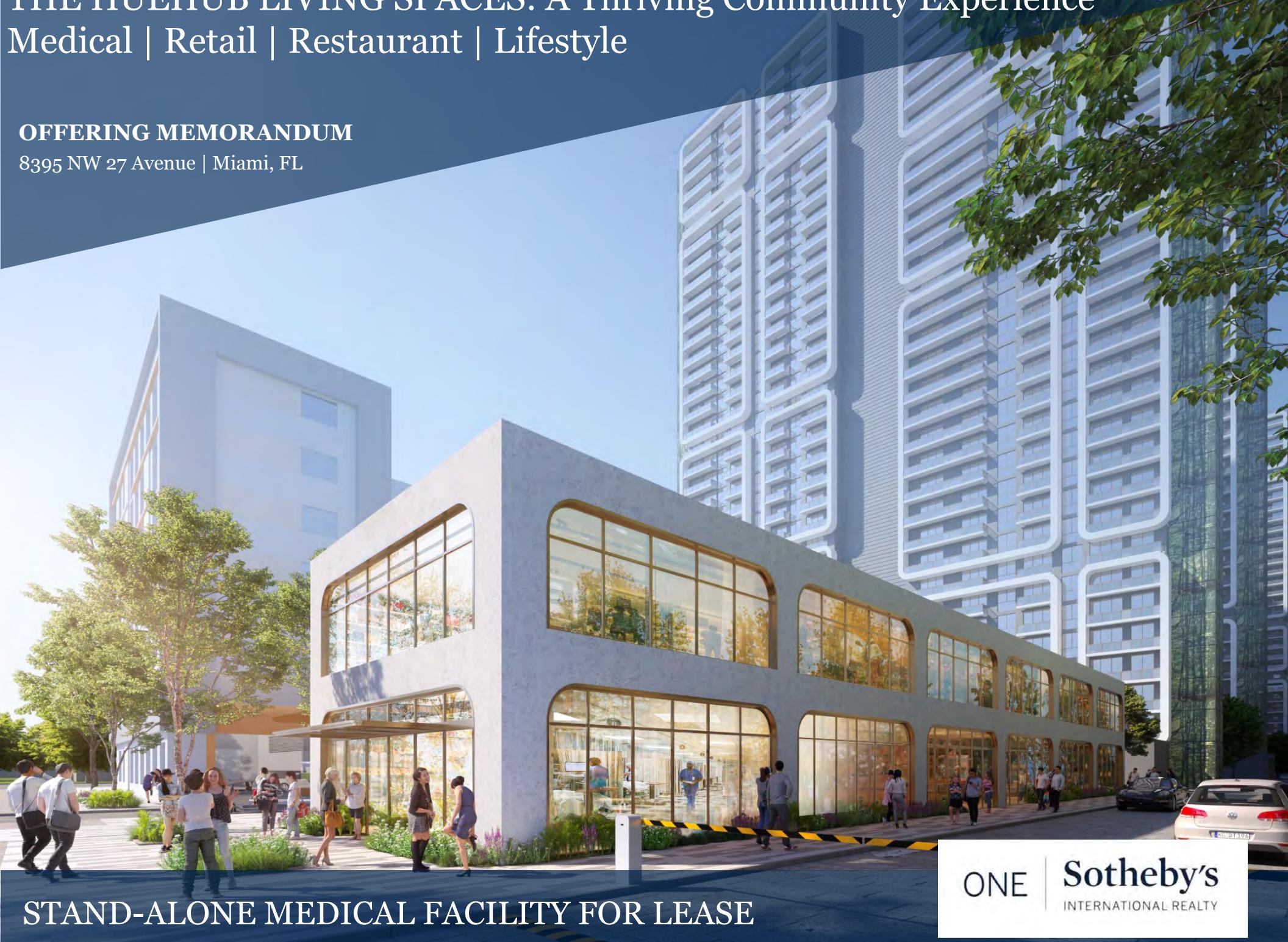


THE HUEHUB LIVING SPACES: A Thriving Community Experience

Medical | Retail | Restaurant | Lifestyle

OFFERING MEMORANDUM

8395 NW 27 Avenue | Miami, FL



STAND-ALONE MEDICAL FACILITY FOR LEASE

ONE

Sotheby's
INTERNATIONAL REALTY

THE SPACE

LOCATION

**8395 NW 27 Avenue
Miami, FL 33147**

COUNTY

Miami-Dade

YEAR BUILT

3rd Quarter of 2027

ZONING TYPE

Retail / Mixed-Use / Office / Multi-Family

BUILDING CLASS

A

RATE

\$38 P/SF + \$10 NNN

SQUARE FEET AVAILABLE

5,740 - 22,960 SF

NUMBER OF STORIES

Up to 4

NUMBER OF BUILDINGS

1

NUMBER OF PARKING SPACES AVAILABLE

17

EXPECTED DELIVERY DATE

May 2027

Discover an exceptional leasing opportunity at The HueHub Living Spaces with a premier standalone medical facility. Offering between 5,740 SF and 22,960 SF of customizable space, this building can be developed as either two floors or four floors to best suit your healthcare needs. Designed for maximum functionality and accessibility, this space presents an ideal setting for a cutting-edge medical practice, urgent care, specialty clinic, or wellness center.

Situated within a vibrant residential community featuring 4,032 units and an anticipated 9,100 future residents, The HueHub includes a dedicated medical building available for lease, offering an exceptional opportunity for healthcare providers and wellness-focused businesses.



This state-of-the-art medical facility is strategically positioned within the development to serve both residents but also the surrounding broader community. With easy accessibility and a built-in clientele, medical professionals and practices can thrive in this vibrant and health-conscious environment. Whether you're opening a private clinic, a diagnostic center, or a specialty practice, the HueHub's medical building offers a prime location to grow your business. Secure your place in this vibrant, growing development and establish your medical facility in a prime location.

PROPERTY FEATURES

THE HUEHUB LIVING SPACES: A Thriving Community Experience

Medical | Retail | Restaurant | Lifestyle

Welcome to The HueHub Living Spaces — a one-of-a-kind development in the heart of Miami that redefines what it means to live, work, and thrive. Designed as a thriving community experience, The HueHub seamlessly blends residential and commercial spaces to create an ecosystem where businesses and residents flourish together.

At the heart of The HueHub's vision is a commitment to fostering both physical and emotional well-being. The environment is thoughtfully structured to provide a sense of security and belonging, while also promoting active and engaged lifestyles. By balancing private living spaces with vibrant communal areas, The HueHub ensures a unique harmony between independence and social interaction. This community-centric atmosphere creates the perfect foundation for businesses to succeed and grow.

