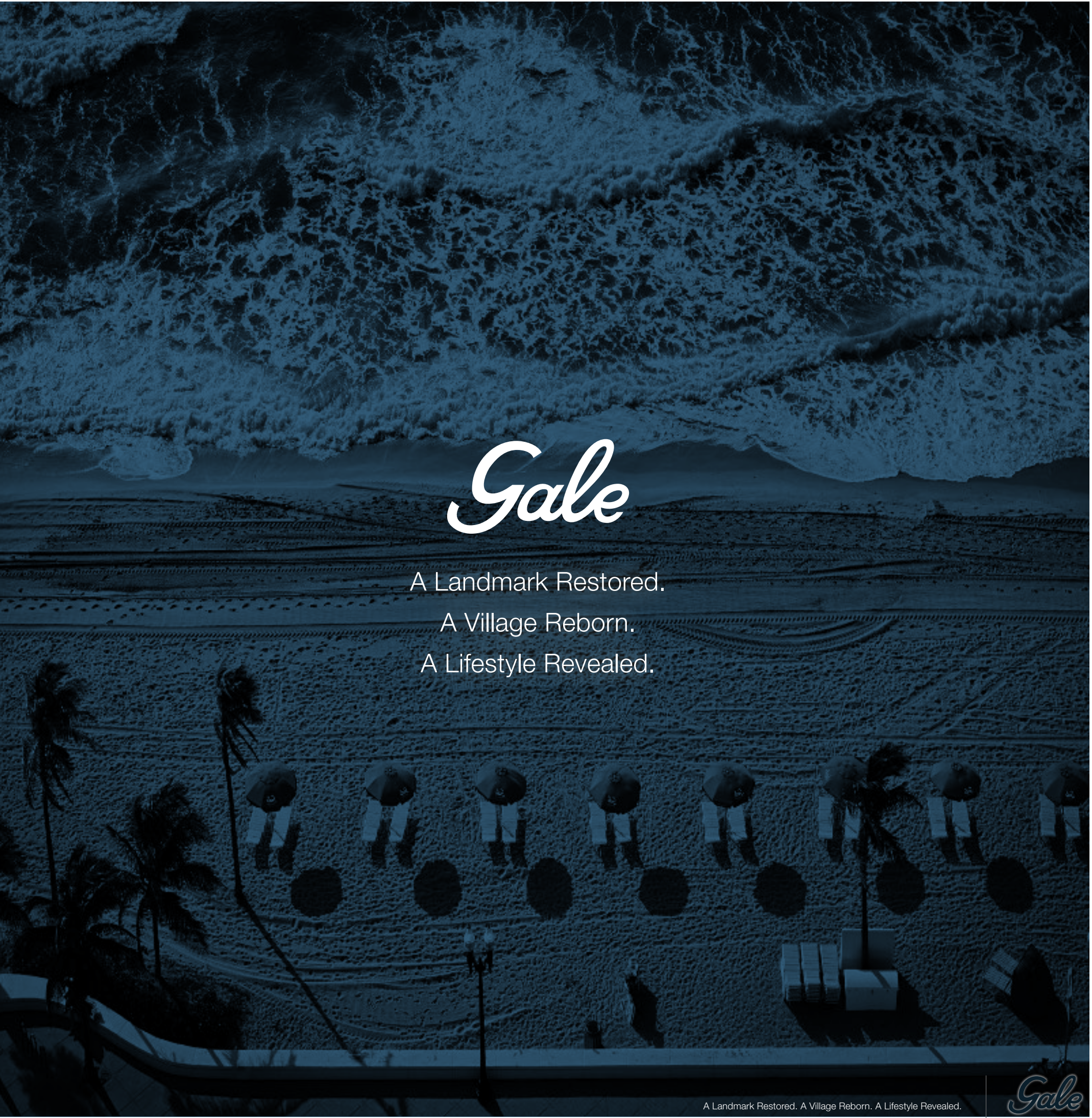


Gale

BOUTIQUE HOTEL & RESIDENCES
FORT LAUDERDALE BEACH





Gale

A Landmark Restored.

A Village Reborn.

A Lifestyle Revealed.

