

HUB

MIAMI RESIDENCES

MIAMI CONDO LIFESTYLE

CONNECTIVITY



CONNECTED
TO THE PULSE
OF THE CITY.

MIAMI CONDO LIFESTYLE

BRAND DNA

CONNECTED

INSPIRED

PURPOSEFUL

ELEVATED

MODERN

ENERGIZED

At HUB Miami, sleek architecture meets modern spaces and thoughtfully curated amenities that seamlessly blend work and leisure.

MIAMI CONDO LIFESTYLE



PEREZ
ART MUSEUM
MIAMI

FROST
SCIENCE

PORT MIAMI

FISHER
ISLAND

KASEYA
CENTER

MIAMI DADE
COLLEGE

HUB
MIAMI RESIDENCES

MIAMI
BEACH

BAYSIDE
MARKETPLACE

VIRGINIA KEY /
KEY BISCANE

BRICKELL

HIBISCUS
ISLAND

WATSON
ISLAND

BAYFRONT
PARK

DOWNTOWN
MIAMI

METROMOVER

BRIGHTLINE

MIAMI
WORLD CENTER

MIAMI CONDO LIFESTYLE

ADRIENNE ARSHT
CENTER FOR THE
PERFORMING ARTS
KNIGHT
CONCERT HALL

JUNGLE
ISLAND
MIAMI
CHILDREN'S
MUSEUM
PEREZ
ART MUSEUM
MIAMI
WATSON
ISLAND

HIBISCUS
ISLAND

MIAMI BEACH

KASEYA
CENTER

PORT MIAMI

FISHER
ISLAND

BAYFRONT
PARK

ASTON MARTIN
RESIDENCES

KEY BISCAIYNE

MIAMI DADE
COLLEGE

BRICKELL

FROST
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BAYSIDE
MARKETPLACE

HUB
MIAMI RESIDENCES

METROMOVER

MIAMI
WORLD CENTER

BRIGHTLINE

DOWNTOWN
MIAMI

MIAMI CONDO LIFESTYLE

A dynamic new destination
to experience the best of
Miami's shopping, dining
and entertainment.

MIAMI WORLDCE MIAMI CONDO LIFESTYLE

MIAMI WORLD CENTER

At the heart of Miami Worldcenter, you'll find community gatherings, open markets and concerts.

RETAIL & DINING

- Lululemon
- Lucid Motors
- Sephora
- RayBan
- Brasserie Laurel

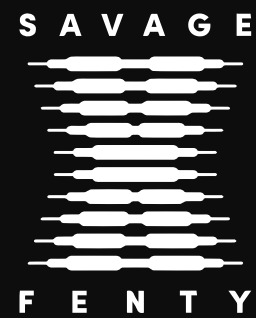


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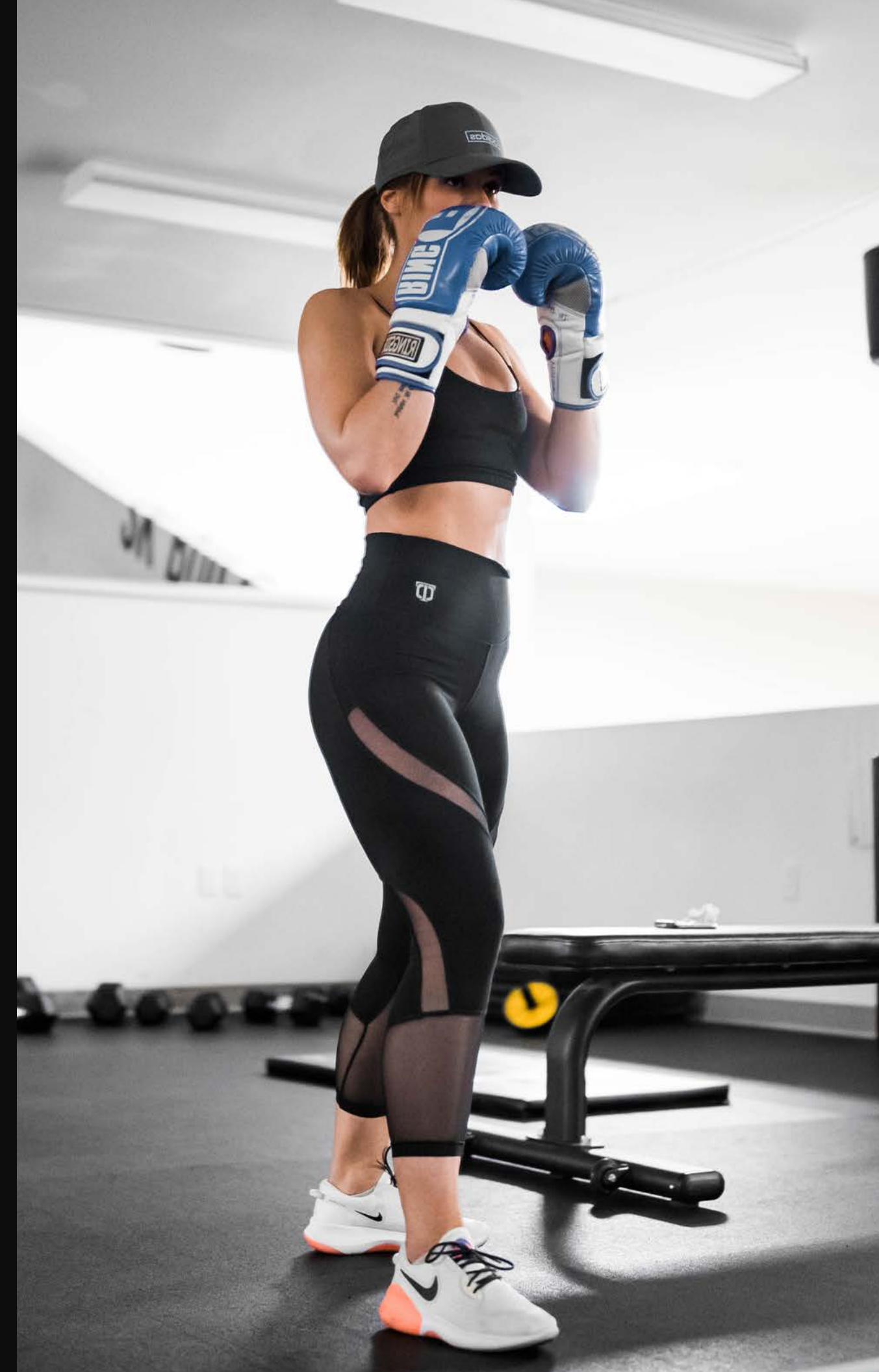
SEPHORA

Coming soon...

- Maple & Ash
- Bowlero
- Club Studio
- Earl's Kitchen and Bar
- Museum of Ice Cream
- Juvia Restaurant



MUSEUM OF ICE CREAM



300K SQ FT

110K SQ FT

130K SQ FT

MIAMI CONDO LIFESTYLE

Trail Construction Nearing Completion

TRANSPORTATION CONNECTIONS



MIAMI INTERNATIONAL AIRPORT

5 Miles **WEST OF DOWNTOWN**

America's 3rd busiest airport
45 Million passengers annually



PORTMIAMI

6.5M **ANNUAL CRUISE PASSENGERS**



I-395 SIGNATURE BRIDGE

1.4 Miles **APPROXIMATE LENGTH**

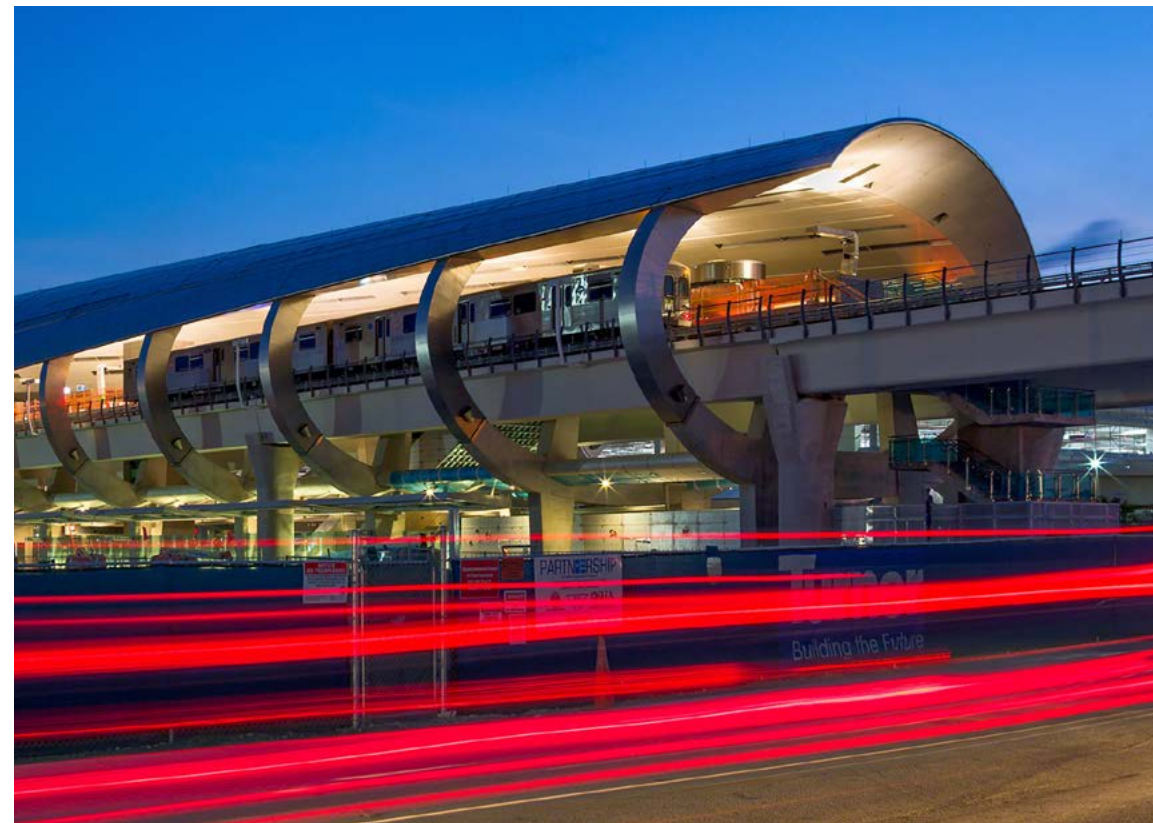
ents from the interchange to way. Will redefine the Miami ping arches.