With seven state-of-the-art high-rise towers, 4,032 residential units and a population of 9,100 future residents, The HueHub is not just a place to live — it's a bustling urban hub. The development also features 48,788-square-feet in retail area, perfect for restaurants, retail shops, fitness centers, and other commercial ventures. The HueHub also includes a dedicated medical building available for lease, offering an exceptional opportunity for healthcare providers and wellness-focused businesses. Additionally, the on-site charter school with 1,000 students will bring daily foot traffic, creating even more opportunities for business success.



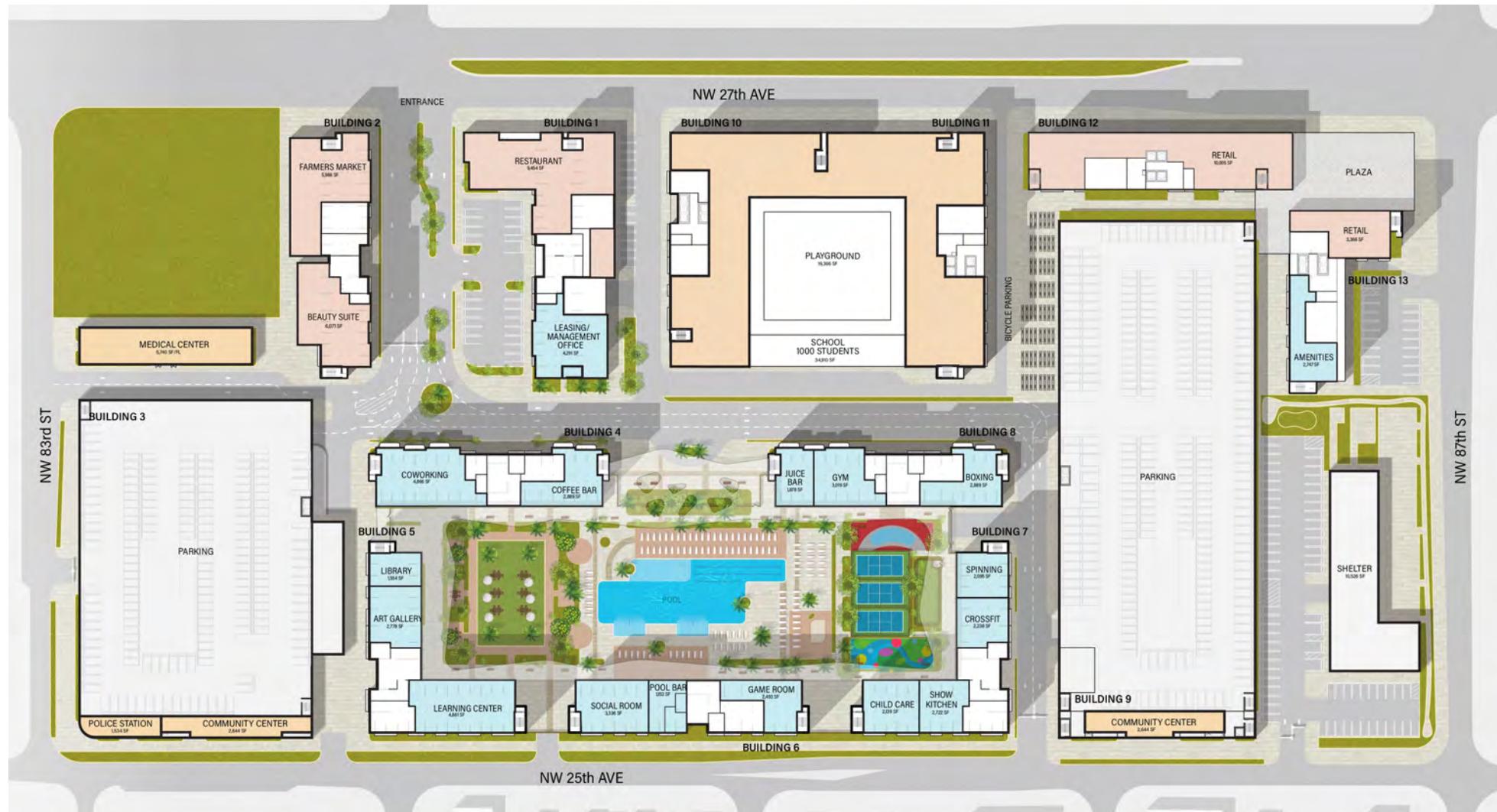
For businesses, The HueHub offers unparalleled opportunities. The built-in customer base of thousands of residents provides a steady stream of patrons for retail shops and restaurants, while the communal nature of the development fosters a sense of loyalty and support for local businesses. The residential component not only drives foot traffic but also creates a vibrant, dynamic atmosphere that attracts visitors from surrounding neighborhoods. Whether you're looking to open a medical office or headquarters, retail store, a salon, a trendy café, or a full-scale dining establishment, The HueHub's unique blend of residential and commercial spaces offers the perfect platform for growth and profitability.

The HueHub's strategic design maximizes visibility and accessibility, ensuring businesses benefit from consistent exposure. With a focus on creating a community where residents live, shop, and socialize, the development is set to become a cornerstone of Miami's lifestyle and culture. As a business owner, you'll be part of a thriving ecosystem that prioritizes connection, engagement, and growth.

