : 1860 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



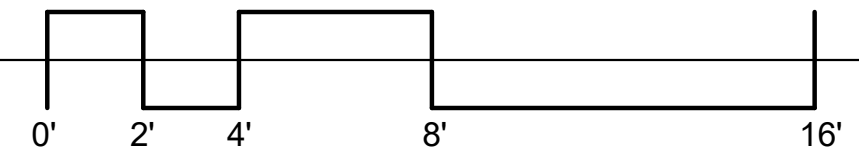
INTRACOASTAL



**ESTIMATED SELLABLE
OUTSIDE WALL : 2485 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



551 BAYSHORE

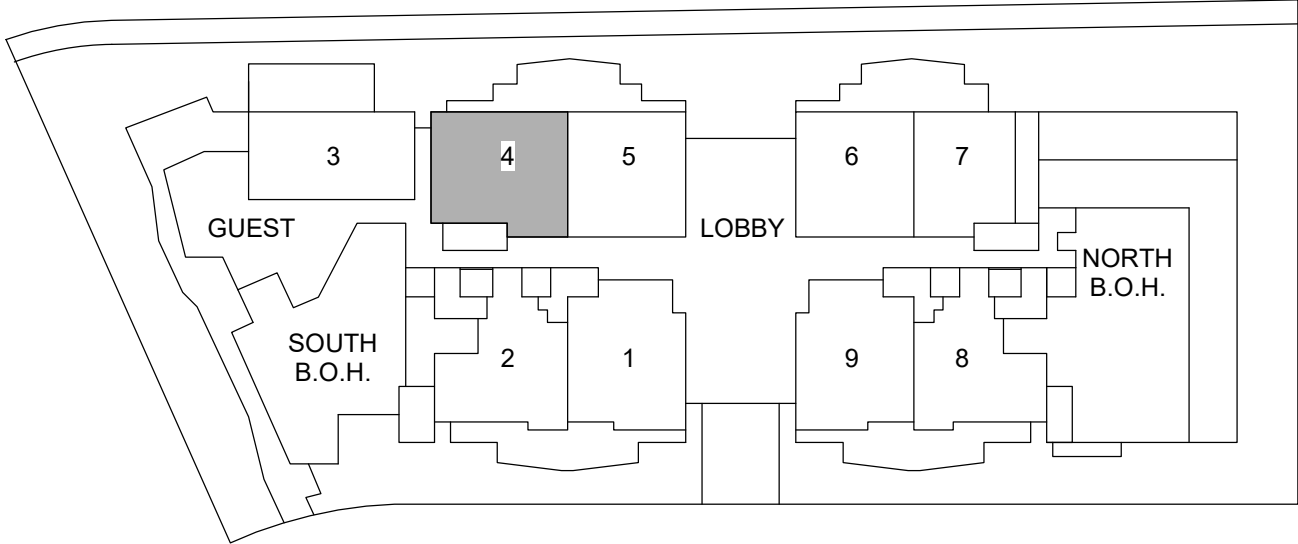
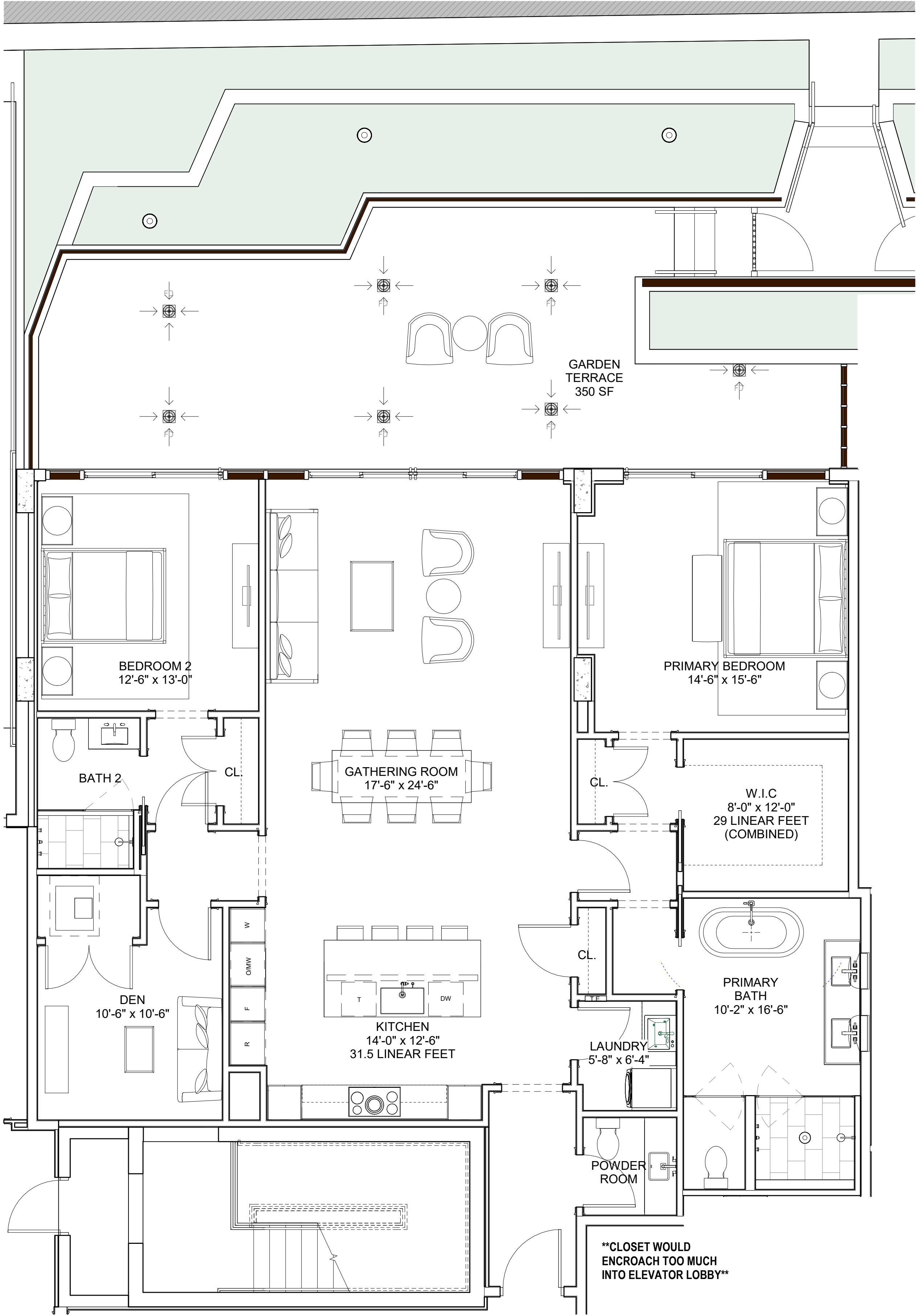
12/10/2025