MIAMI CONDO LIFESTYLE

TRANSPORTATION CONNECTIONS



BRIGHTLINE



METRORAIL



METROMOVER



MIAMI BAYLINK

10M PROJECTED VISITORS

With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move.

2.5M ANNUAL RIDERS

Florida's rapid transit metro system is currently composed of two lines of 23 stations. Metrorail connects the urban centers of Miami International Airport,

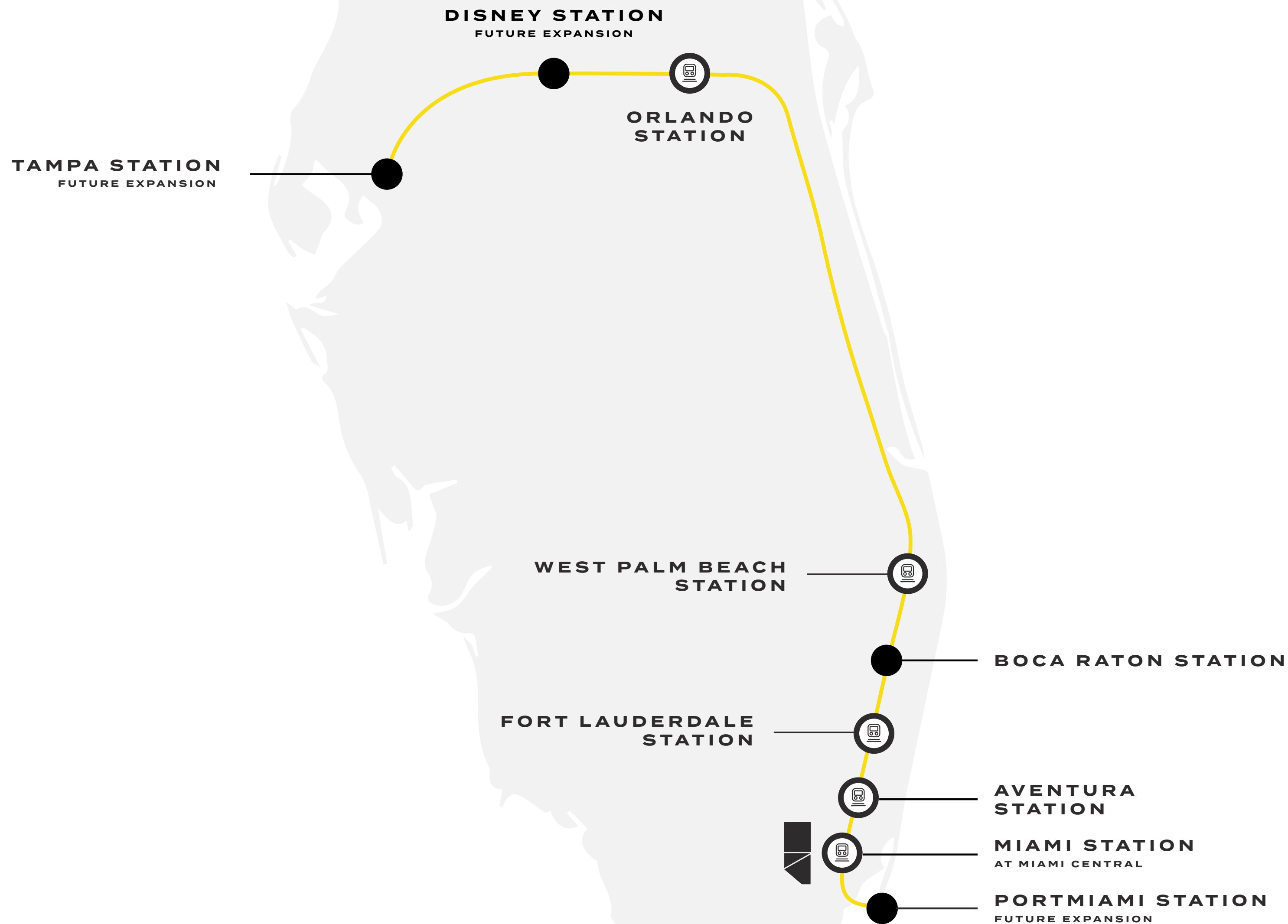
4 Stops IN WALKING DISTANCE

Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the Kaseya

2026 EXPECTED COMPLETION

With 10 Million riders annually, Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions. The project is a revival of plan from the 1980s, now an extension of the existing Metromover service.

MIAMI CONDO LIFESTYLE



BRIGHTLINE

Connecting people, places, and possibilities, the Brightline high-speed train is unparalleled in speed, comfort, and style. Now servicing five destinations from Miami: Aventura, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando.

MIAMI CONDO LIFESTYLE

LOCATION



THE EPICENTER OF MIAMI LIFESTYLE

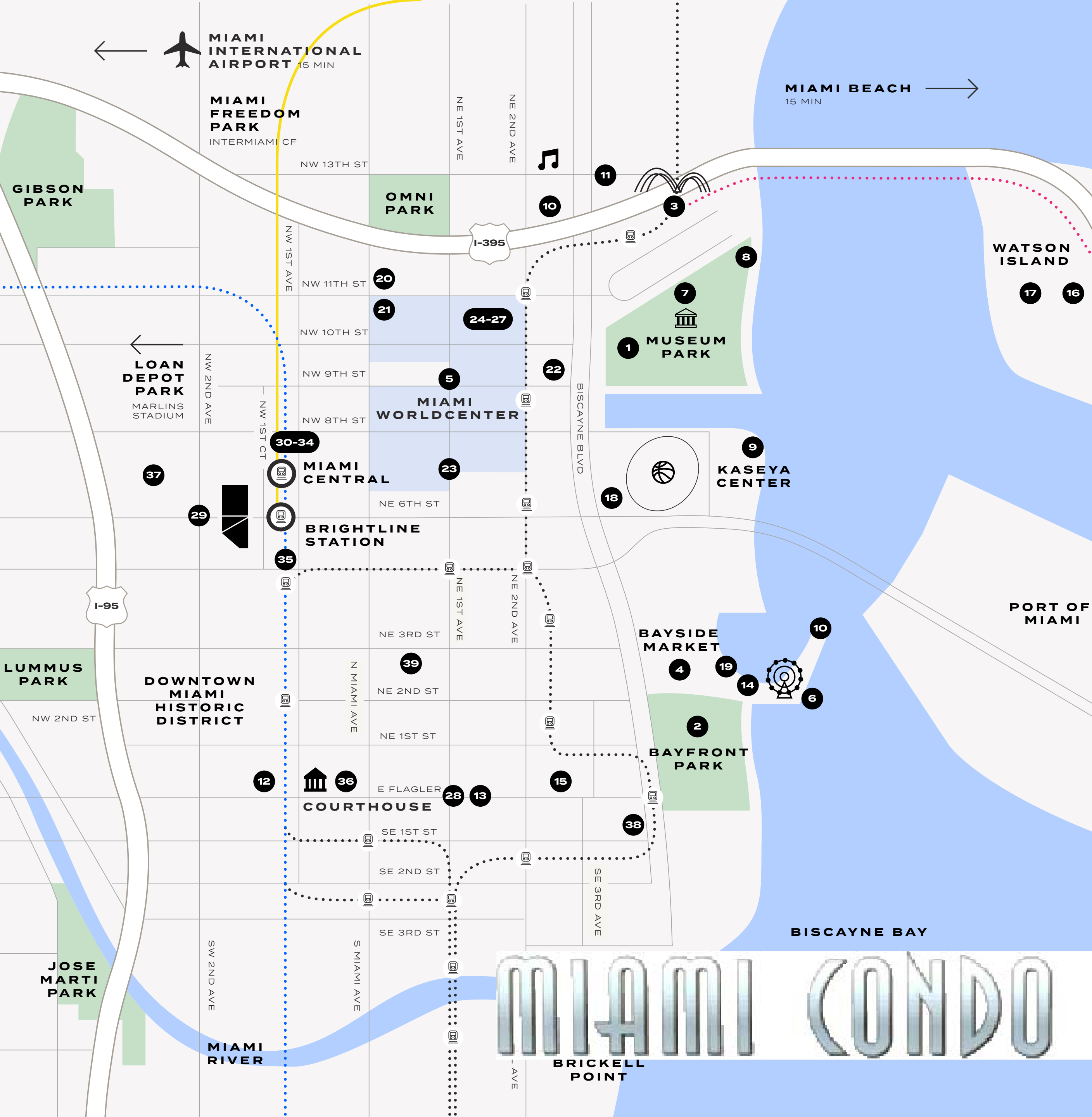
MIAMI CONDO LIFESTYLE

Experience life beyond the building with direct access to the cultural center of Central Miami.