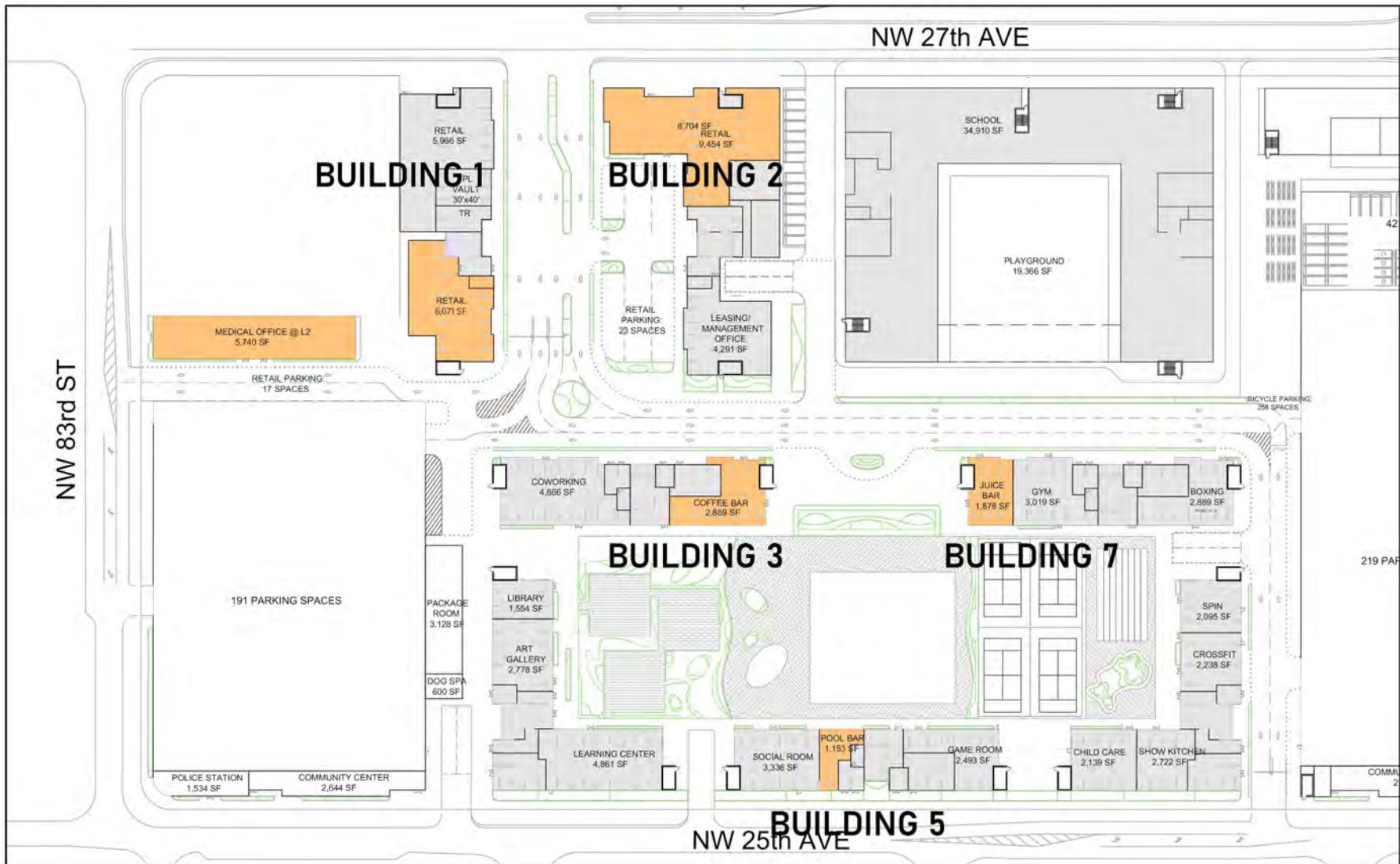
Be a part of this groundbreaking development that redefines urban living and business success. Join The HueHub Living Spaces today, where opportunity meets community, and your business can reach its full potential.



THE HUEHUB INSIGHTS



AVAILABLE COMMERCIAL SPACES - FIRST FLOOR FLOORPLANS



Retail Spaces

MEDICAL FACILITY

Stand alone building

Building size: 5,740 SF each floor

Floors: to be defined

Near the entrance of the property for easy access

BEAUTY SALON

Under residences East Side

Building size: 5,103 SF each floor

Location: 1st and 2nd floor

Near the entrance of the property for easy access

RESTAURANT

Under residences West Side

Building size:
8,704 SF 1st Floor;
9,454 SF 2nd Floor

Location: 1st and 2nd floor

Near the entrance of the property for easy access

COFFEE BAR

Under residences North Side

Building size: up to 2,889 SF

Location: 1st floor

Adjacent to the Gym, Coworking, Drop-off area, and the Juice Bar.

Located near the entrance of the property in a privileged area with access for all residents.

POOL BAR

Under residences South Side

Building size: 1,153 SF

Floors: 1st floor

Outdoor seating and bar concept

JUICE BAR

Under residences South Side

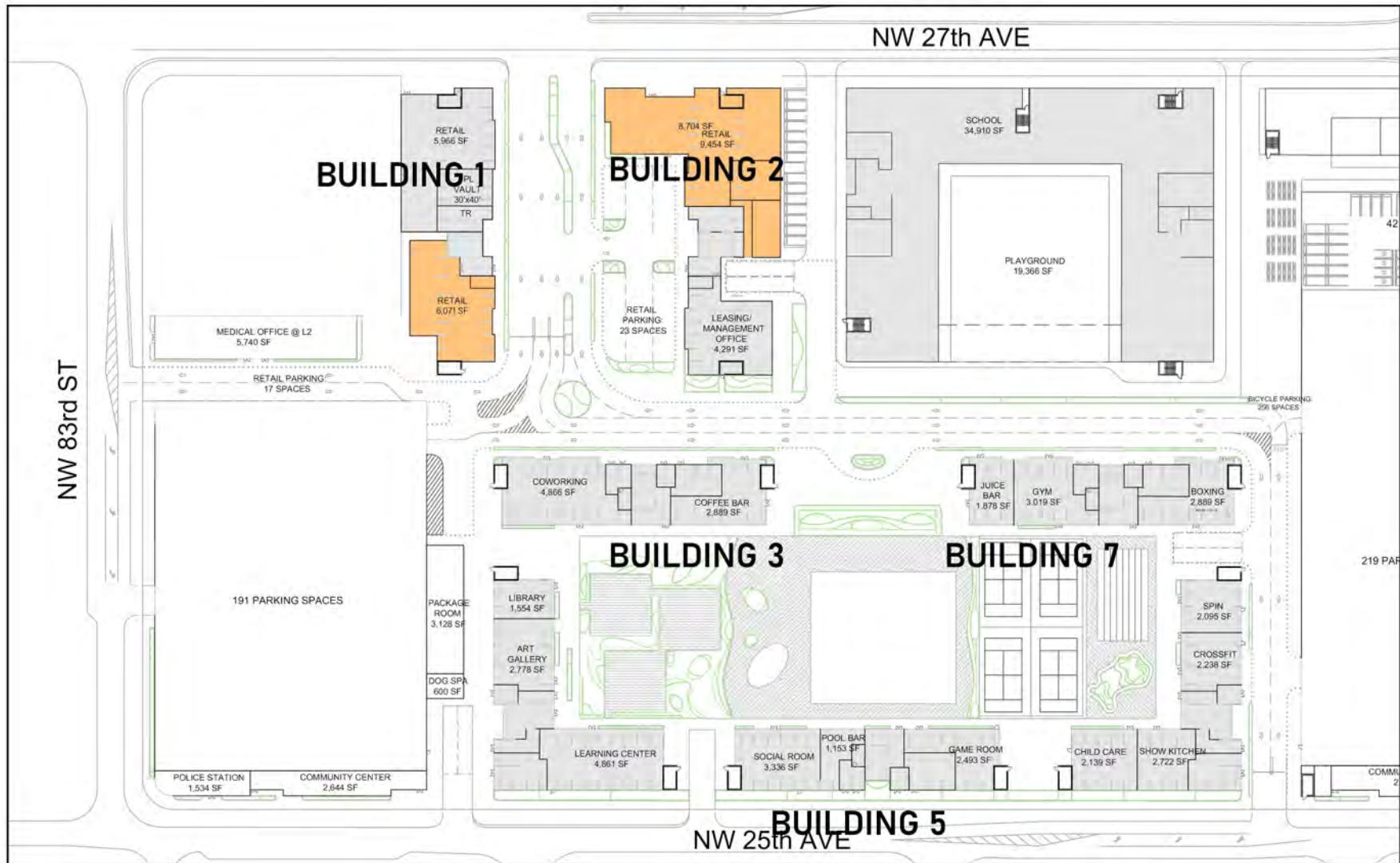
Building size: up to 1,878 SF

Floors: 1st floor

Adjacent to the Gym, Coworking, Drop-off area, and the Coffee Bar.

