



SHORECREST

FLAGLER DRIVE

DESIGNED TO PERFECTION



SHORECREST

FLAGLER DRIVE

Conceived and curated by connoisseurs of modern living, Shorecrest, from Related Ross, is a collection of condominium residences that embody quality, innovation, and sophistication.

Designed and constructed to enhance the best of waterfront living, these are homes that promise to set a new standard of excellence in West Palm Beach—and beyond.

DESIGNED TO PERFECTION

Conceived and curated by connoisseurs of modern living, Shorecrest, from Related Ross, is a collection of condominium residences that embody quality, innovation, and sophistication.

Designed and constructed to enhance the best of waterfront living, these are homes that promise to set a new standard of excellence in West Palm Beach —and beyond.

“Related has been dedicated to the growth of West Palm Beach for decades and we are proud to expand our luxury residential offerings with Shorecrest. Tailored to this thriving community, Shorecrest transforms a part of the waterfront while capturing a timeless aesthetic for residents.”

STEPHEN M. ROSS
Chairman and Founder
Related Ross





THE MARK OF EXCELLENCE

With Shorecrest, Related Ross builds upon a history of iconic properties. Designed by the critically-acclaimed Roger Ferris + Partners, with interiors by the innovative Rottet Studio, it is 28 stories of expansive residences. Situated along the waterfront of West Palm Beach, the building stands out with a striking silhouette, defined by a unique mosaic pattern.

Widely considered the leader in residential properties, Related Ross is committed to the highest standards. Each home comes with an enviable suite of services and amenities that make daily life all the more exceptional.



ARTIST'S RENDERING

Intracoastal, Palm Beach Island and Atlantic Ocean Views



ARTIST'S RENDERING



ARTIST'S RENDERING

Private Loggia



Primary Bedroom

INSPIRED DESIGN. DEFINING DETAILS.

High above the water, with spectacular views of the Intracoastal Waterway and Atlantic Ocean, the design of Shorecrest is unparalleled. In bringing together exceptional architecture and interior design teams, no detail has been overlooked. These residences are a balance of warmth and exclusivity, with comfort and sophistication pervading from the inside, out.