DOWNTOWN
MIAMI

MIAMI CONDO LIFESTYLE





The Neighborhood

TRANSPORTATION

- MiamiCentral – (Brightline) —
- Metromover
- Metrorail
- Miami Baylink (2026)
- I-395 Signature Bridge (2027)

PARKS

- 1 Maurice A Ferré/Museum Park
- 2 Bayfront Park
- 3 Signature Bridge Park

SHOPPING & ACTIVITES

- 4 Bayside Marketplace
- 5 Miami Worldcenter
- 6 Skyviews Miami Observation Wheel

ARTS, CULTURE AND ENTERTAINMENT

- 7 Philip and Patricia Frost Museum of Science
- 8 Pérez Art Museum Miami
- 9 Kaseya Center (Miami Heat Arena)
- 10 Adrienne Arsht Center for Performing Arts
- 11 Knight Concert Hall
- 12 Main Library
- 13 History Miami Museum
- 14 Silverspot Cinema
- 15 Historic Flagler District

DINING

- 19 La Industria
- 20 11th Street Pizza
- 21 Verde
- 22 Sagrado Café
- 23 Brasserie Laurel
- 24 Sports & Social
- 25 Maple & Ash
- 26 Etta
- 27 Earl's Kitchen
- 28 Julia & Henry's

ESSENTIALS

- 29 Publix
- 30 Joe & The Juice
- 31 Chick-fill-A
- 32 GoGreen
- 33 Citizens
- 34 Powerhouse Gym
- 35 Starbucks
- 36 Miami Dade County Courthouse
- 37 Block 55 at Sawyer's Walk
- 38 Whole Foods
- 39 Miami Dade Community College

MIAMI CONDO LIFESTYLE

LIVING IN MIAMI



CULTURE



ENTERTAINMENT



MUSEUMS

81,000 Visitors to Art Basel Miami in 2022

Adrienne Arsht Center
Miami City Ballet
Wynwood Arts District
Miami Design District
Art Basel Miami

2 Million Annual Visitors to Kaseya Center

Kaseya Center
Hard Rock Stadium

300,000+ Annual Visitors to Perez Art Museum Miami

Frost Museum of Science
Perez Art Museum Miami
Bass and Gardens
Perez Contemporary Art Museum

MIAMI CONDO LIFESTYLE

LIVING IN MIAMI



TRAVEL

4.2 Million

PortMiami cruise passengers in 2022

Brightline Station - 1 min
PortMiami - 5 min
MetroRail - 3 min
Miami Intl Airport - 15 min



SPORTS & RECREATION

66,000

Average Visitors to Miami Dolphins home games

Miami Dolphins
Miami FC



DINING

2,223

Restaurants in Miami as of September 2023

Cote Miami
Brasserie Laurel

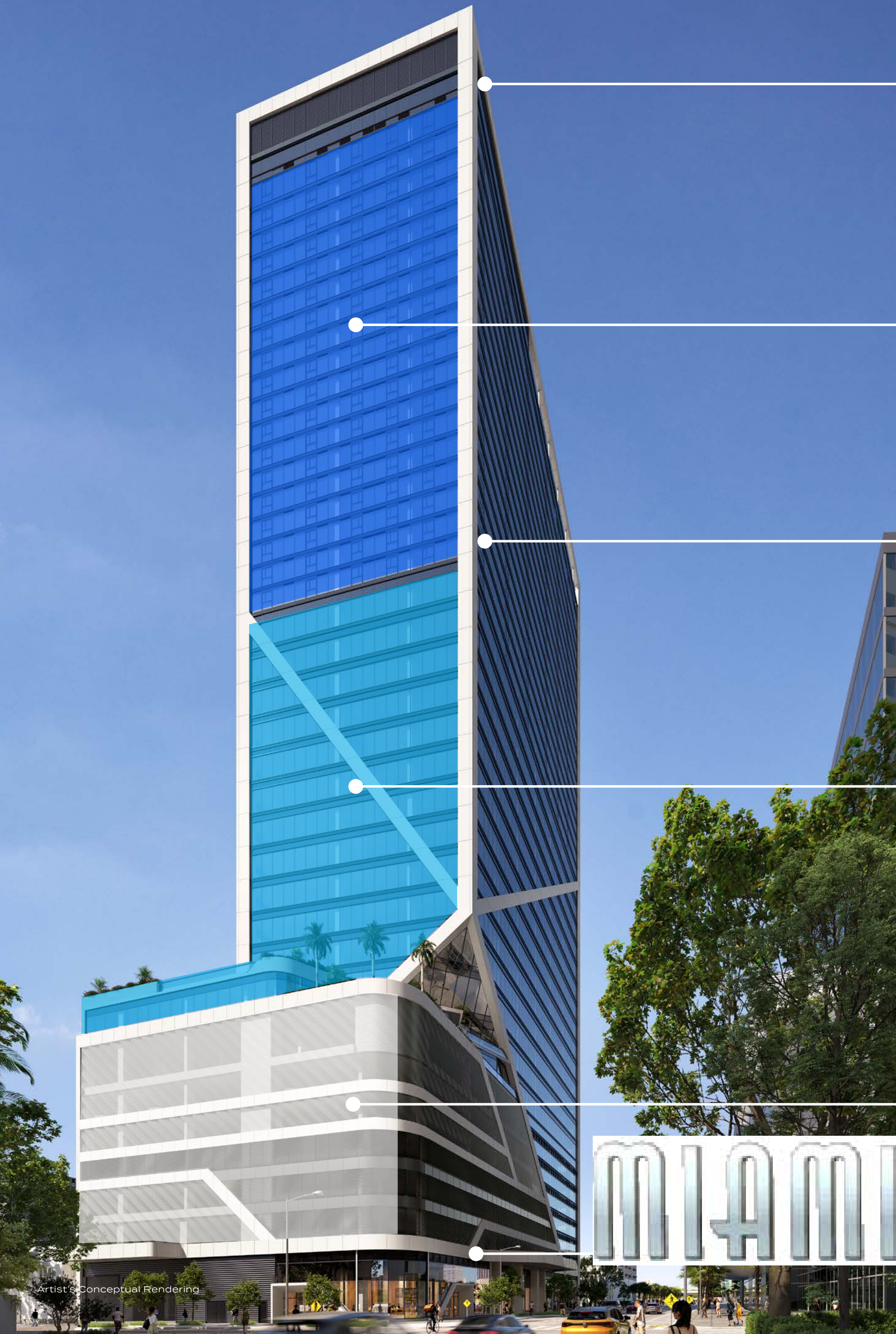
MIAMI CONDO LIFESTYLE^{re}



A WORLD-CLASS
LANDMARK
IN THE CENTER
OF MIAMI

MIAMI CONDO LIFESTYLE





**RESIDENTIAL OUTDOOR
LOUNGE & ROOFTOP POOL**

Level 41

RESIDENTIAL

Levels 23–40

**RESIDENTIAL
AMENITY SPACES**

Level 22

OFFICES

Levels 8–21

GARAGE

Levels 2–7

UNDER ONE ROOF

For those with an active lifestyle and a desire to be in the heart of it all. HUB Miami is more than just a residence; it's a gateway to the very best Miami has to offer, with everything you need under one roof.

MIAMI CONDO LIFESTYLE



HUB OFFICES

Discover everything your business needs under one roof and at the center of it all. With over 245,000 square feet of office space and access to the building amenities, working from HUB Miami provides the most elevated life-work balance in Miami.

245K+ SQ FT
OF OFFICE SPACE

MIAMI CONDO LIFESTYLE

RESIDENTIAL FEATURES

306

RESIDENCES

41

STORIES

RESIDENTIAL MIX

Studio	394 – 475 SQFT	37 – 44 M ²
Studio + Den	589 SQFT	55 M ²
1 Bedroom	588 SQFT	55 M ²
1 Bedroom + Den	705 – 799 SQFT	65 – 74 M ²
2 Bedroom	750 – 1,048 SQFT	70 – 97 M ²

DEVELOPERS

John Buck Company
Florida Value Partners
BH Group
PEBB Enterprises

ARCHITECTURE

ODP Archite

INTERIOR

One Line De

SALES & MARKETING

MIAMI CONDO LIFESTYLE



AMENITIES



DESIGNED TO
ELEVATE
EVERYDAY LIFE

MIAMI CONDO LIFESTYLE



Residences with No Minimum Rental Restrictions

SERVICES & AMENITIES

- Dedicated residential lobby
- 24/7 concierge services
- 24/7 security services
- High-speed elevators
- Controlled property access

LEVEL 22

- Resident lounge and entertainment room
- Co-working lounge with offices and phone pods
- State-of-the-art fitness center
- Yoga and spin room
- Spa with sauna and cold plunge pool