Located near the entrance of the property in a privileged area with access for all residents.

AVAILABLE COMMERCIAL SPACES - SECOND FLOOR FLOORPLANS



Retail Spaces

MEDICAL FACILITY

Stand alone building

Building size: 5,740 SF each floor

Floors: to be defined

Near the entrance of the property for easy access

BEAUTY SALON

Under residences East Side

Building size: 5,103 SF each floor

Location: 1st and 2nd floor

Near the entrance of the property for easy access

RESTAURANT

Under residences West Side

Building size:
8,704 SF 1st Floor;
9,454 SF 2nd Floor

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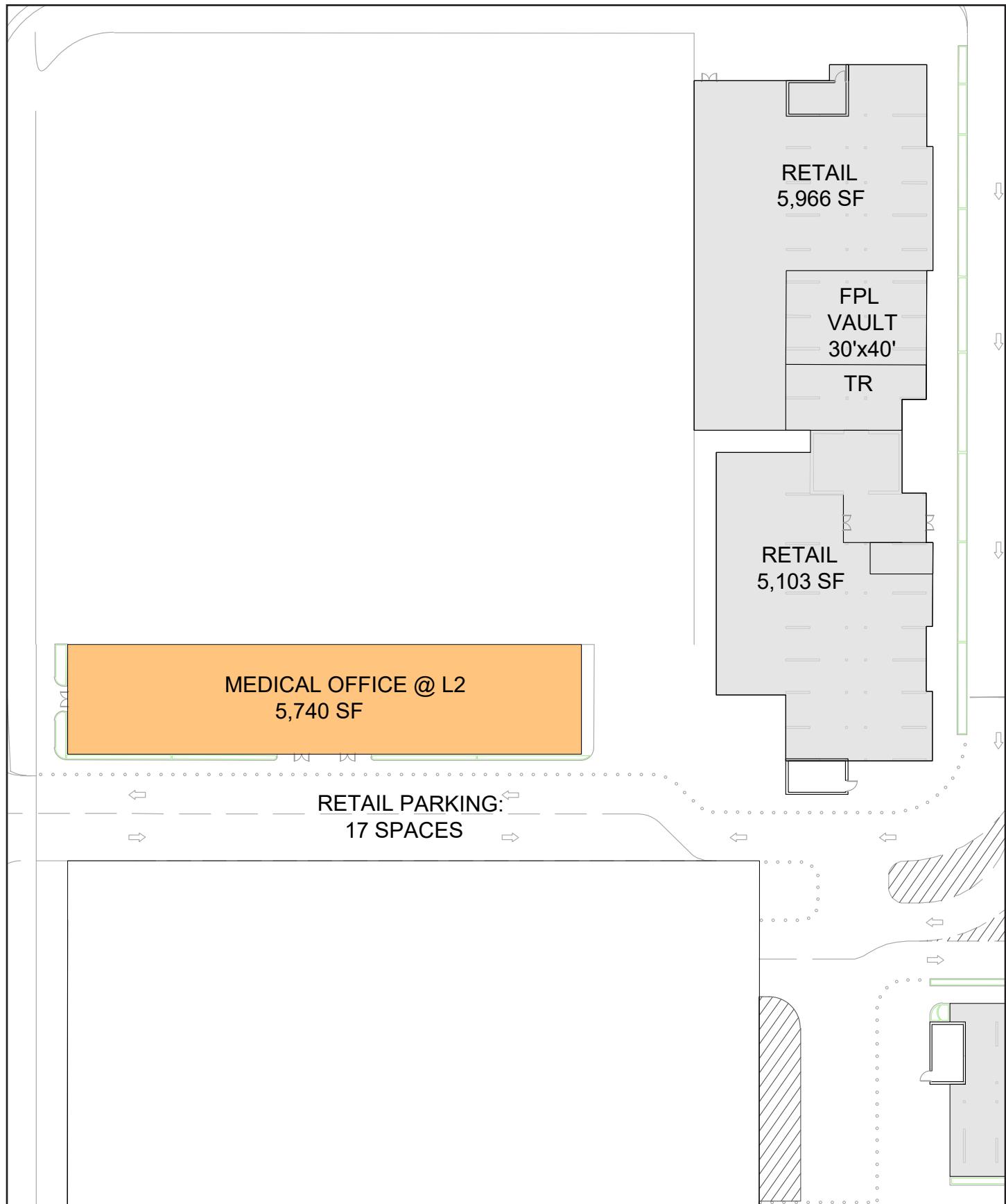
Floors: 1st floor

Adjacent to the Gym, Coworking, Drop-off area, and the Coffee Bar.