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FORT LAUDERDALE CITY OF SHORELINES

Fort Lauderdale is, first and foremost, a city of the water. Along the banks of its canals, rivers and waterways, not to mention the shores of its stunning Atlantic beaches, stately homes and gleaming towers stand amidst lush gardens of flowers and palms. Over the course of its history, Fort Lauderdale has evolved from a seasonal holiday destination to a renowned center for world-class yachting and fishing, and inevitably, into the thriving, year-round city it is today, recognized for the quality and variety of its cultural offerings as well as for its considerable natural assets.

It is the rare visitor to Fort Lauderdale who leaves unaffected by its physical beauty and enviable quality of life. These are the twin seductions that have inspired the creation of Gale Boutique Hotel & Residences Fort Lauderdale Beach, and, in turn, the renaissance of one of the city's most treasured neighborhoods, North Beach Village.

GALE FORT LAUDERDALE BEACH



Just a short walk from the beach and mere steps from the yachting marinas and the Intracoastal Waterway, the new, 12-story Gale Residences Fort Lauderdale Beach is rising on a prime site in the center of North Beach Village, a neighborhood coveted for its ideal location and revered for its well-preserved mid-century architecture.

Bounded to the east and west by water, and to the north and south by the Bonnet House Museum & Gardens and Las Olas Boulevard, respectively, there is never a shortage of things to do in and around North Beach Village.

“Every success story begins with a spark of creativity. Innovation, an entrepreneurial spirit, confidence, and leadership should be regarded as the core values of any new venture.”

—Harvey Hernandez - Chairman & CEO, Newgard Developer

A luxury lineup of five-star resorts speaks to the desirability of the oceanfront at North Beach Village.

AUBERGE

PARAMOUNT

CONRAD HOTEL/
OCEAN RESIDENCES

FOUR SEASONS

HILTON HOTEL



A LANDMARK RESTORED

When it opened its doors in 1949, the Escape Hotel became the first year-round resort in Fort Lauderdale Beach. With its Olympic-sized swimming pool, tennis courts, exotic theme dining and proximity to the beach, the Escape remained a favorite destination for Americans on holiday for over a decade. Now, after a meticulous restoration, this historic property emerges, thoroughly upgraded and contemporized, as the beautifully appointed Gale Boutique Hotel, standing before the newly constructed, 12-story Gale Residences Fort Lauderdale Beach.

A TALE OF TWO GALES



At both the South Beach and Fort Lauderdale properties, the Gale brand promises contemporary comforts in an ambiance inspired by vintage architecture.

The Gale Fort Lauderdale Beach shares its name with another masterfully restored, vintage boutique hotel, the Gale South Beach. While each property was restored with respect to its unique context and distinctive architectural heritage, both hotels showcase the elevated aesthetic that has become a signature of Menin Hospitality.

Since its opening in 2012, the Gale South Beach has earned acclaim for the quality of its restoration, as well as for the caliber of its accommodations, guest services, its fine dining and social venues.

A man and a woman are seated at a dining table, smiling and clinking their wine glasses. The man is on the left, wearing a white shirt, and the woman is on the right, wearing a light-colored top. They are both holding ornate, cut-crystal wine glasses filled with red wine. In the foreground, there are plates of food, including a salad and a dish with a wooden spoon. The background features large green plants and a light-colored interior with a glass partition.

A VILLAGE REBORN

North Beach Village refers to the picturesque neighborhood bounded by the beach and the Intracoastal, from Las Olas Boulevard to the Bonnet House Museum and Gardens. Despite its coveted location, the neighborhood has miraculously survived with its mid-century architecture and pedestrian scale largely intact. Now, a new era of vitality begins, with the Gale Boutique Hotel and Residences Fort Lauderdale Beach.

The economic viability of traditional neighborhood restoration has been proven time and again, with prime examples as close at hand as the Art Deco District, South of Fifth and Purdy Avenue in Miami Beach. The vision proposed for North Beach Village descends directly from this tradition.

In an age where most places are becoming more alike, North Beach Village surrounds you with opportunities to enjoy a lifestyle you won't find anywhere else.





DOWNTOWN MIAMI

FORT LAUDERDALE
INTL. AIRPORT

DOWNTOWN
FORT LAUDERDALE

PORT EVERGLADES

SAWGRASS
MILLS MALL

BAHIA MAR MARINA

MUSEUM OF
DISCOVERY & SCIENCE

WATER TAXI

LAS OLAS SHOPPING
& DINING DISTRICT

BROWARD CENTER
FOR PERFORMING ARTS

MUSEUM OF ART
FORT LAUDERDALE

GALLERIA MALL

Gale
FORT LAUDERDALE

ATLANTIC
OCEAN

BONNET HOUSE
MUSEUM & GARDENS

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A LIFESTYLE REVEALED

With one foot on the beach and the other in the village, those fortunate enough to live at the Gale Residences Fort Lauderdale Beach will enjoy the pleasures of two coveted lifestyles. The Gale is designed to take full advantage of it all.