ROOFTOP

- Sky Lounge bar
- Heated pool with lounge seating

MIAMI CONDO LIFESTYLE

Residential Lobby Entrance

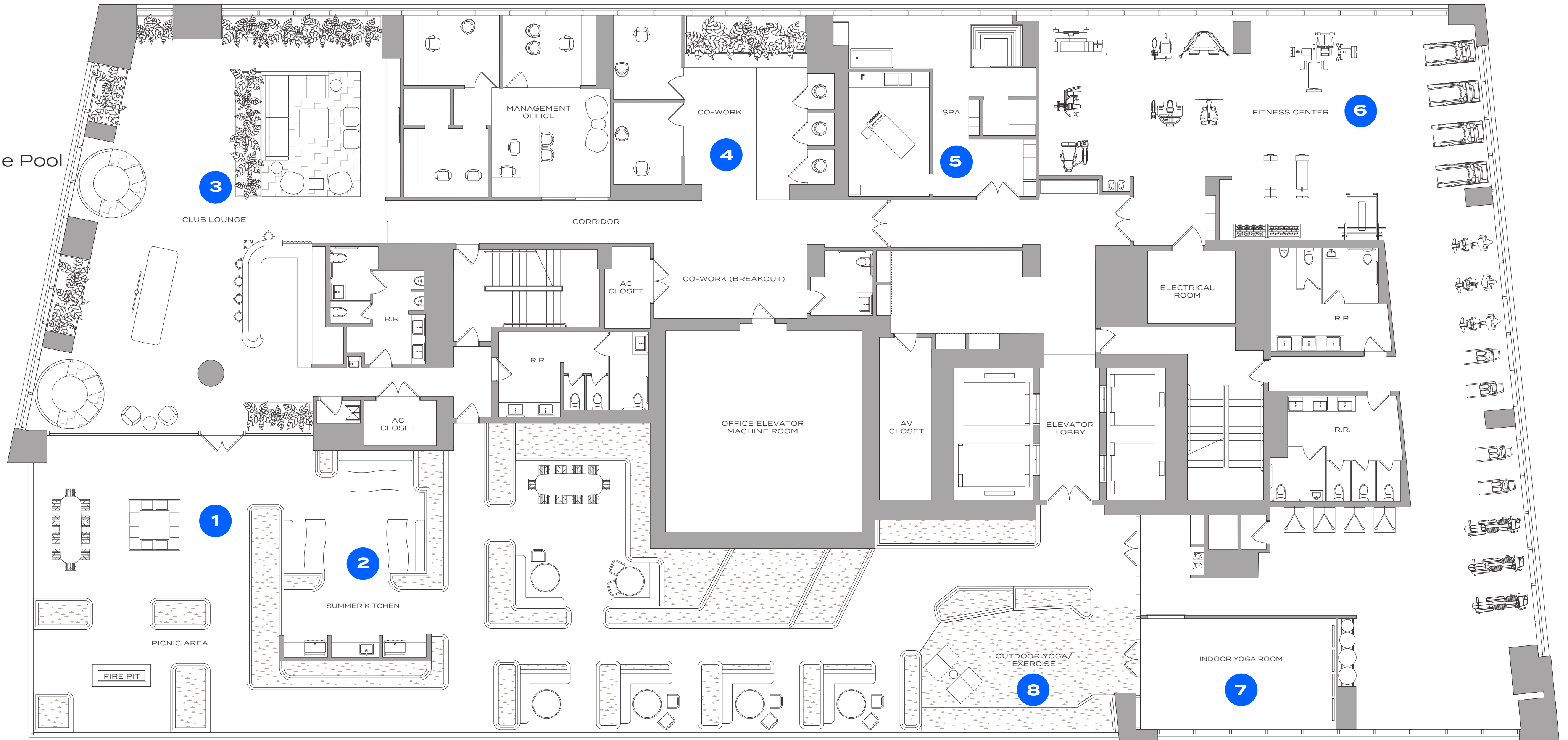
RESIDENCES

MIAMI CONDO LIFESTYLE

Artist's Conceptual Rendering

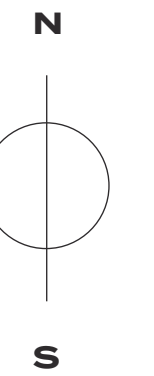


1. Picnic Area & Fire Pit
2. Summer Kitchen
3. Club Lounge
4. Co-working
5. Spa with Sauna & Plunge Pool
6. Fitness Center
7. Indoor Yoga
8. Outdoor Yoga

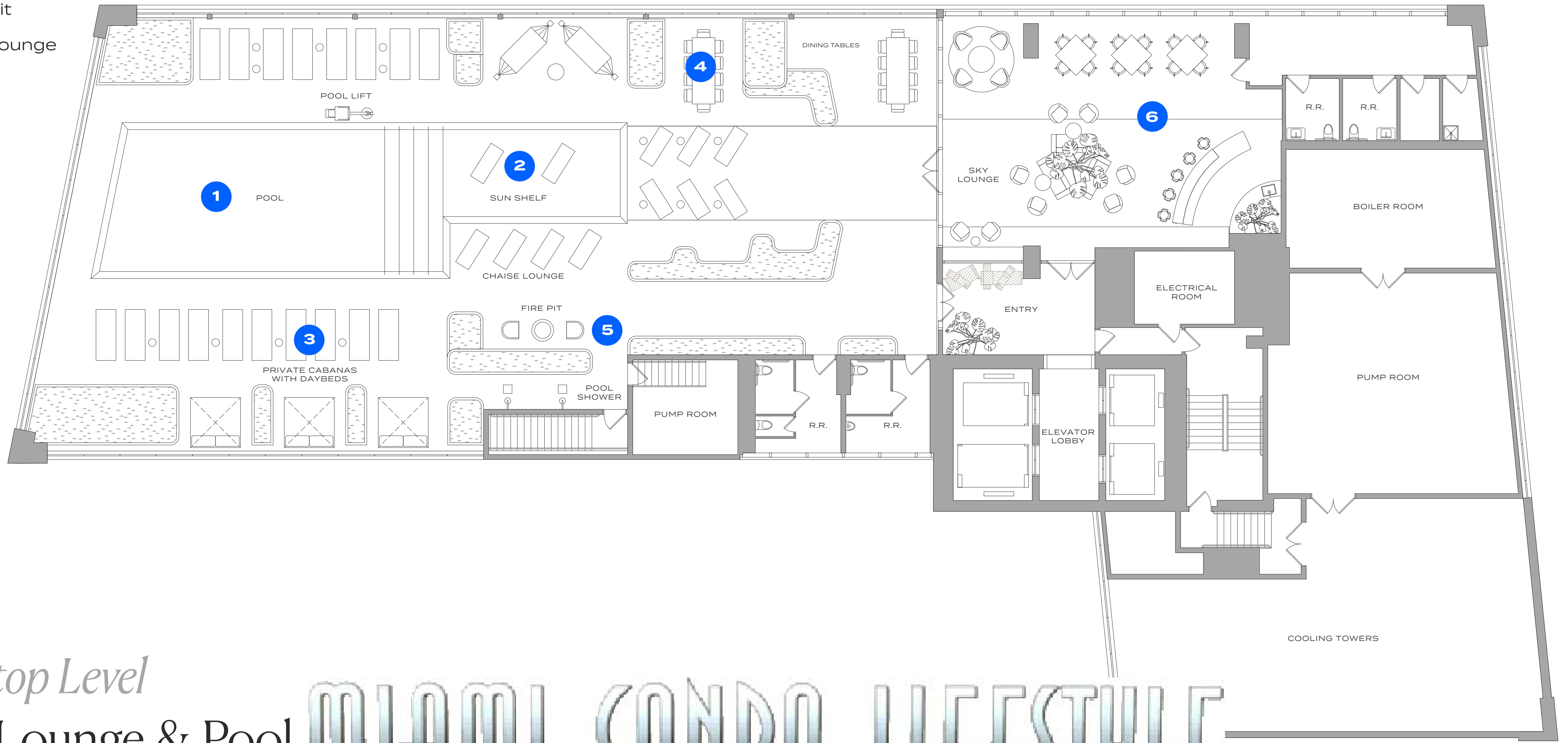


Level 22
Social Areas

MIAMI CONDO LIFESTYLE



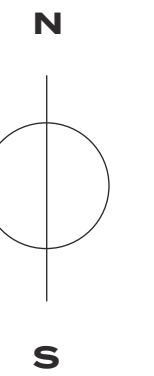
- 1 Rooftop Pool
- 2 Sun Shelf
- 3 Cabanas
- 4 Dining Tables
- 5 Fire Pit
- 6 Sky Lounge



Rooftop Level

Sky Lounge & Pool

MIAMI CONDO LIFESTYLE





MIAMI CONDO LIFESTYLE

Sky Lounge

AMENITIES



MIAMI CONDO LIFESTYLE

Artist's Conceptual Rendering

THE RESIDENCES



A THOUGHTFULLY
CURATED LIVING
EXPERIENCE

MIAMI CONDO LIFESTYLE

NO MINIMUM RENTAL RESTRICTIONS

Miami is one of the hottest vacation destinations, and has the strongest hotel market in the world.