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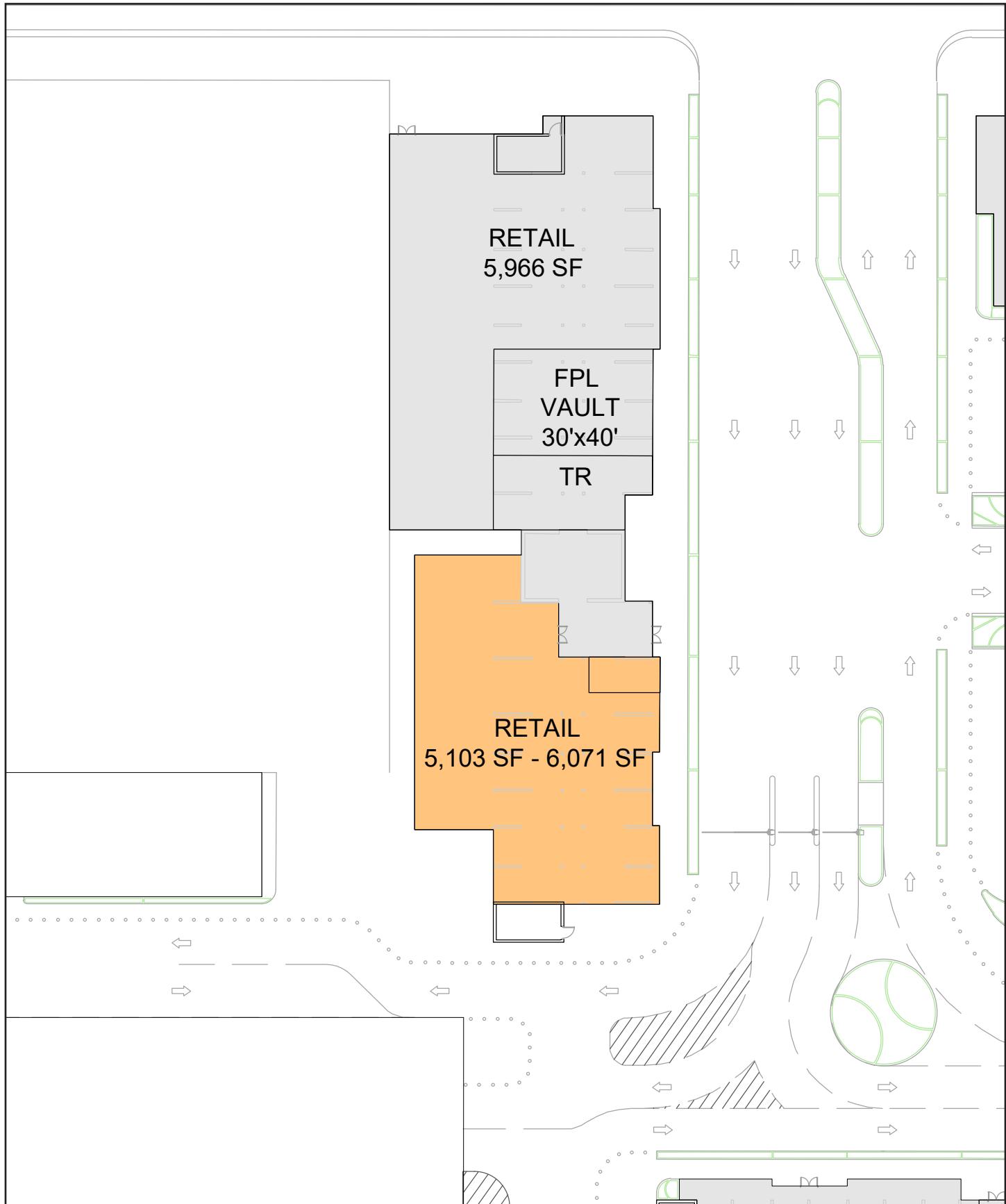
MEDICAL FACILITY - TWO TO FOUR FLOORS AVAILABLE