On-site amenities complement dynamic, outdoor living with multiple pools and terraces for exercising, socializing, relaxing and more. Nearby, explore the many cultural, culinary and entertainment offerings the city has to offer. A world of possibilities awaits in every direction, just minutes from your door.



ON THE TOWN



Less than a mile away, Las Olas Boulevard is famous the world over for its fine boutiques, restaurants and galleries.

For locals and visitors alike, the sidewalks of Las Olas make the ideal place to gather, day or night, for al fresco dining, live music, art fairs and more.

A tradition of patronage has fostered a strong relationship with the fine and performing arts in Fort Lauderdale. From the venerable Broward Center for the Performing Arts to the upstart FAT (Flagler Arts and Technology) Village, there is always something noteworthy on view.

One-mile stretch from Atlantic Ocean to Las Olas Riverfront Park

Over 30 al fresco dining options

The boulevard is home to many events throughout the year that draw large numbers: Las Olas Art Fair, Wine & Food Festival, Luxury Living Lifestyle Expo

10 major international art galleries

Museum of Art & NSU Art Museum

65 shops filled with fashion, accessories, gifts and more



ON THE WATER



With over 300 miles of canals and waterways, it is no surprise that Fort Lauderdale is called the Venice of the Americas.

With over 100 marinas, the city is home to 42,000 pleasure craft and annually hosts the famed Fort Lauderdale International Boat Show, the world's largest, bringing 130,000 visitors and \$4 billion of boats and marine products to our shores annually.

All of this aquatic fascination results in an infinite range of ways to enjoy the water, from fishing and boating to snorkeling, scuba, paddle boarding and kayaking, to a good old-fashioned swim in the warm waters off Fort Lauderdale Beach.