24.2M

Annual visitors to the city of Miami

MANAGEMENT OPTIONS

- | | | |
|---------------|------------|----------------|
| OneFineStay | Execustay | Orbitz |
| AirBnB | Turnkey | Trivago |
| VRBO | Roomarama | LateRooms.com |
| TripAdvisor | Hotels.com | Hotwire |
| Booking.com | Housetrip | Kayak |
| Home Away | Bedycasa | Travelocity |
| Flipkey | Roomkey | LastMinute.com |
| Homestay | Thirdhome | Agoda |
| House Sitting | Expedia | Splendia |
| Villas Direct | 9Flats | Vaca |
| Wimdu | Priceline | and r |
| Interhome | | |

MIAMI CONDO LIFESTYLE





FINISHED AND FURNISHED RESIDENCES

Up to 9-foot ceilings

Floor-to-ceiling glass windows
with custom window treatments

European Style Cabinetry

Quartz countertops

Porcelain tile flooring throughout

Gourmet kitchens featuring integrated
Bosch appliances and custom cabinetry

Custom bathroom vanities

In-unit washer and dryer

Built-out closets

Contemporary lighting packages,
including recessed lighting

Keyless entry system allowing access via
smartphone app, door code, or keycard

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

Primary Bedroom

RESIDENCES

MIAMI CONDO LIFESTYLE

Artist's Conceptual Rendering

Primary Bathroom

RESIDENCES

MIAMI CONDO LIFESTYLE

Artist's Conceptual Rendering

THE TEAM

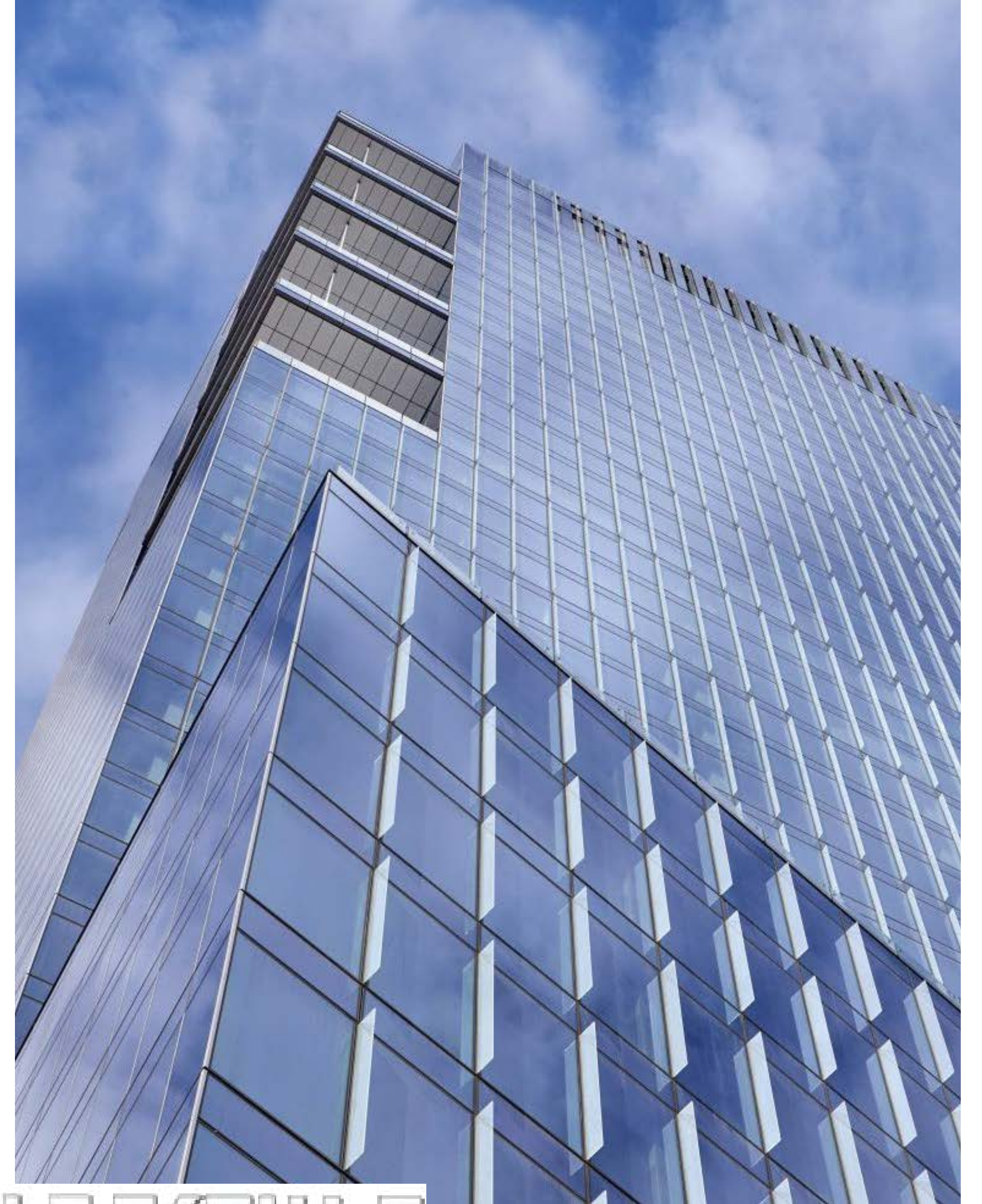


A COLLECTION OF INDUSTRY EXPERTS

MIAMI CONDO LIFESTYLE

JOHN BUCK COMPANY

Founded in 1981, The John Buck Company is a premier, vertically integrated real estate investment, development, and operating company focused on major U.S. urban markets. JBC has successfully acquired, developed, or redeveloped over 47 million square feet of office, residential, hotel, retail, and mixed-use properties, including 5,500+ residential units.



MIAMI CONDO LIFESTYLE

DEVELOPER

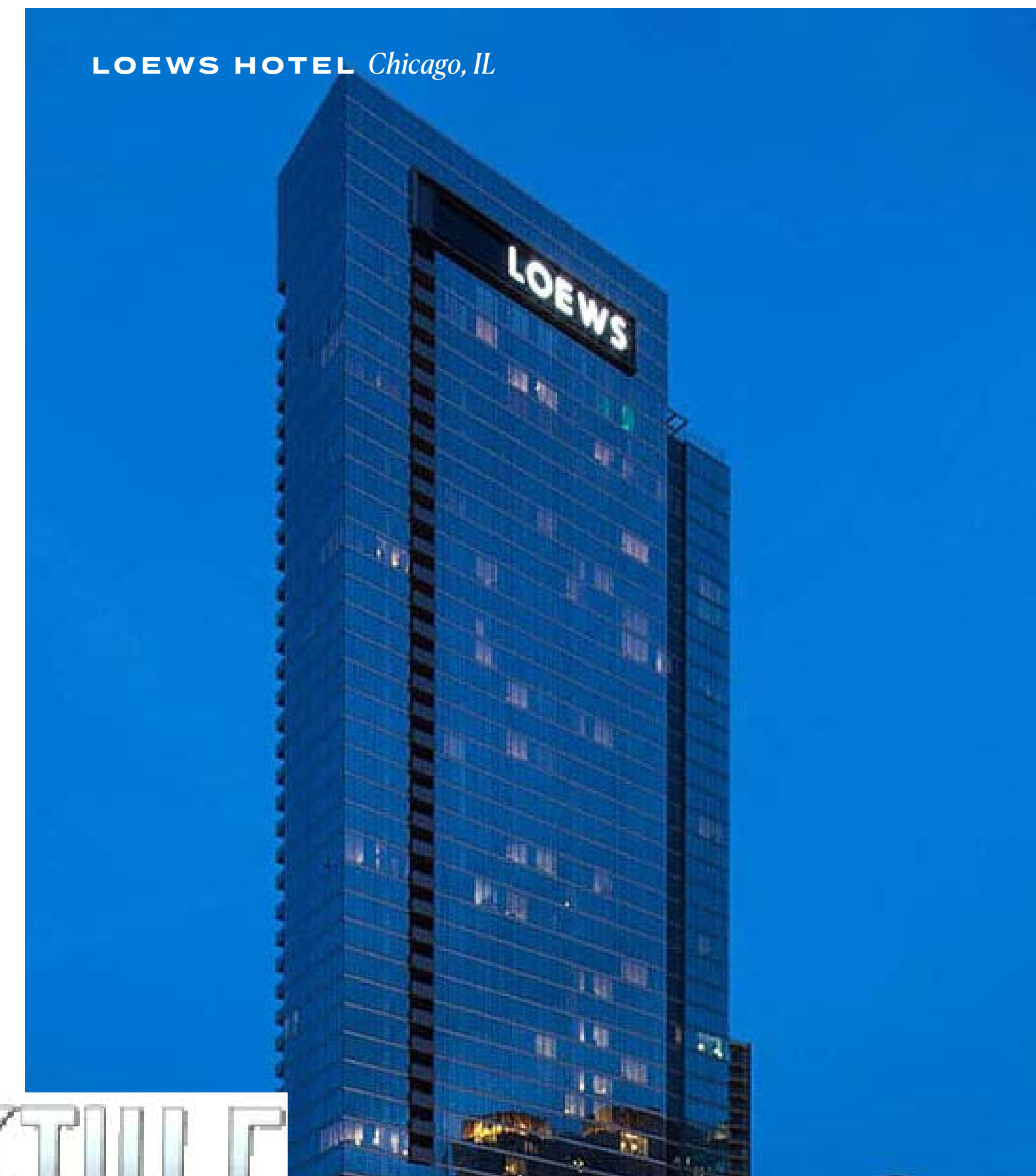
PARK TOWER AT TRANSBAY *San Francisco, CA*