STAND ALONE 1ST & 2ND FLOOR MEDICAL FACILITY



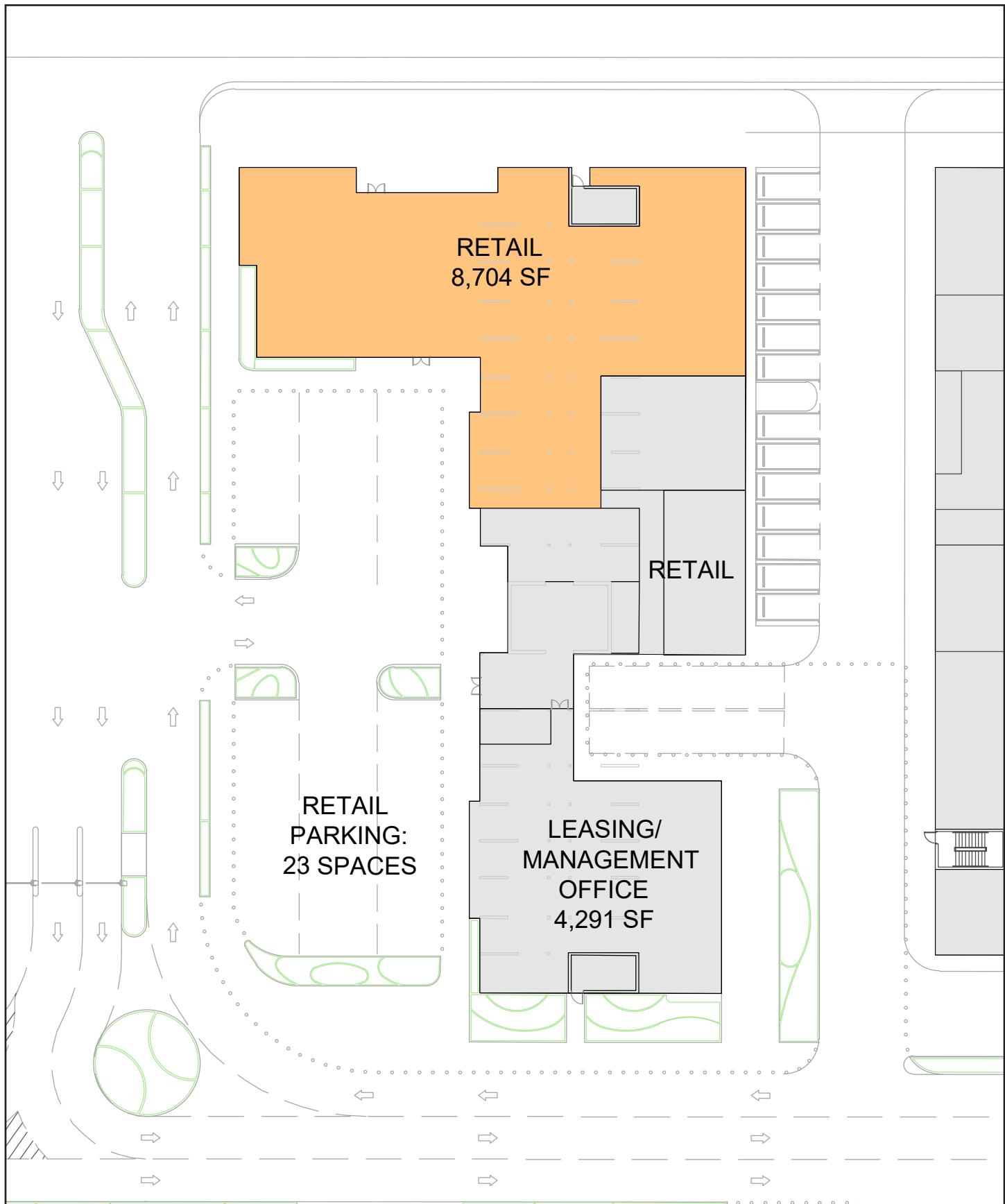
RETAIL SPACE - FIRST FLOOR FLOORPLAN

BUILDING 1



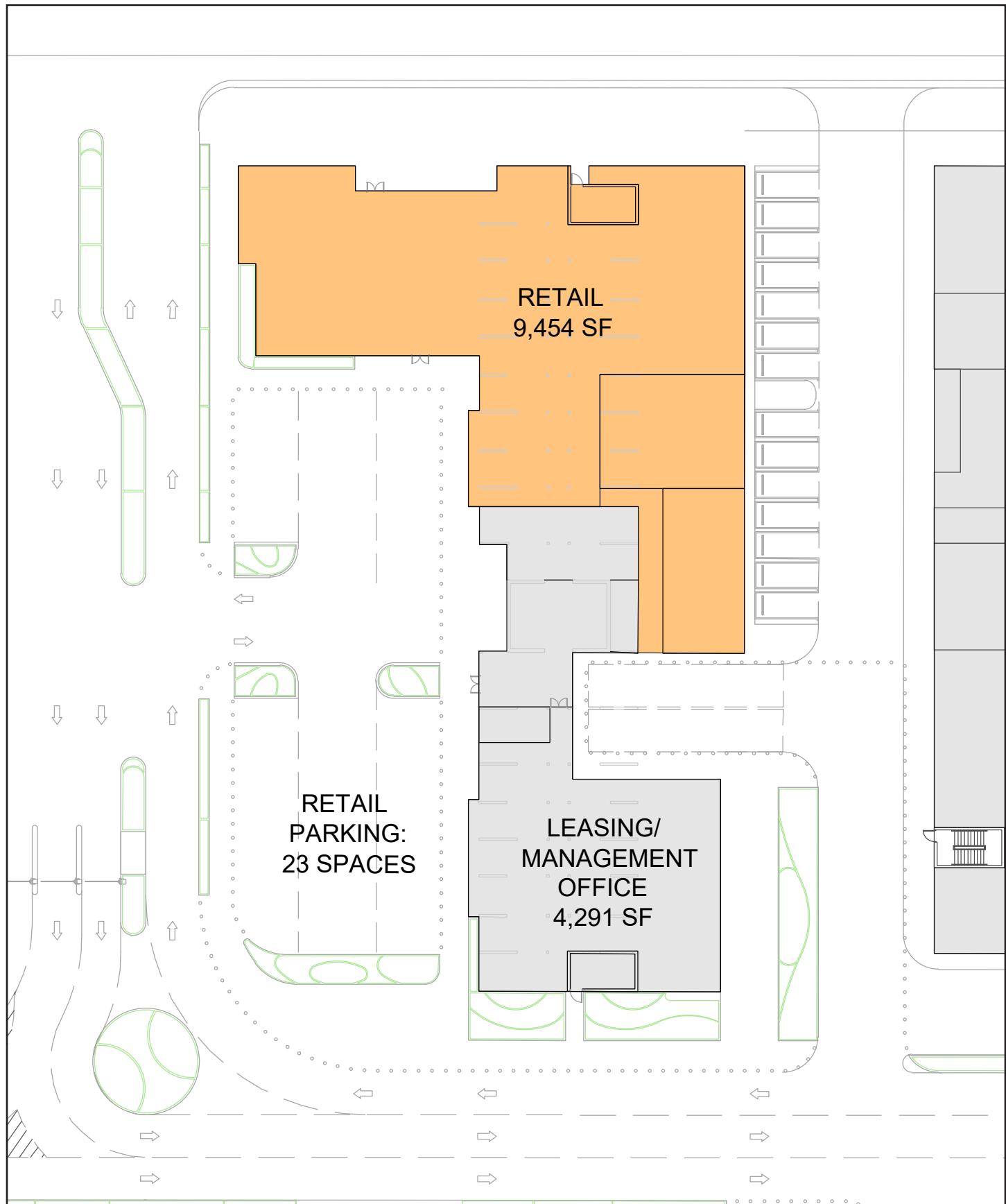
RESTAURANT SPACE - FIRST FLOOR FLOORPLAN

BUILDING 2
1ST FLOOR



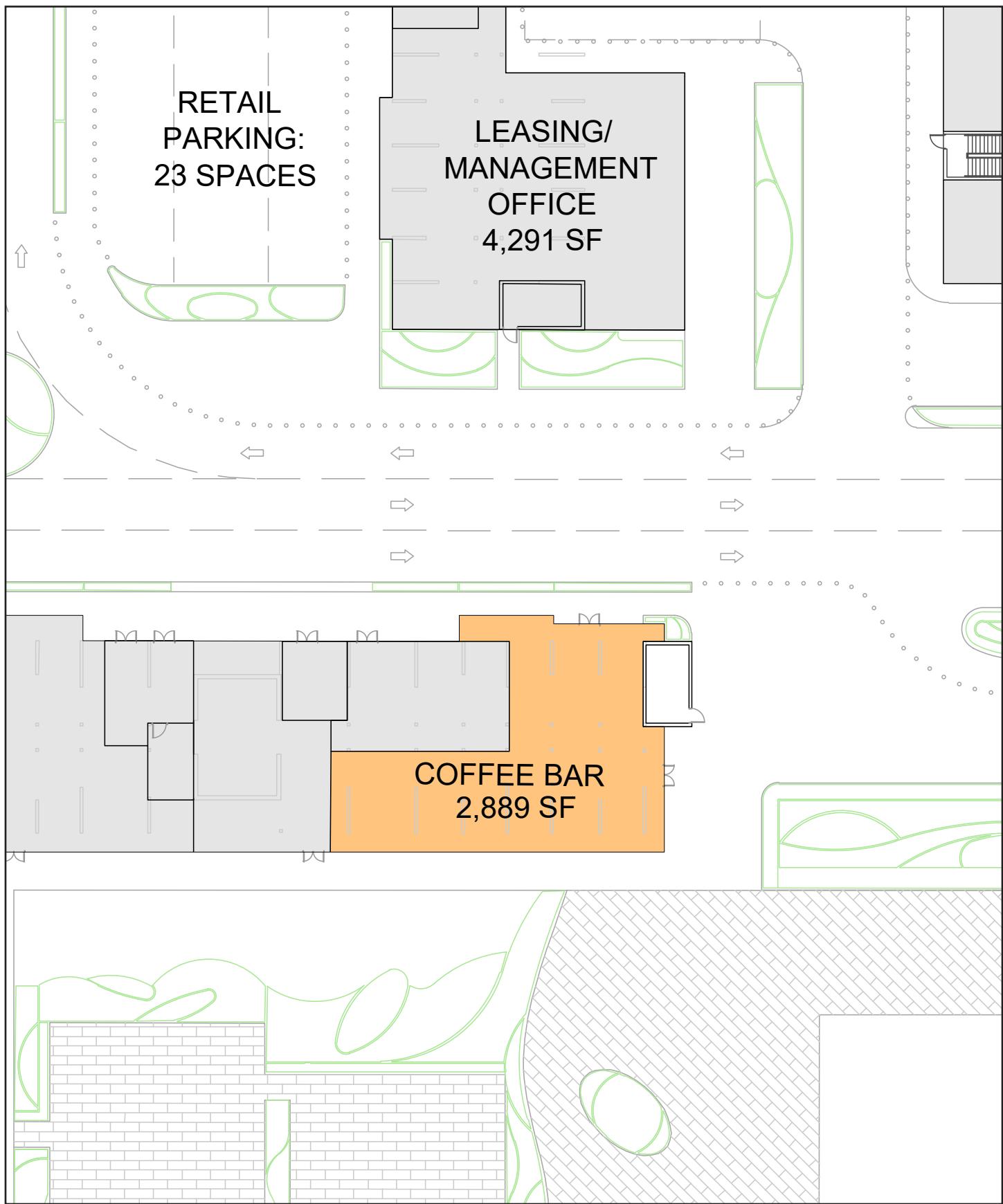
RESTAURANT SPACE - SECOND FLOOR FLOORPLAN