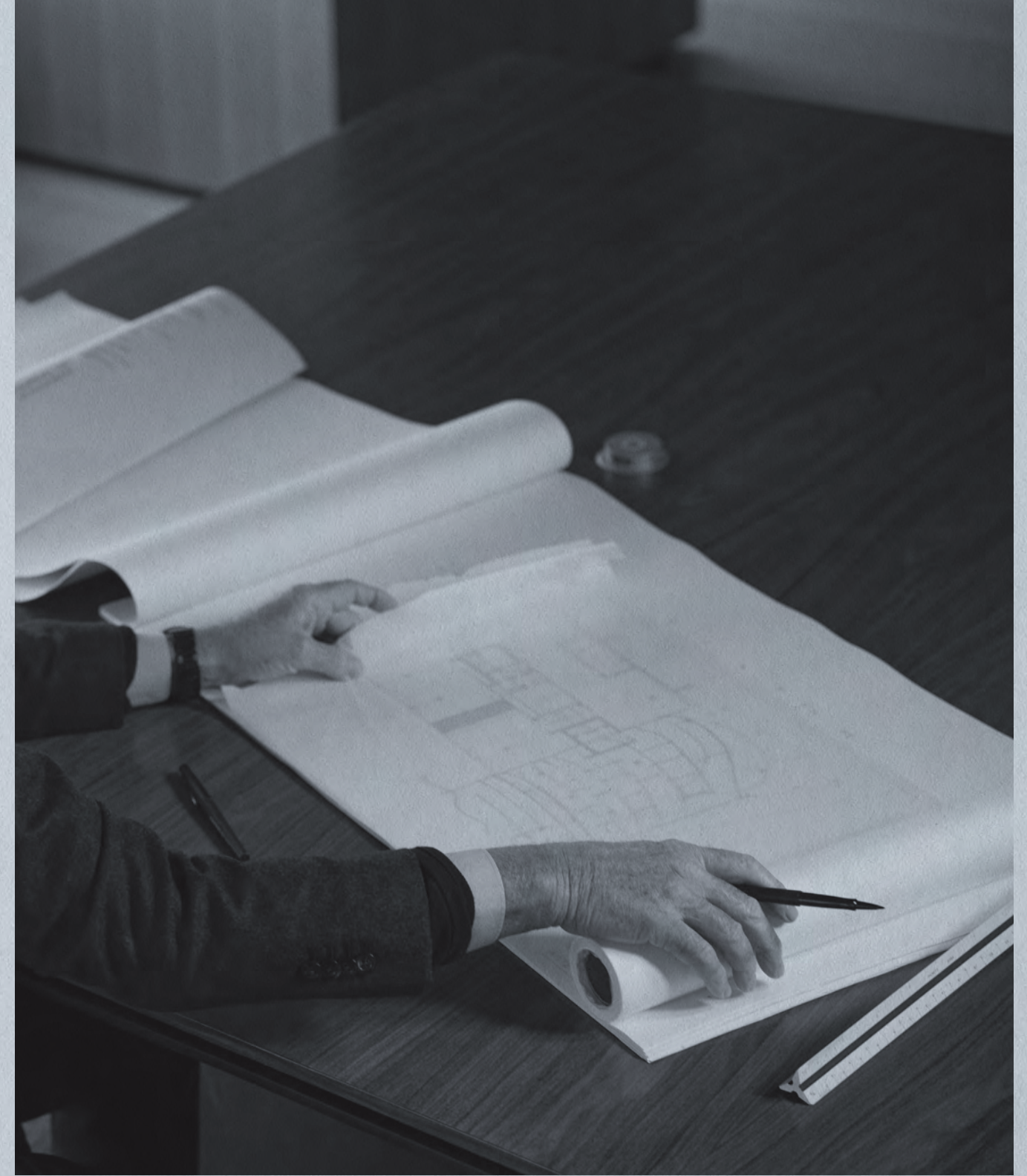


ROGER FERRIS + PARTNERS

Roger Ferris + Partners is a critically acclaimed architecture firm providing architectural, interior design, and master planning services to private, corporate, and institutional clients. The firm's portfolio includes private homes and estates, multi-family residences, commercial offices, and mixed-use projects. RF+P is headquartered in Westport, Connecticut with offices in New York City and Bridgehampton, New York. Roger Ferris + Partners has earned more than 90 regional and national awards and international citations. It has been recognized as a world leader in both commercial and residential architecture as well as being featured in leading industry and lifestyle publications.

“Shorecrest resides on a spectacular slice of West Palm Beach. Inside, floor-to-ceiling windows emphasize panoramic views and large outdoor terraces bring the outdoors into each residence.”

ROGER FERRIS
Founding Principal
Roger Ferris + Partners



“Shorecrest balances the classic refinement of Palm Beach, along with the relaxed attitude of contemporary South Florida. The serene interiors are intentionally light-filled and grand, drawing the sunlight indoors. The careful attention to detail and sculpted proportion in every room creates a strong residential attitude, and sense of intimacy. The interior finishes are fresh and timelessly inspiring, drawing inspiration from the sandy beaches and expansive water-views nearby.”

LAUREN ROTTET
Founding Principal & President
Rottet Studio

ROTTET STUDIO

To complement the boldness of Shorecrest’s exterior, Rottet Studio brings understated elegance to the interiors. Warm neutrals, open spaces, and amenities featuring subtle curves to reflect Shorecrest’s mosaic façade reveal that every detail has been purposefully chosen. At once forward-looking and timeless, open yet intimate, Shorecrest’s residences evoke the comfort of home while also offering a sense of escape.



HOMES WITH SOPHISTICATED INTIMACY

Generously proportioned and meticulously considered, Shorecrest is a new level of modern living on the South Florida waterfront. The boutique nature of the building creates an inviting but private environment for residents; a secluded spot that remains connected to the vibrant community outside.

Featuring one- to three-bedroom condominium residences, a home here envelopes you in exclusivity and fosters a sense of tranquility.



Living Room



ARTIST'S RENDERING



ARTIST'S RENDERING

Primary Bathroom

AMENITIES THAT GO BEYOND

Befitting the waterfront setting and bustling energy of West Palm Beach, Shorecrest features world-class amenities and exclusive experiences. From the moment you arrive at the lushly secluded porte-cochère, a unique lifestyle is apparent.