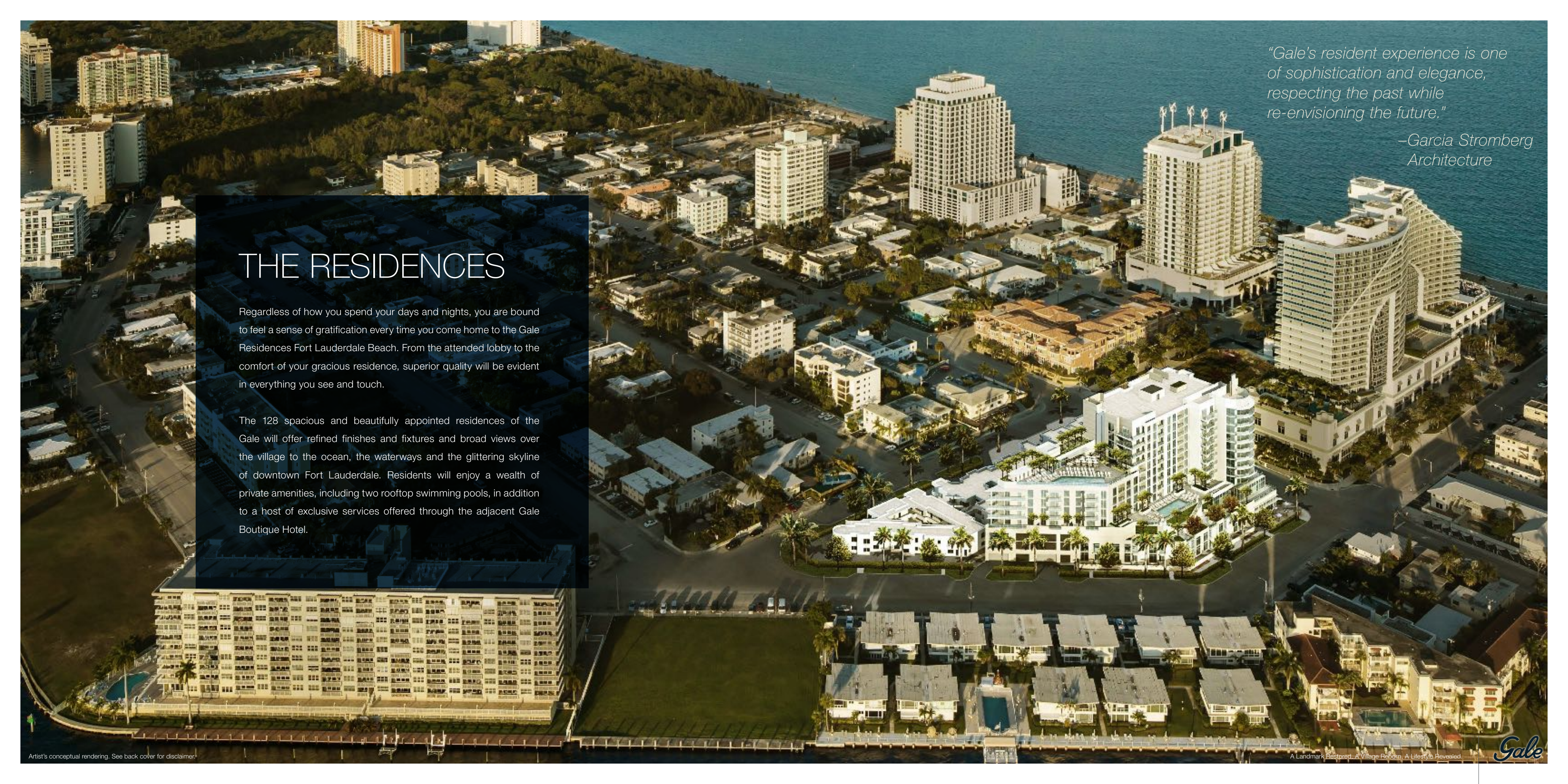


ON THE BEACH



Let your days fall in with the rhythm of the surf rolling in on Fort Lauderdale Beach.

Living at Gale means having one of the most beautiful beaches in all of North America just steps from your door. The signature, undulating wall that parallels the sand along scenic highway A1A is your invitation to stroll, jog or linger in the ocean breeze. Nightfall brings revelers, visitors and residents alike to dine along the water's edge.



THE RESIDENCES

Regardless of how you spend your days and nights, you are bound to feel a sense of gratification every time you come home to the Gale Residences Fort Lauderdale Beach. From the attended lobby to the comfort of your gracious residence, superior quality will be evident in everything you see and touch.

The 128 spacious and beautifully appointed residences of the Gale will offer refined finishes and fixtures and broad views over the village to the ocean, the waterways and the glittering skyline of downtown Fort Lauderdale. Residents will enjoy a wealth of private amenities, including two rooftop swimming pools, in addition to a host of exclusive services offered through the adjacent Gale Boutique Hotel.

"Gale's resident experience is one of sophistication and elegance, respecting the past while re-envisioning the future."

*—Garcia Stromberg
Architecture*



RESIDENCE ENTRANCE

Artist's conceptual rendering. See back cover for disclaimer.

EXCLUSIVE AMENITIES AND DEDICATED SERVICES

BUILDING FEATURES

- 128 fully finished residences
- 1-, 2- & 3-bedroom units & townhomes
- 24/7 valet parking
- 24/7 Welcome Desk in lobby
- Supreme concierge service
- Residents-only access-controlled parking garage
- Grand lobby with imported stone, wood, and custom finishes
- Premium retail and signature restaurants on ground level
- Private residents-only clubroom with fully equipped show-kitchen and bar
- Rooftop swimming pool and Sunset Lounge

- Fully equipped state-of-the-art fitness center with HD TVs
- Outdoor fitness and meditation area
- Residents-only swimming pool with Intracoastal views
- Steps from the ocean and world-renowned Fort Lauderdale Beach
- Exclusive services offered by the Gale Fort Lauderdale Beach
- Private residents-only movie theater
- Expansive, fully landscaped resort-style terrace with Intracoastal views
- Exterior BBQ area
- Pet-friendly atmosphere
- Dedicated service elevator



Some features only available in select units and some features have an additional cost

A Landmark Restored. A Village Reborn. A Lifestyle Revealed.



Feel welcomed at the Gale Residences Fort Lauderdale Beach
as you arrive in elegance and experience its nostalgic beauty.



RESIDENCE LOBBY

Artist's conceptual rendering. See back cover for disclaimer.