BUILDING 2
2ND FLOOR



RETAIL SPACE - FLOORPLAN

BUILDING 3
1ST FLOOR
COFFEE BAR



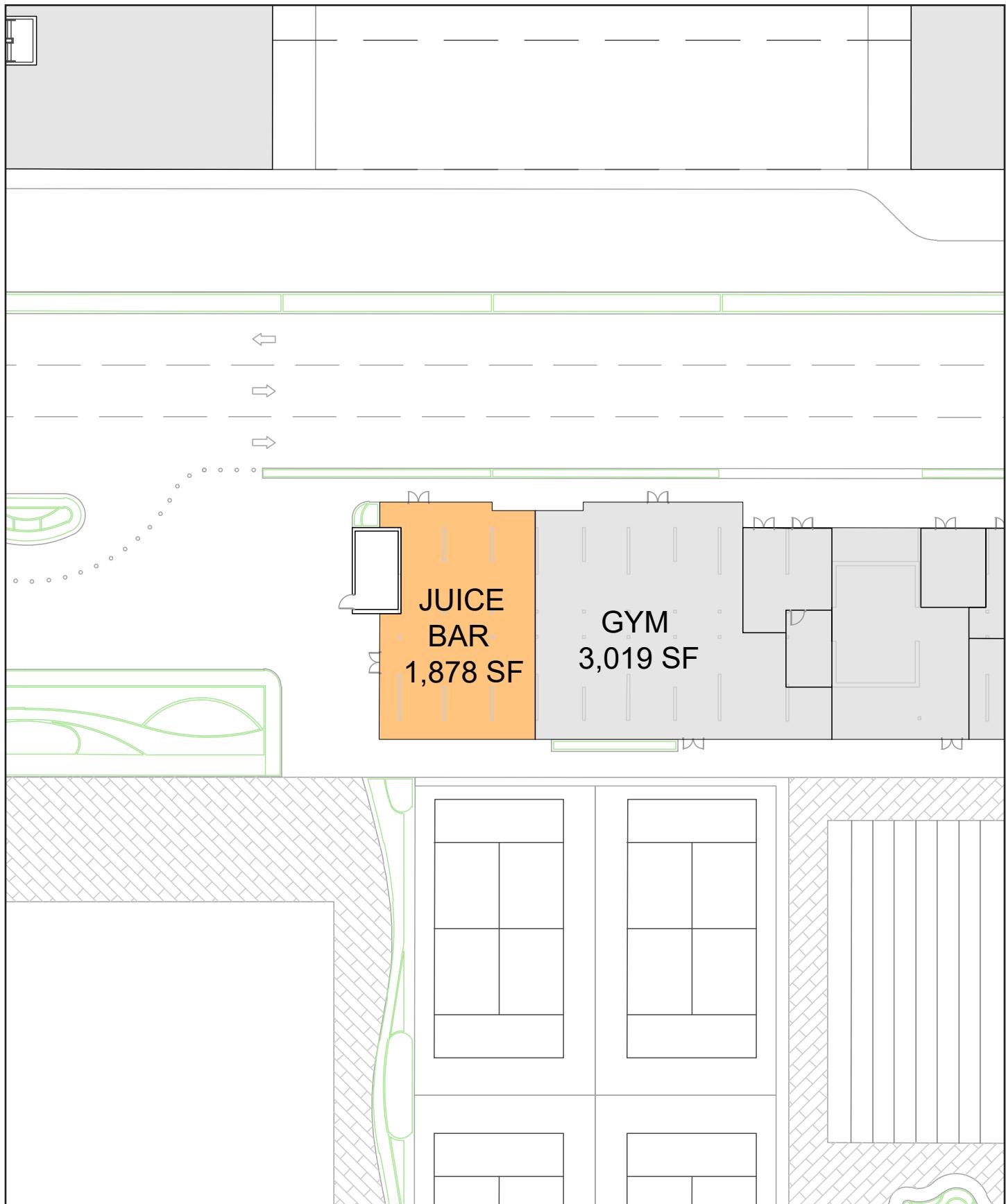
RETAIL SPACE - FLOORPLAN

BUILDING 5
1ST FLOOR
POOL BAR



RETAIL SPACE - FLOORPLAN

BUILDING 7 1ST FLOOR JUICE BAR



THE HUEHUB LIVING SPACES: A Thriving Community Experience

Medical | Retail | Restaurant | Lifestyle

MEDICAL FACILITY RENDERING - WITH AN OPTION BETWEEN
TWO TO FOUR FLOORS



THE HUEHUB LIVING SPACES: A Thriving Community Experience

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MIXED-USE RETAIL RENDERING



THE HUEHUB LIVING SPACES: A Thriving Community Experience

Medical | Retail | Restaurant | Lifestyle

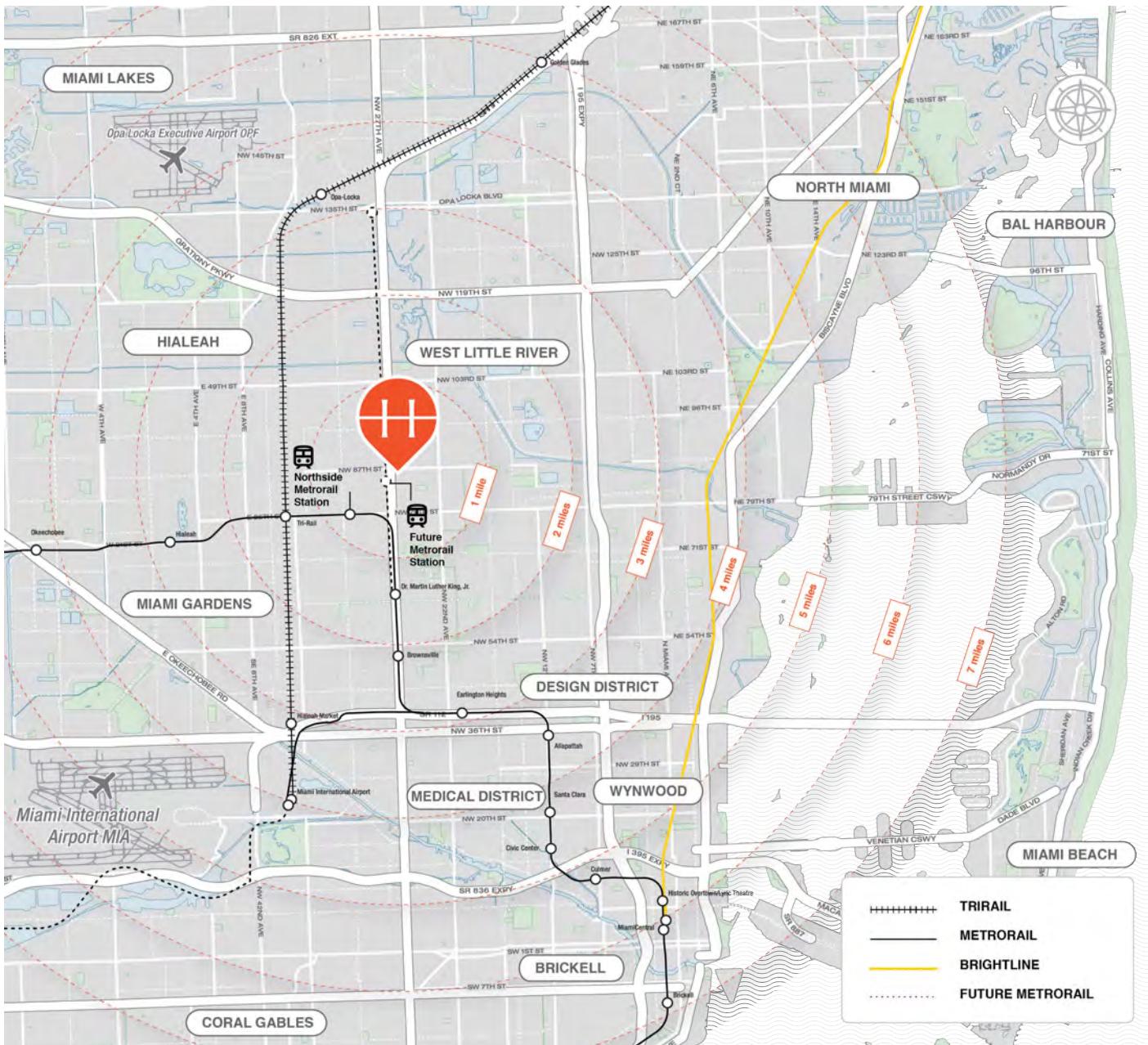


THE HUEHUB LIVING SPACES: A Thriving Community Experience

Medical | Retail | Restaurant | Lifestyle



LOCATION INFORMATION



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,367	203,105	528,814



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$62,629	\$62,991	\$75,004

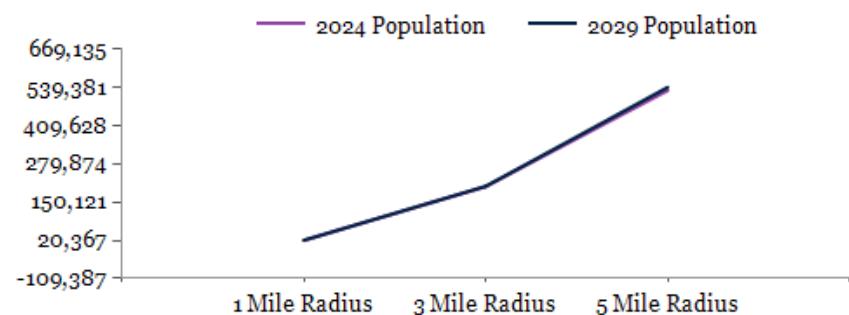


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,684	68,999	191,668