Enjoy a one-of-a-kind rooftop oasis with lounging, swimming and sweeping vistas. An entire club level devoted to communal spaces including a yoga studio, fitness center, game room, cocktail lounge, co-working as well as executive meeting spaces. There's also the spa, featuring a steam room, cold plunge, hot tub, sauna, and treatment rooms. And Related Life offers private programming for residents that ranges from cooking demonstrations to sommelier series to workout classes. Not just a home, Shorecrest provides a cultivated community devoted to the passionate pursuit of a full life.

Take advantage of unmatched services by Related Ross. Shorecrest will be managed and operated by Related Ross, the global leader in luxury property management. The building offers an unparalleled level of service, by a staff imbued with a passion for hospitality. In addition to a full-time concierge, a Lifestyle Director will work on-site to handle resident's needs. Anything from restaurant reservations, on-site event programming, travel recommendations and more.



ARTIST'S RENDERING



ARTIST'S RENDERING



LOCATION

LIFE ON THE WATER

Shorecrest is both defined and inspired by its location on the water. Picturesque views of the Intracoastal Waterway and Atlantic Ocean provide a serene backdrop, while the West Palm Beach waterfront just outside invites endless exploration.

In addition to the waterfront, Shorecrest is conveniently located close to shopping, culture and recreation. Take in art exhibitions and outdoor music performances at CityPlace. Opt for fine or casual dining downtown and on Palm Beach Island. Indulge in wellness experiences and recreational activities at the city's growing number of green spaces and redeveloped parks.

AN ACTIVE LIFESTYLE

As close to the city center as Shorecrest is, there are plentiful green spaces and opportunities to enjoy the outdoors. From tennis and golf to waterfront biking and deep-sea fishing, it's all right outside. As the area continues to evolve, look north to the transformation of Currie Park. Destined to be a world-class waterfront meeting spot, it will bring playgrounds, pickleball and other recreational activities to the community.

1



2



A CULTURED COMMUNITY

Art and culture are thriving in West Palm Beach. Take in the expansive contemporary collection at the Norton Museum of Art and Sculpture Garden. Catch a Broadway show or classical concert at the Kravis Center. Enjoy the spectacular setting of the Henry Morrison Flagler Museum as much as its rotating exhibits. And The Society of the Four Arts includes everything from films and performances to speakers and workshops in its artistic programs.

- 1
A rich yachting culture is right outside your door.
- 2
Take in local art exhibitions, programming and events.
- 3
The Norton Museum is home to more than 8,200 dazzling works.

3



EXCEPTIONAL SHOPPING DESTINATIONS

The area’s renowned shopping encompasses lifestyle, fashion, home and design, along with innovative retail concepts. Indulge at the premium shops at the Royal Poinciana Plaza and unique boutiques at Via Flagler. CityPlace brings national and boutique brands to the heart of downtown.



2



3



- 1 Enjoy leisurely days exploring the area’s curated shops.
- 2 The landmark Worth Avenue boasts blocks of premium stores.
- 3 CityPlace is a dynamic hub of shopping, dining and activity.
- 4 Bespoke cocktails at CityPlace's Barrio.
- 5 Estiatorio Milos at One Flagler, coming soon.



4

INSPIRED DINING OPTIONS

The dynamic dining scene in West Palm Beach keeps getting better. Top-rated destinations include Harry’s Restaurant, Felice, and many others, while world-renowned chefs like Stephen Starr and Jose Andres will bring their iconic dining destinations to the neighborhood.



5

NEIGHBORHOOD

West Palm Beach is on the rise. Green public spaces mingle with multi-use plazas. Restaurants and shopping come together with art and cultural venues. The bustle of the city and its community is all set against the beautiful backdrop of the ocean. It all creates an enviable lifestyle that locals are proud to call home.

POINTS OF INTEREST

- 1 Brightline Station
- 2 CityPlace
- 3 Old Northwood Historic District
- 4 NORA (coming 2025)
- 5 Palm Beach Lake Trail
- 6 The Royal Poinciana Plaza
- 7 Worth Avenue
- 8 Worth Avenue Clock Tower

CULTURAL INSTITUTIONS

- 1 Ann Norton Sculpture Garden
- 2 Henry Morrison Flagler Museum
- 3 Kravis Center
- 4 Norton Museum of Art
- 5 Richard and Pat Johnson Palm Beach County History Museum
- 6 The Society of the Four Arts