MILA Chicago, IL



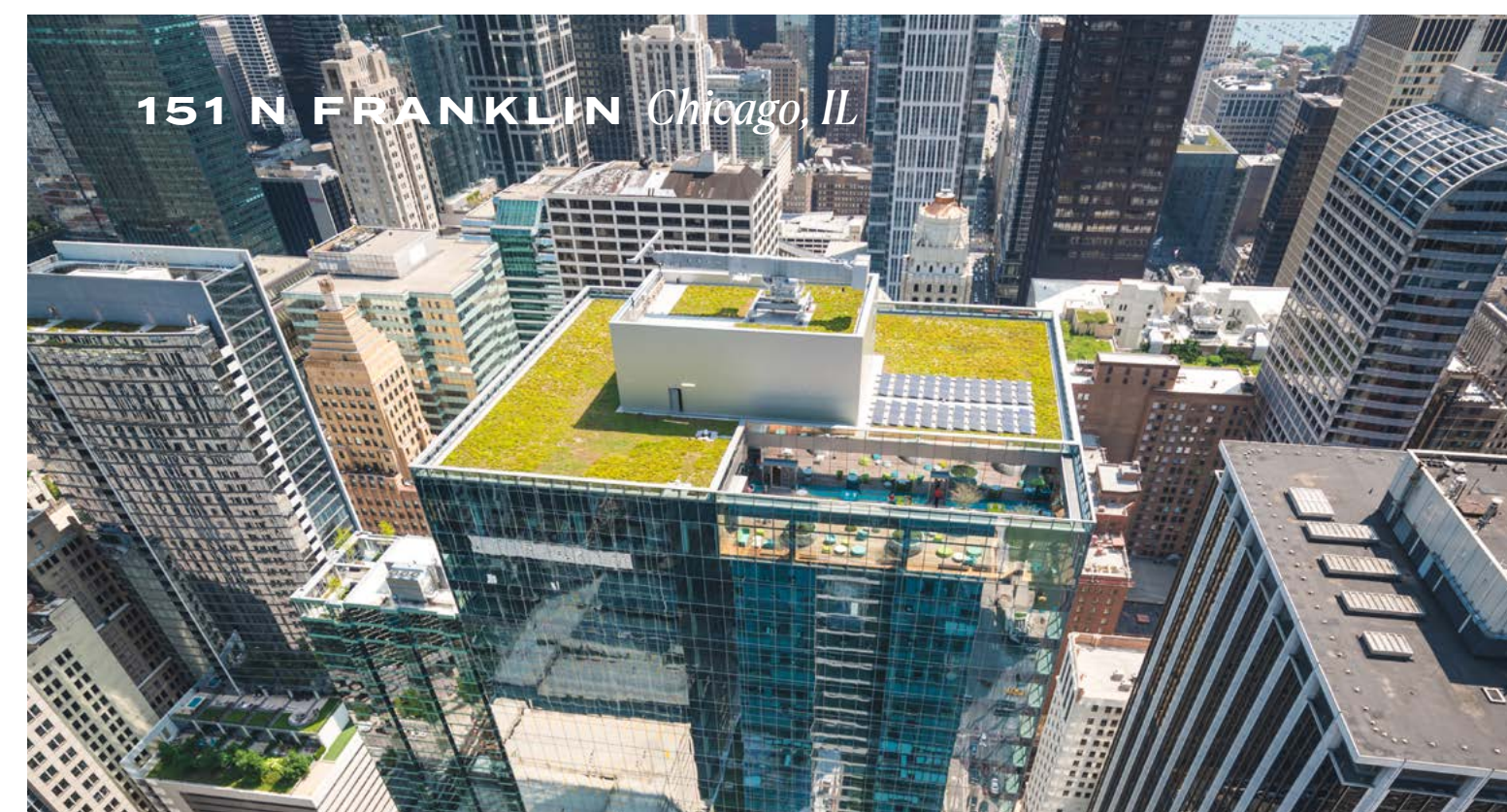
155 N WHACKER Chicago, IL



LOEWS HOTEL Chicago, IL



151 N FRANKLIN Chicago, IL



151 N FRANKLIN Chicago, IL

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

FLORIDA VALUE PARTNERS

Founded in 2008 in Miami, Florida Value Partners is a real estate private equity platform. The principals of FVP have designed and executed opportunistic investment programs nationally and have managed over \$1 billion across land development, multifamily, commercial, and alternative real estate strategies.



MIAMI CONDO LIFESTYLE

DEVELOPER

PINECREST STATION *Miami, FL*



APEX AT ROYAL OAKS Houston, TX



BELLAMY Daytona Beach, FL



LAZUL Miami, Florida



PARC VISA Miami, Florida



1344 N DEARBORN Chicago, IL

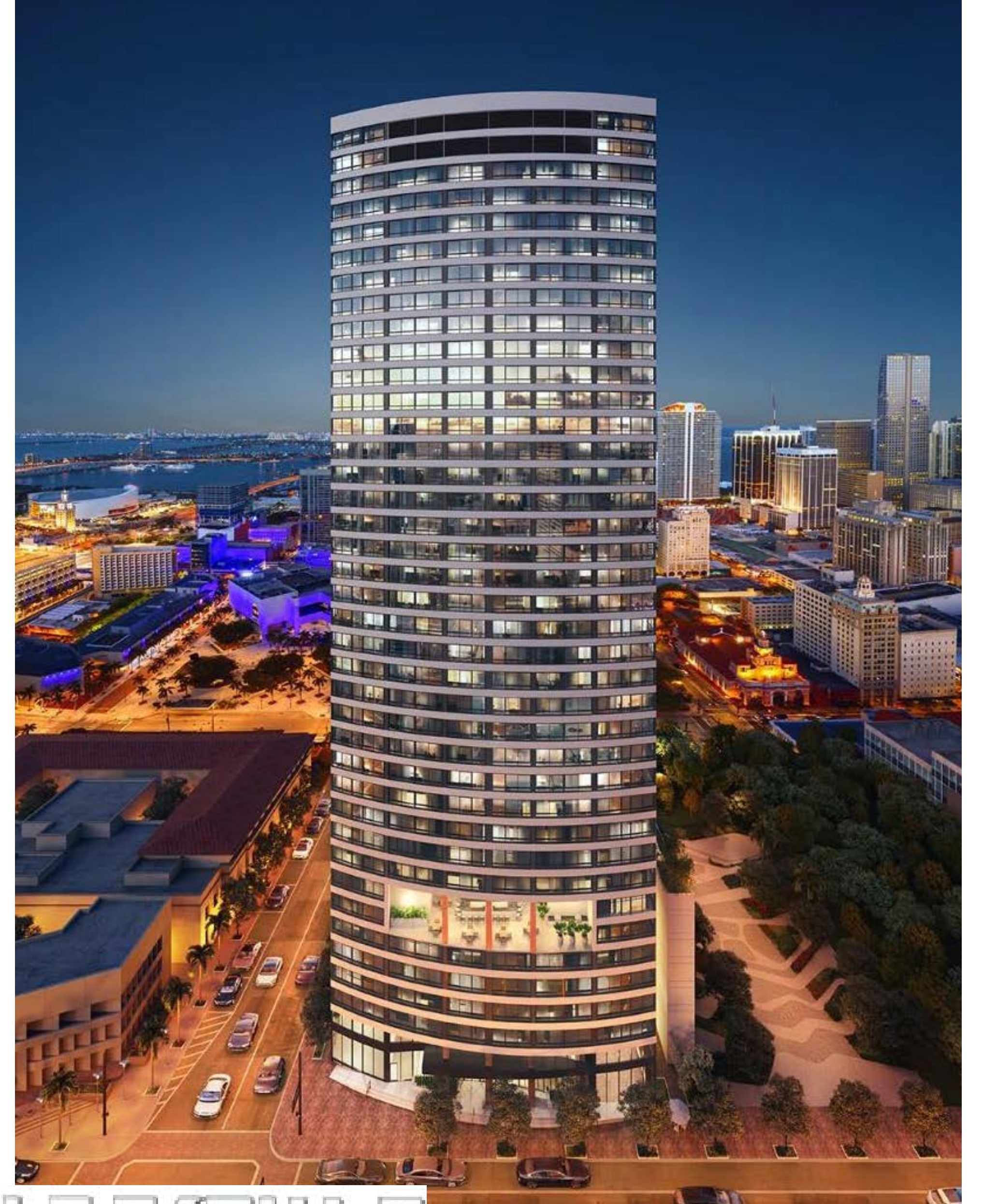


PINECREST STATION Miami, Florida

MIAMI CONDO LIFESTYLE

BH GROUP

BH Group is a real estate private equity platform headquartered in Aventura that focuses on luxury residential, land, office, and mixed-use assets in prime locations. BH Group has completed more than 1,000 luxury residential units with market-leading real estate companies.