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"Our goal was to embrace the casual coastal lifestyle of North Beach Village and elevate that experience by adding a cool sophistication via programmed spaces that exemplify the notion of effortless elegance."

—Urban Robot Associates



RESIDENCE CLUBROOM

Artist's conceptual rendering. See back cover for disclaimer.

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FOURTH FLOOR AMENITIES DECK

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ROOFTOP POOL DECK

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"In order to build towards a superior real estate product, we must always look to the future, encourage new ideas, work hard to improve existing ones, and above all else, welcome the spirit of innovation with open arms."

*—Harvey Hernandez
Chairman & CEO, Newgard*



Artist's conceptual rendering. See back cover for disclaimer.

FINE FINISHES AND FEATURES OF YOUR GALE RESIDENCE



Artist's conceptual rendering. See back cover for disclaimer.

- Fully finished residences
- Modern, open-concept floor plans
- Smooth-finished 9 ft. ceilings
- Impact resistant floor-to-ceiling sliding glass doors and windows
- Oversized balconies in select units
- Italian kitchen cabinets with contemporary hardware
- Top-of-the-line appliances
- Designer bathroom accessories
- Elegant, imported stone countertops in both kitchen and bathrooms
- Spa-like amenities
- Dual sinks, glass shower enclosures, and soaking tubs in master bathrooms
- Premium European-style fixtures
- Custom-finished flooring and walls in wet areas
- Spacious walk-in closets
- Laundry room with full-size washer and dryer

Some features available only in select units.

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“Simple, honest materials in a neutral palette are accented in crisp white, chrome and deep blues. Add the consummate mix of furnishings for spaces that feel upscale, yet approachable. Ideal for lounging in flip-flops after the beach, or romantic sunset cocktails.”

*–Urban Robot Associates
Interior Design*



SMART-HOME TECHNOLOGY



Built-in wiring for HDTV, multiple phone/data lines, and high speed Internet

Individually controlled, energy-efficient central heating and air conditioning systems

Electric vehicle charging stations

Electric bicycles available to residents

Smart building technology, high capacity communications technology and green innovations

Integrated, high speed WiFi throughout common areas

FLEXIBLE LIVING BENEFITS



Living with access to lavish hotel services can be habit-forming. Fortunately, your privileges are only as limited as your capacity to enjoy them.

These include in-home dining through the on-premises food and beverage outlets, housekeeping services, poolside towel service, laundry service, catering, airport transfers and auto detailing.