EDUCATIONAL INSTITUTIONS

- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy – Lower Campus
- 3 Palm Beach Day Academy – Upper Campus
- 4 Rosarian Academy
- 5 St. Ann Catholic School

HOTELS & RESIDENCES

- 1 The Brazilian Court Hotel & Beach Club
- 2 The Breakers Palm Beach
- 3 The Colony Hotel
- 4 Hilton West Palm Beach
- 5 The Laurel
- 6 South Flagler House
- 7 The White Elephant Hotel
- 8 Olara
- 9 Flagler Pointe
- 10 The Ritz-Carlton Residences
- 11 Mr. C Residences

MARKETS

- 1 Amici Market
- 2 Bedner's Market
- 3 Grandview Public Market
- 4 Joseph's Market
- 5 Publix Super Market, CityPlace
- 6 Publix Super Market, Palm Beach
- 7 West Palm Beach GreenMarket

OFFICE BUILDINGS

- 1 360 Rosemary
- 2 CityPlace Tower
- 3 East & West Towers
- 4 Esperanté
- 5 One Flagler
- 6 Phillips Point

PARKS & RECREATION

- 1 Coleman Park
- 2 Cox Science Center and Aquarium
- 3 Currie Park
- 4 Palm Beach Yacht Club
- 5 Palm Beach Zoo
- 6 Palm Harbor Marina

RESTAURANTS

- 1 Adrienne's PizzaBar
- 2 Buccan
- 3 Café L'Europe
- 4 El Camino
- 5 Elizabetta's Ristorante
- 6 Felice
- 7 Grato
- 8 Harry's
- 9 Imoto
- 10 La Goulue
- 11 Le Bilboquet
- 12 Lola 41
- 13 PB Catch
- 14 RH Rooftop
- 15 Table 26
- 16 True Food Kitchen
- 17 THE ROYAL
 - Celis Juice Bar
 - Palm Beach Grill
 - Sant Ambroeus

SHOPPING

- 1 THE ROYAL
 - La Ligne
 - Marissa Collection
 - Nili Lotan
 - Saint Laurent
 - Staud
 - Theory
 - Veronica Beard
 - Zimmerman

2 WORTH AVENUE

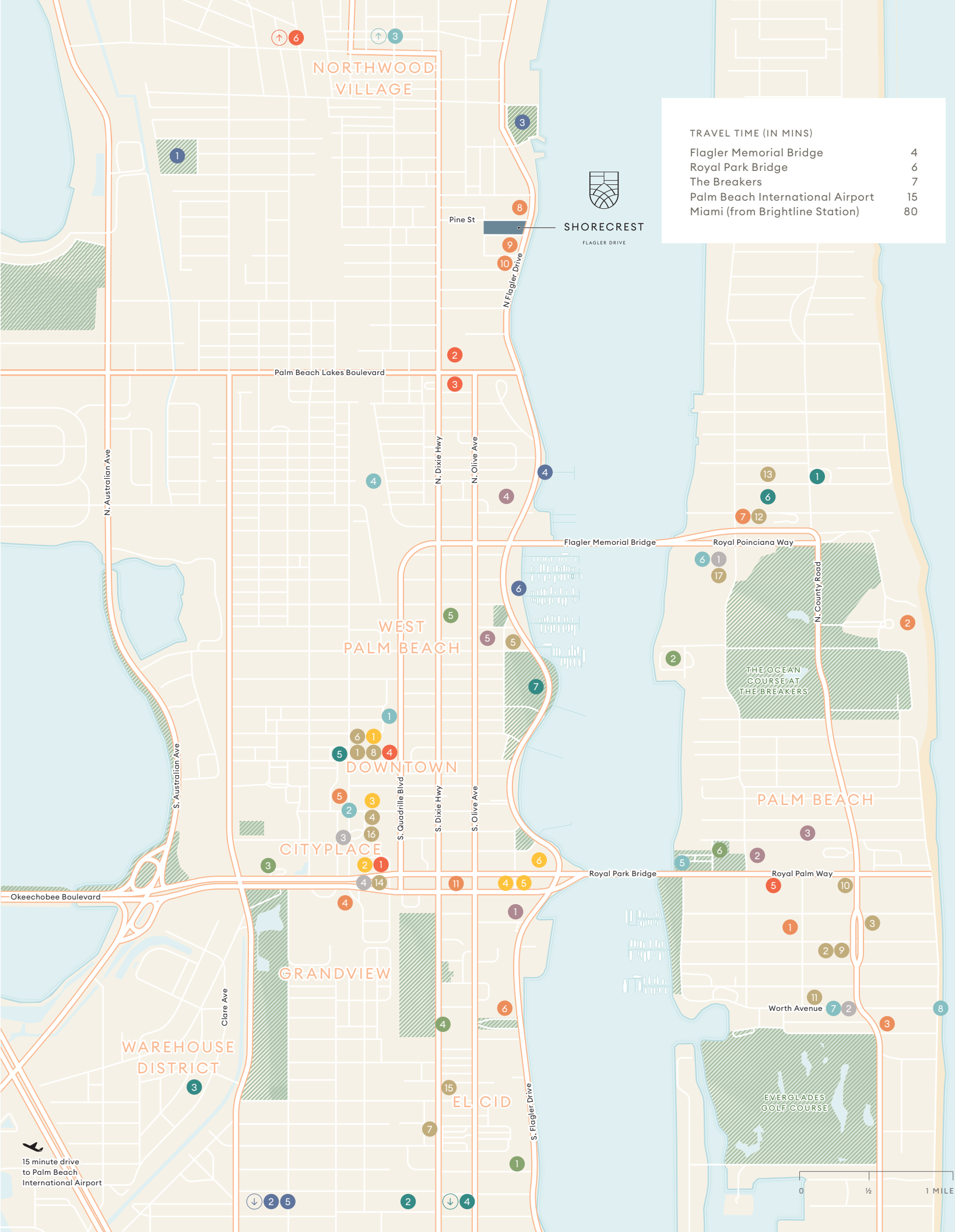
- Bottega Veneta
- Chanel
- David Yurman
- Ferragamo
- Loro Piana
- MaxMara
- Tiffany & Co.
- Saks Fifth Avenue