MIAMI CONDO LIFESTYLE

DEVELOPER

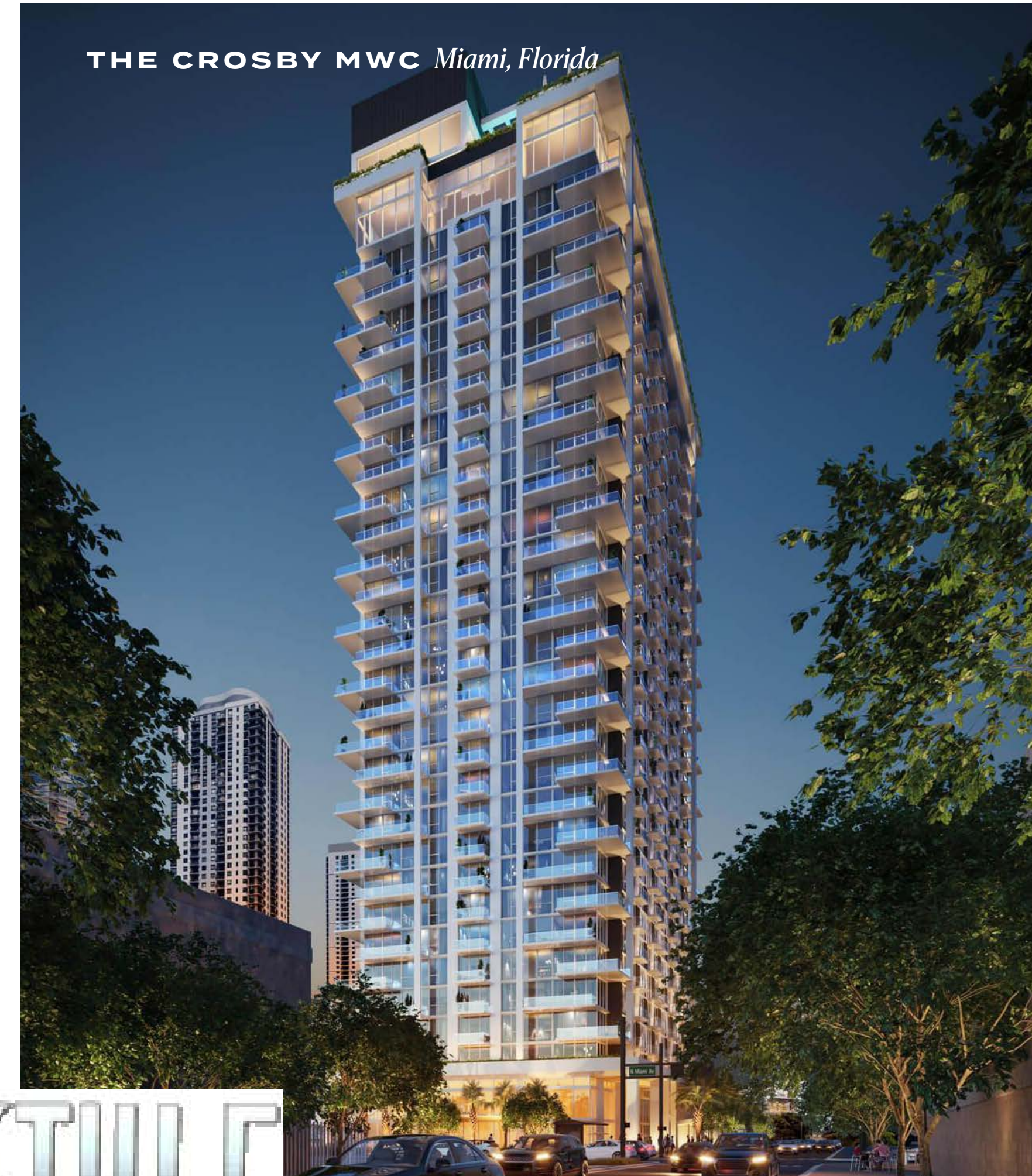
DISTRICT 225 Miami, FL



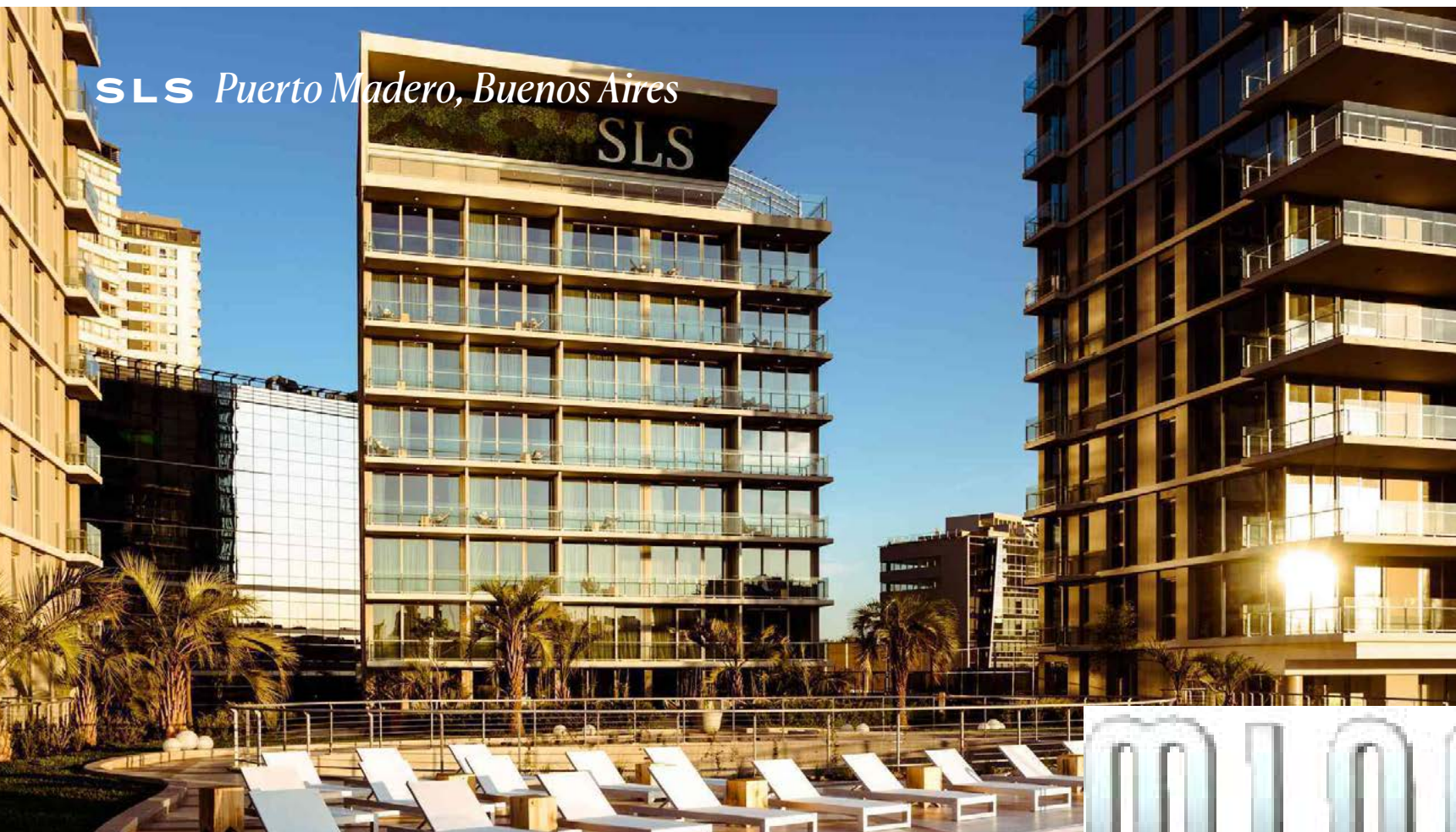
PARAISO BAYVIEWS *Miami, Florida*



6 FISHER ISLAND *Miami, Florida*



THE CROSBY MWC *Miami, Florida*



SLS *Puerto Madero, Buenos Aires*



HYDE HOTEL AND RESIDENCES *Miami, Florida*

MIAMI CONDO LIFESTYLE

PEBB ENTERPRISES

Founded in 1973, PEBB Enterprises is a full-service private equity family office focused on the investment and development of high-quality shopping centers, office buildings, and mixed-use developments across the country.



MIAMI CONDO LIFESTYLE

DEVELOPER

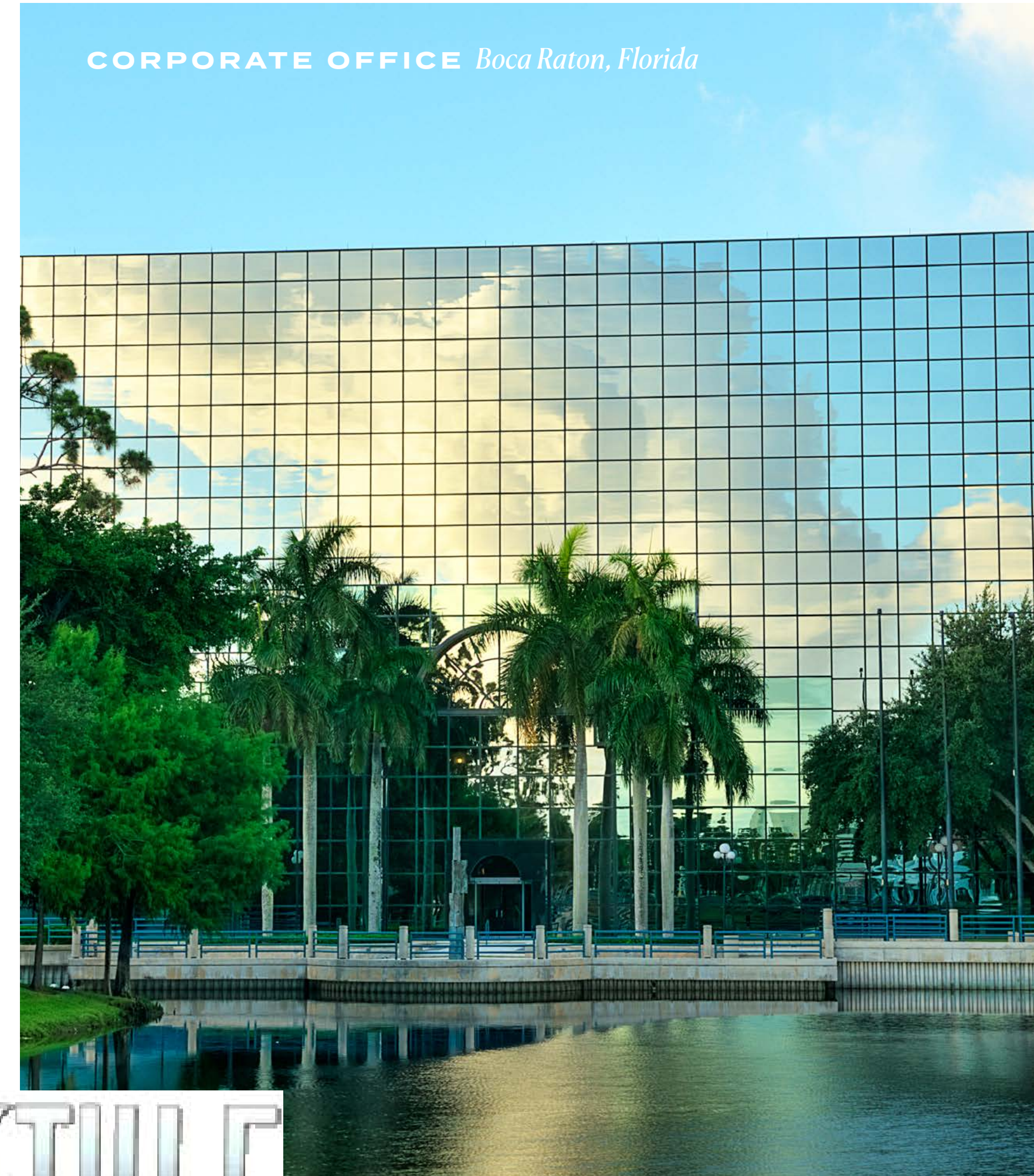
FLORIDA ATLANTIC UNIVERSITY *Boca Raton, FL*