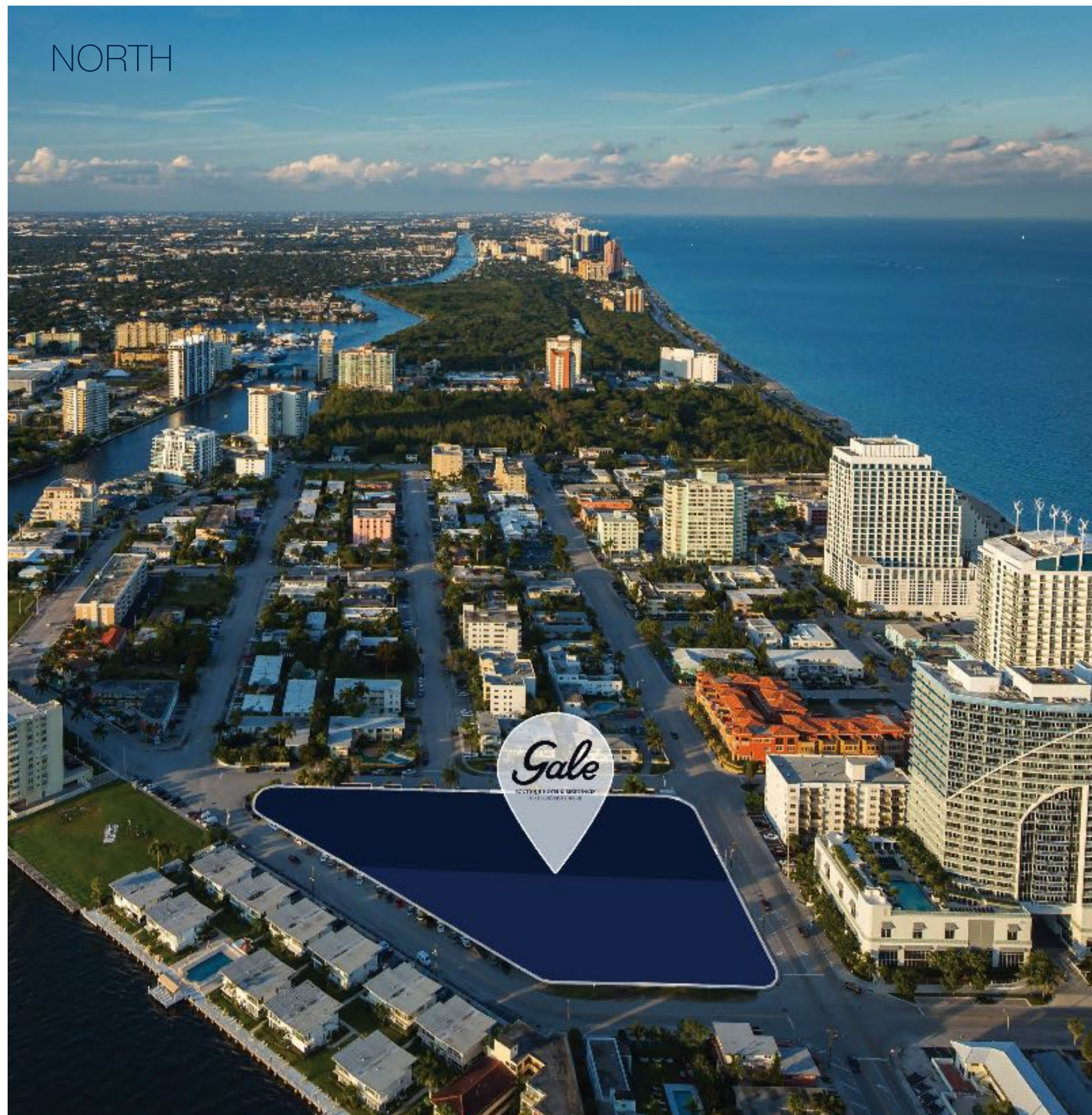
The flexibility for short term rentals will allow owners to both use or rent the units at their convenience.

A hands-free maintenance program is offered for all in-home mechanical/electrical systems, appliances, and lighting.

All owners enjoy exclusive privileges such as preferred rates, priority reservations and other perks at all Menin Hospitality properties.

Additional costs may apply.

NORTH



SOUTH



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THE POWER TO DELIVER PRESENCE