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VILLA TYPE 3

2 BR + DEN / 2.5 BATH

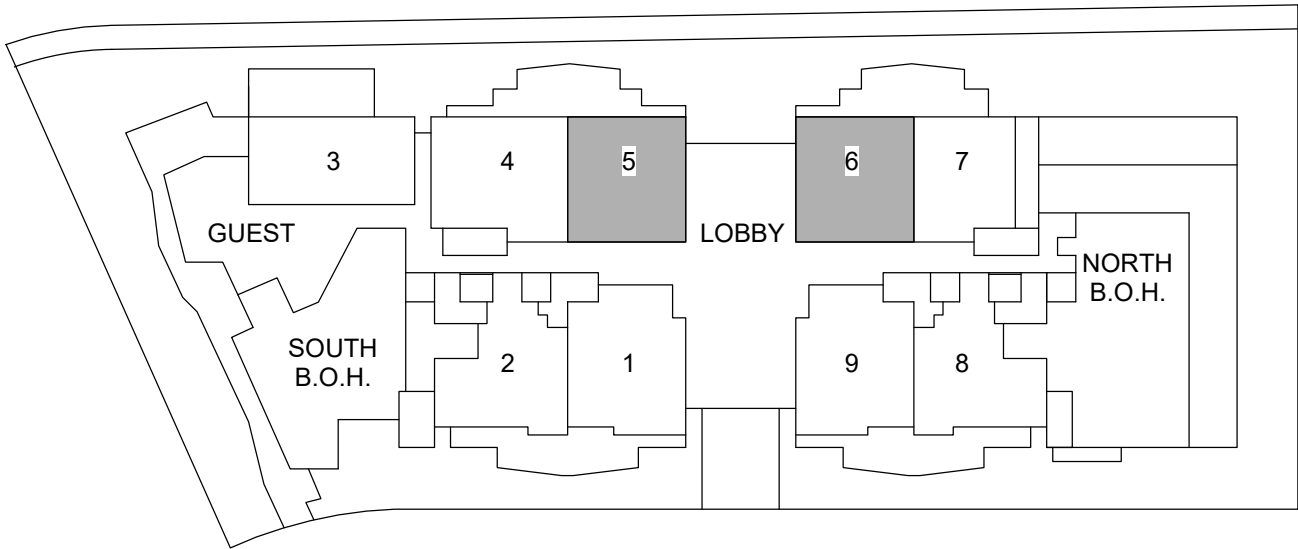
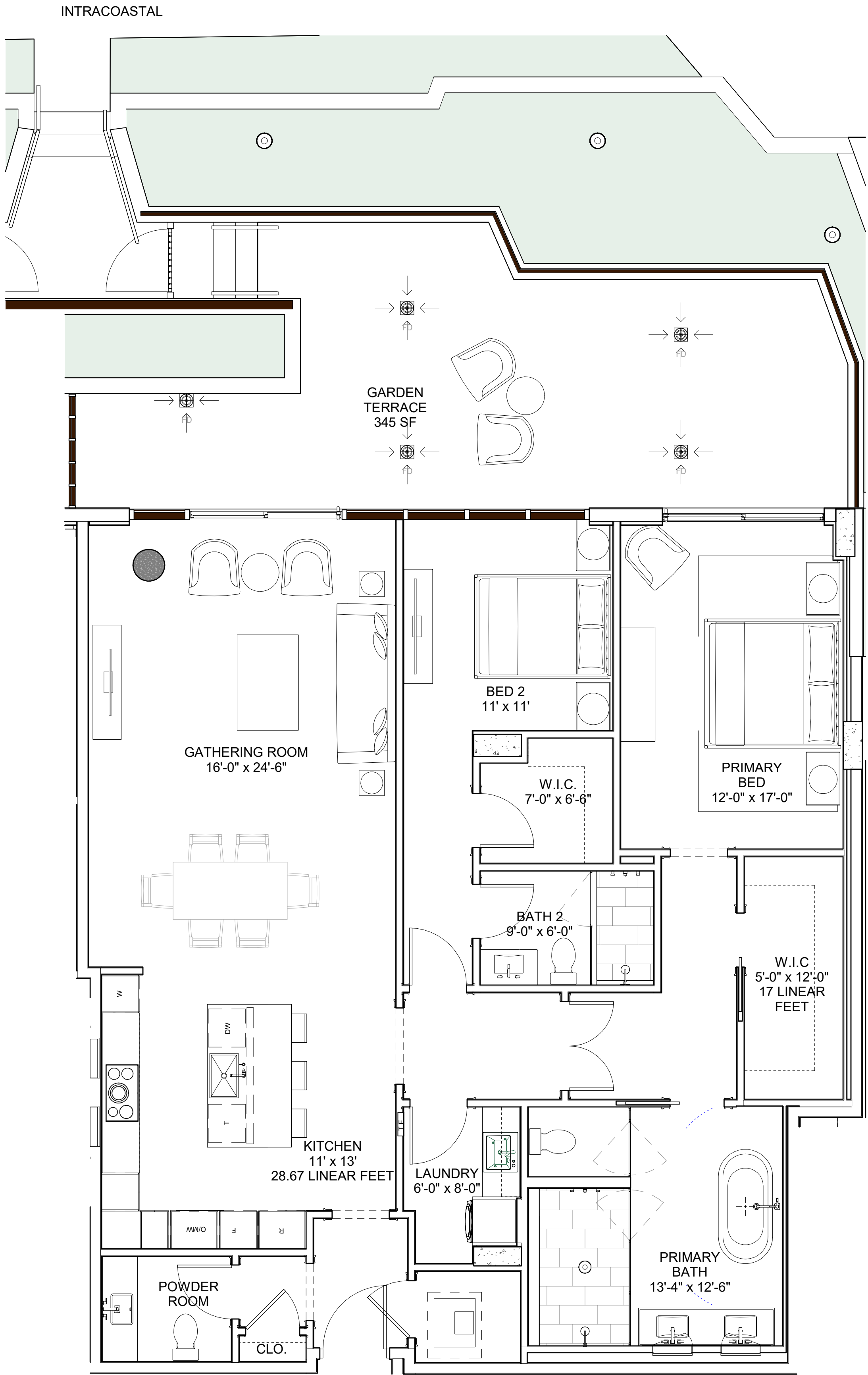
INTRACOASTAL



**ESTIMATED SELLABLE
OUTSIDE WALL : 1940 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



**ESTIMATED SELLABLE
OUTSIDE WALL : 1800 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR
WALL AND CORRIDOR, CENTERLINE - DEMISING
WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