3 Lululemon

- 4 RH West Palm Beach

WELLNESS

- 1 Cleveland Clinic Florida
- 2 Good Samaritan Medical Center
- 3 HSS Florida
- 4 Mount Sinai – NY Concierge Care
- 5 Sollis Health – Palm Beach
- 6 St. Mary's Medical Center



1



ARTIST'S RENDERING

RELATED ROSS

Led by visionary developer Stephen Ross, Related Ross is a fully integrated real estate firm with unparalleled expertise in mixed-use development. Related has led the transformation of West Palm Beach into one of the fastest growing cities in the nation to live, work and visit. Related Ross leads the market in Class A office with over 2.8M square feet of existing commercial holdings built and under construction. Known for luxury residential buildings, Related Ross is introducing a new class of rentals and condos to the market including The Laurel and South Flagler House. The company also developed and owns the most celebrated destinations in the region including CityPlace—the most visited neighborhood in the City, fostering culture and enriching the community with lush green spaces, a diverse mix of experiential retail and culinary offerings, the largest concentration of public art installed by a private company in Palm Beach County, educational programming and modern residences; as well as Hilton West Palm Beach, RH West Palm and the historic Harriet Himmel Theater. For more information about Related Ross, please visit www.relatedross.com

ROGER FERRIS + PARTNERS

ARCHITECT

Roger Ferris + Partners is a critically acclaimed architecture firm providing architectural, interior design, and master planning services to private, corporate, and institutional clients. The firm's portfolio includes private homes and estates, multi-family residences, commercial offices, and mixed-use projects. RF+P is headquartered in Westport, Connecticut with offices in New York City and Bridgehampton, New York. Roger Ferris + Partners has earned more than 90 regional and national awards and international citations. It has been recognized as a world leader in both commercial and residential architecture as well as being featured in leading industry and lifestyle publications.

3



THE TEAM

2



ARTIST'S RENDERING

- 1
South Flagler House
by Related Ross
- 2
One Flagler
by Related Ross
- 3
Topping Rose House
by Roger Ferris + Partners

ROTTET STUDIO

INTERIOR DESIGNER

Rottet Studio is an international architecture and interior design firm with an extensive portfolio of corporate, hospitality, residential and maritime projects for the world's leading companies and brands. They deliver stunning, functional and timeless places, which promote a better way of life through the built environment. Rottet Studio is a WBE-certified firm and recognized as one of the finest design practices in the world with more than 65 million square feet of built design and a vast array of award-winning projects and product designs.