BEACHWALK CLUB *St. Johns, Florida*



TESLA *West Palm Beach, Florida*



CORPORATE OFFICE *Boca Raton, Florida*



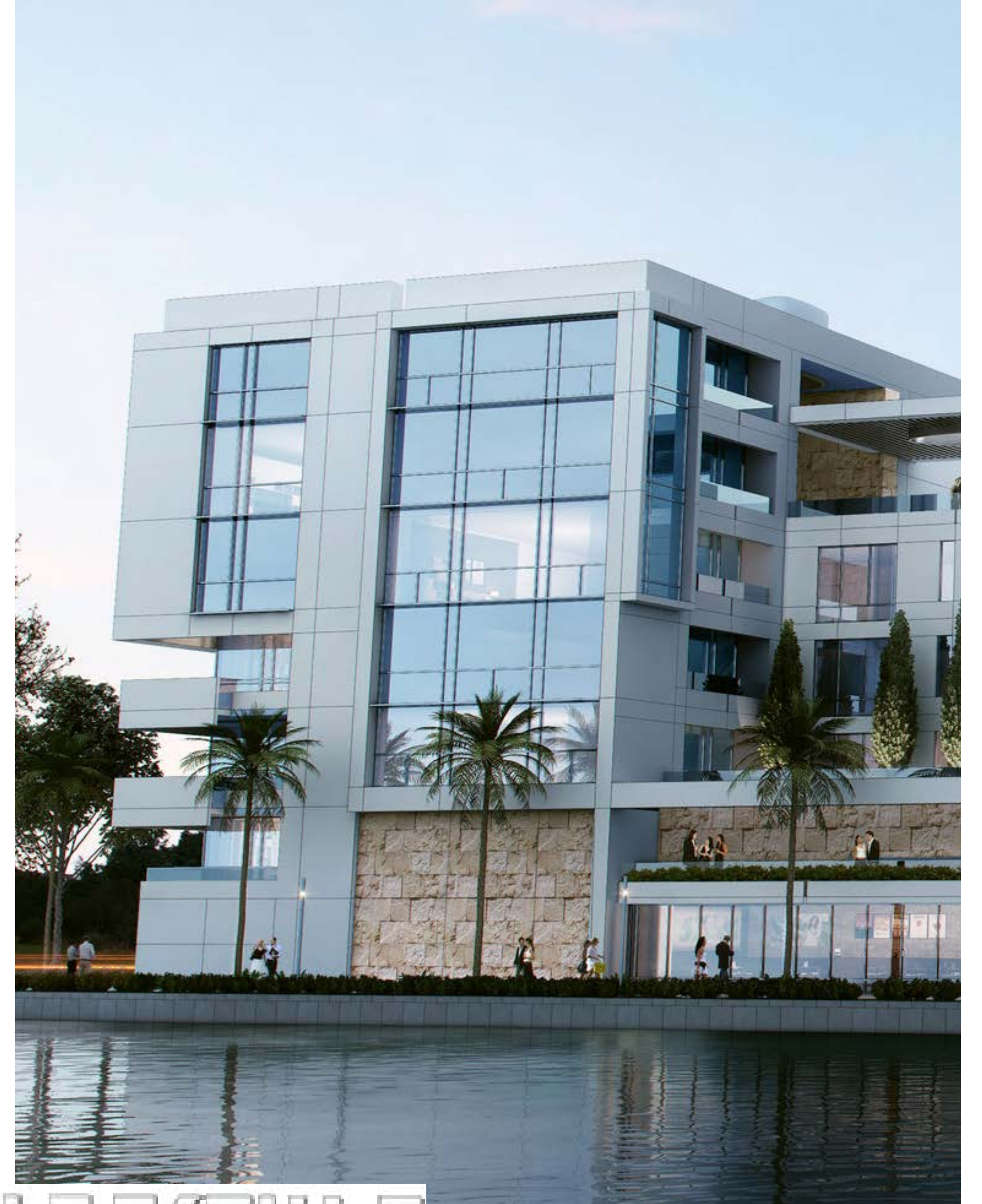
RESTAURANT ROW *Orlando, Florida*



MIAMI CONDO LIFESTYLE

ODP ARCHITECTS

ODP Architecture & Design is a full-service architecture, interior, and planning firm providing high-end custom architecture, interiors, and furniture designs. The firm has partnered with International "Star-architect" firms on several prominent South Florida projects including Zaha Hadid Miami's One Thousand Museum and Elkus Manfredi's Paramount at Miami Worldcenter.



MIAMI CONDO LIFESTYLE

ARCHITECT

FORT MYERS MIXED-USE *Fort Myers, FL*



PARAMOUNT MWC *Miami, Florida*



ONE BAYFRONT PLAZA II *Miami, Florida*



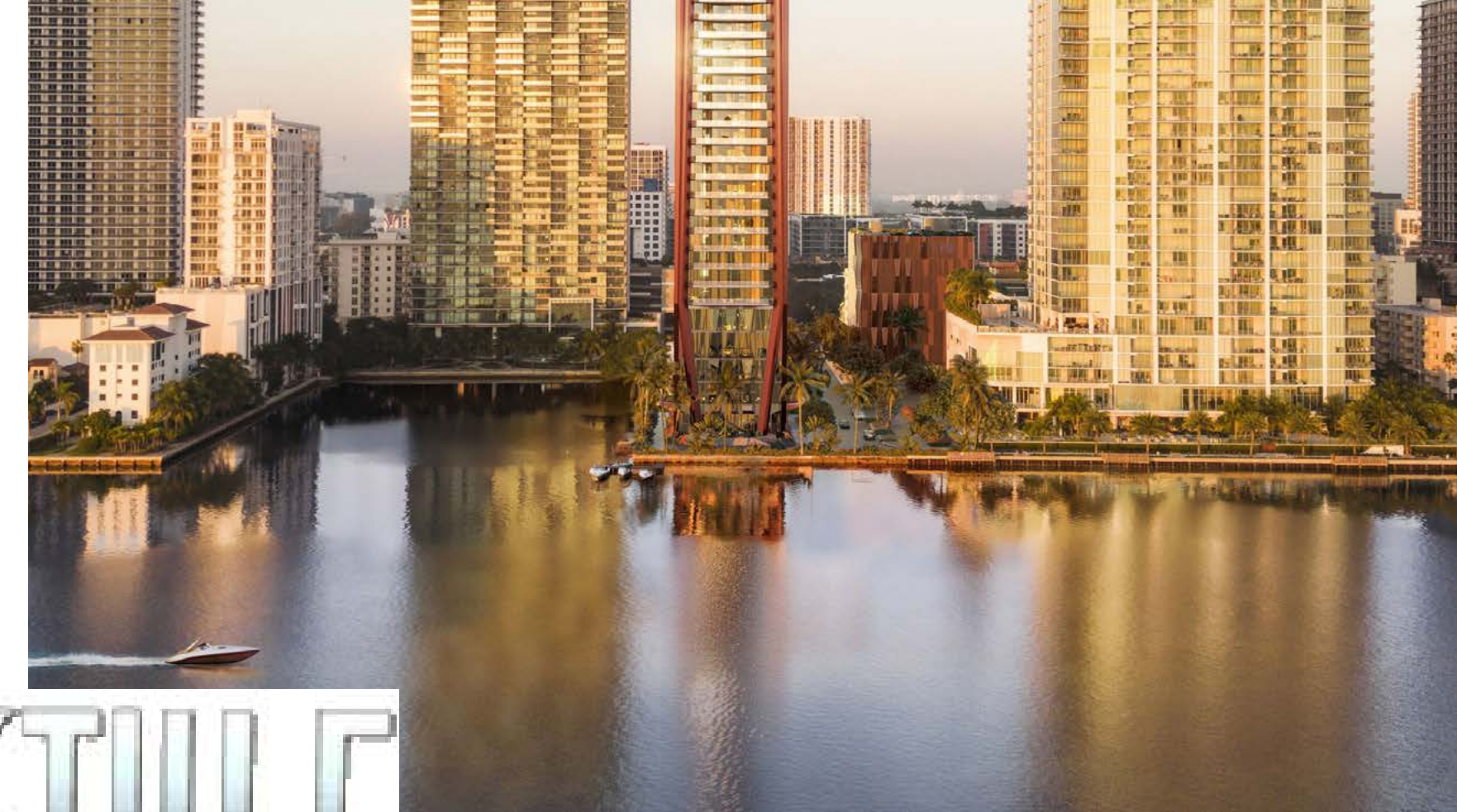
VILLA MIAMI *Miami, Florida*



RESIDENCE *Bahamas*



1201 BRICKELL *Miami, Florida*



MIAMI CONDO LIFESTYLE