



► **FINALIST**

STRUCTURES AWARDS: BEST MARKET-RATE RESIDENTIAL PROJECT

LAS OLAS WALK

ZOM LIVING

Project Address:

106 S. Federal Highway
Fort Lauderdale, FL 33301

KEY PARTNERS

Contractor:

Kast Construction

Architect:

CallisonRTKL



Developers of Las Olas Walk hoped its life-style-driven amenities, location, floor plans, innovative design and efficient features - and proximity to dining, shopping and entertainment options - would be well received by the market.

With rental rates for the 456 units across two connected eight-story luxury mid-rise towers ranging from \$1,700 to \$5,000, tenants have responded. The urban, pet-friendly community features a waterfront courtyard and integrates the Himmarshee Canal that runs beneath the buildings.

This core element of development's design brings to life waterfront living. Residents can see the fish, manatees and birds that call the canal home. Access from a floating dock allows them to explore surrounding areas using the property's kayaks and paddleboards.

The buildings feature work-from-home office spaces of different sizes, studio layouts and terrace units, locally commissioned art, a 20,000-square-foot rooftop deck, and 14,000 square feet of ground-floor amenities.

ZOM's inclusion of many green smart features - low-flow toilets and faucets, LED fixtures, and carpet-free residences to reduce waste - resulted in a National Green Building Standard certification.

Residents can control their apartment lights, outlets and temperature with Brilliant smart home systems. They also have access to individual workspaces, conference rooms, booth-style arrangements, a communal work area and a bleacher setup for bigger meetings. An unmanned convenience store allows residents to use their fobs to purchase coffee, ice cream, and other food and drink items.