Newgard

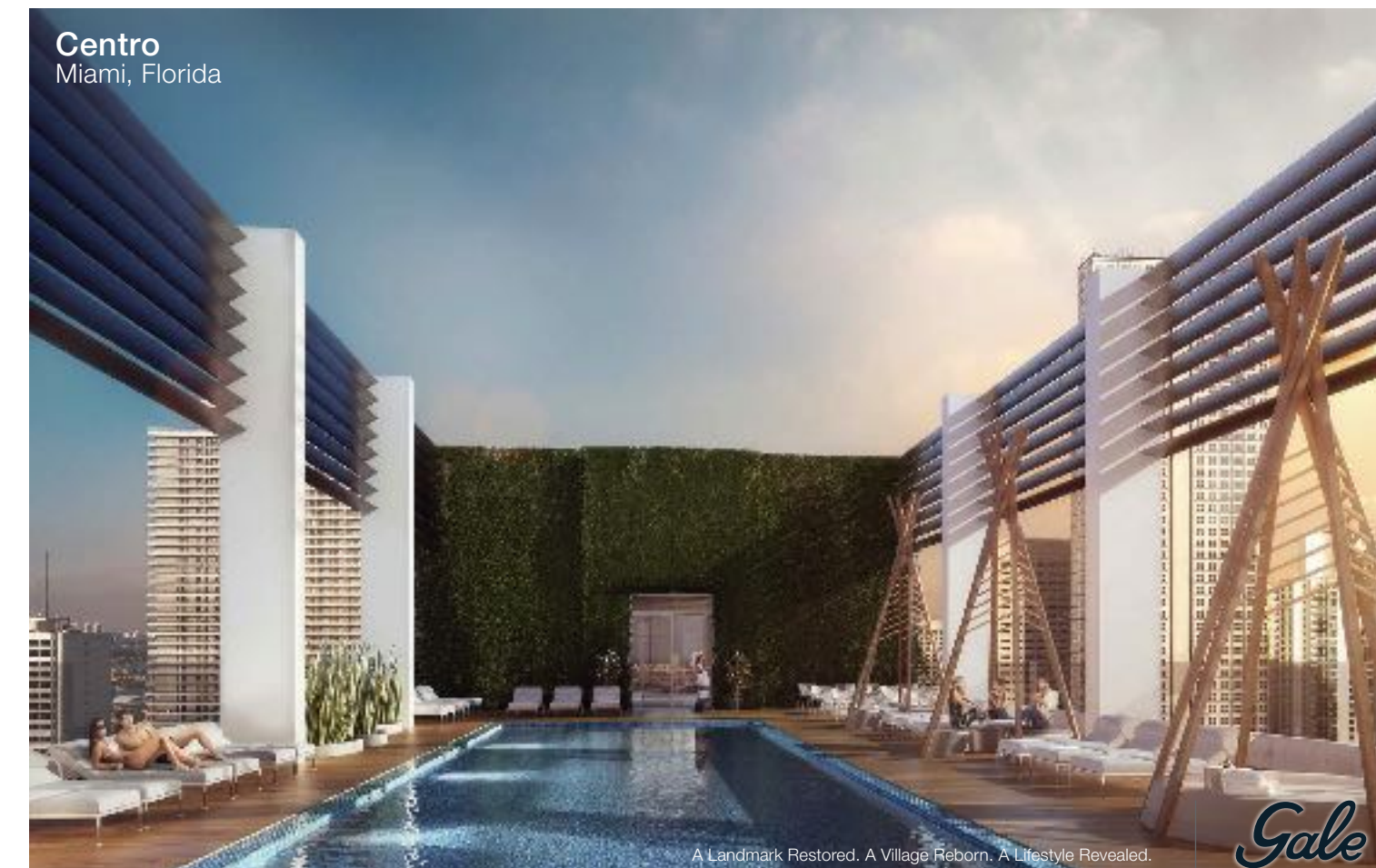
Newgard Development Group breaks out of the mold of typical real estate developers, reacting quickly to market conditions, building better quality projects, and delivering remarkable turnaround on completion schedules. At the same time, they've been able to incorporate concepts previously thought too difficult to include in large-scale residential and commercial projects. Newgard team's recent projects include: BrickellHouse, Centro, One Flagler, Gallery Art in the Miami Arts District, and City Palms in Downtown West Palm Beach. Newgard's commitment to excellence, innovation and responsible development has quickly made it one of the country's top firms when it comes to leading-edge design, construction, quality, and added value to surrounding neighborhoods.



BrickellHouse
Miami, Florida



One Flagler
Miami, Florida



Centro
Miami, Florida

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Development Sales

Over the past 271 years, the Sotheby's name has become renowned as a marketer for many of the world's most valuable and treasured possessions. Sotheby's International Realty, in keeping with this extraordinary reputation, has become a globally recognized leader in the representation of distinctive real estate. As one of the fastest growing luxury real estate brokerage firms in South Florida, ONE Sotheby's International Realty has nine offices in Fort Lauderdale, Coral Gables, Miami Beach, Bay Harbor Islands, Aventura, Sunny Isles, Brickell and Key Biscayne. With approximately \$3 billion in inventory, ONE Sotheby's condo development division continues to position itself as the expert in South Florida's prominent condo developments, having represented some of the most successful projects in the city.



Hotel Management

Menin Hospitality's eclectic portfolio includes upscale lodging, lifestyle restaurants and nightlife venues throughout South Florida and Chicago. Menin Hospitality currently operates hotels including Bentley, Gale and Sanctuary in South Beach, and Raffaello in Chicago, plus well-attended nightlife venues and acclaimed eateries in both cities. Menin is currently expanding its operations throughout the U.S. and internationally.



Architecture

For over 25 years Garcia Stromberg has performed a multitude of services including architecture, planning, interior design, graphic design, web design, and marketing strategies for diverse projects in Florida and around the world. With a thorough understanding of each project's unique constraints and demands, the firm nevertheless remains focused on design.



URBAN ROBOT ASSOCIATES

Interior Design

Urban Robot Associates (URA) is a full-service, boutique design firm in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. Drawing upon diverse design backgrounds, the URA team works collaboratively to develop singular narratives that are true to concept and tailored to each project.



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