4



ARTIST'S RENDERING

5



ARTIST'S RENDERING

DS BOCA

LANDSCAPE ARCHITECT

Design Studio Boca is a design-oriented boutique Landscape Architecture and Planning firm located in Boca Raton, FL. They specialize in water-oriented resorts, hotels, mixed use lifestyle centers and luxury high-rise condominium projects. Their design expertise starts at the concept phase and continues through to the completion of the project. Over the past three decades they have been involved in a variety of projects, all with a unique set of conditions, and enjoy working collaboratively as a team to find the best solution for their clients. Since their inception in 2001 they have been successful by maintaining a positive work environment where ideas and design flourish.

CORCORAN SUNSHINE MARKETING GROUP

EXCLUSIVE MARKETING & SALES AGENT

With over 30 years of experience in marketing and collective sales in excess of \$58 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. The company offers unparalleled marketing expertise with the additional benefit of The Corcoran Group and its international affiliates' powerful distribution network. Representing properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.

4
Belmond Cap Juluca
by Rottet Studio

5
Rosewood Residences
Lido Key by DS Boca

SHORECREST

Presented by
RELATED ROSS

Architect
ROGER FERRIS + PARTNERS

Interior Designer
ROTTET STUDIO

Landscape Architect
DS BOCA

Exclusive Marketing & Sales Agent
CORCORAN SUNSHINE MARKETING GROUP

SALES GALLERY
460 S. ROSEMARY AVE, SUITE 180, WEST PALM BEACH, FL 33401

FOR MORE INFORMATION, VISIT SHORECRESTWPB.COM,
CALL US AT 561.515.0711 OR EMAIL US AT INFO@SHORECRESTWPB.COM

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. The features, amenities, designs, design professionals, finishes and specifications are proposed only, and the Developer reserves the right to modify, substitute, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure may be artists renderings or stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. This Condominium is being developed by 1901 N Flagler LLC ("Developer"). Developer, pursuant to a license agreement has a right to use the trade names, marks, and logos of the Related Ross. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Ross or any principal of the Related Ross and any purchaser agrees to look solely to Developer (and not to Related Ross and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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

Developer has provided purchasers with photographs for the purpose of providing Purchaser with an understanding of views which Purchasers may have from certain Units when they are completed. These photographs were taken from a device using technology designed to approximate the height of said Units. Exact views will vary based on a number of factors, including, without limitation, location of a particular Unit on a particular floor, window and glass door frames, angles and configurations, floor plan configuration, impacts from placement of balcony furniture and balcony walls, rails and other structures, as well as impacts from new construction and/or changes to existing improvements and/or landscaping within the view corridor. All depictions are for representational purposes only and subject to variances., Developer makes no representation whatsoever that views herein accurately depict actuals views from the Unit. Additionally, no guarantees or representations whatsoever are made that existing or future views from the Condominium and of the surrounding areas will be as depicted herein. Any view may in the future be limited or eliminated by future development or forces of nature, and the Developer in no manner guarantees the continuing existence of any view. Additionally, depictions of balcony walls and railings, improvements (e.g., pool etc.) and landscaping are conceptual only and are not intended to be accurate representations of same, all of which is subject to change.



Presented by
RELATED ROSS

Architect
ROGER FERRIS + PARTNERS

Interior Designer
ROTTET STUDIO

Landscape Architect
DS BOCA

Exclusive Marketing & Sales Agent
CORCORAN SUNSHINE MARKETING GROUP

SALES GALLERY
460 S. ROSEMARY AVE, SUITE 180, WEST PALM BEACH, FL 33401

FOR MORE INFORMATION, VISIT SHORECRESTWPB.COM,
CALL US AT 561.515.0711 OR EMAIL US AT INFO@SHORECRESTWPB.COM

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. The features, amenities, designs, design professionals, finishes and specifications are proposed only, and the Developer reserves the right to modify, substitute, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure may be artists renderings or stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. This Condominium is being developed by 1901 N Flagler LLC ("Developer"). Developer, pursuant to a license agreement has a right to use the trade names, marks, and logos of the Related Ross. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Ross or any principal of the Related Ross and any purchaser agrees to look solely to Developer (and not to Related Ross and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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