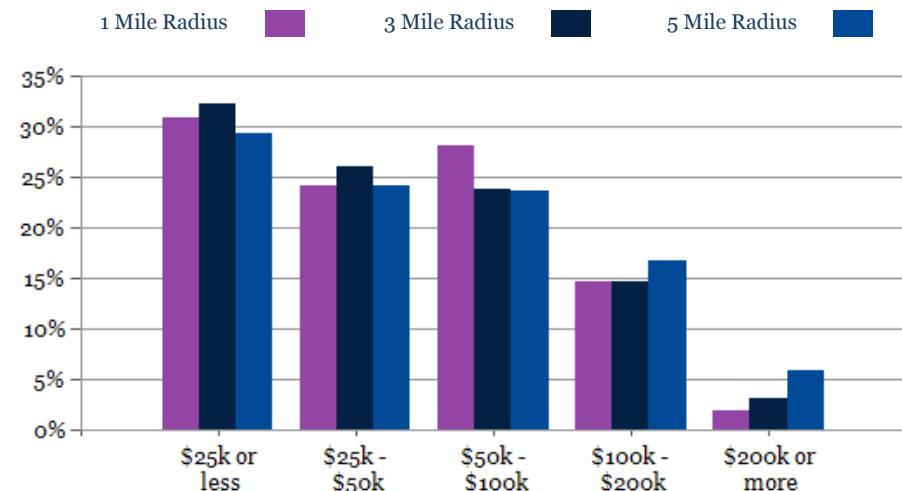
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,440	205,062	523,724
2010 Population	19,301	205,187	524,985
2024 Population	20,367	203,105	528,814
2029 Population	20,886	204,095	539,381
2024-2029: Population: Growth Rate	2.50%	0.50%	2.00%



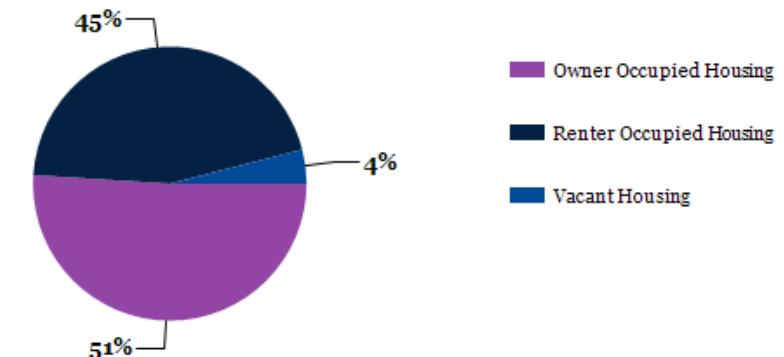
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,216	12,052	31,560
\$15,000-\$24,999	851	10,227	24,864
\$25,000-\$34,999	763	8,073	21,781
\$35,000-\$49,999	858	9,910	24,666
\$50,000-\$74,999	744	7,935	22,521
\$75,000-\$99,999	1,136	8,506	22,963
\$100,000-\$149,999	633	7,089	22,442
\$150,000-\$199,999	348	3,067	9,659
\$200,000 or greater	136	2,140	11,211
Median HH Income	\$42,839	\$40,125	\$44,748
Average HH Income	\$62,629	\$62,991	\$75,004

2024 Household Income



HOUSEHOLDS 2000	1 MILE	3 MILE	5 MILE
Total Housing	6,776	68,245	181,486
2010 Total Households	5,806	64,077	172,747
2024 Total Households	6,684	68,999	191,668
2029 Total Households	7,050	70,780	201,346
2024 Average Household Size	3.03	2.92	2.71
2024-2029: Households: Growth Rate	5.35%	2.55%	4.95%

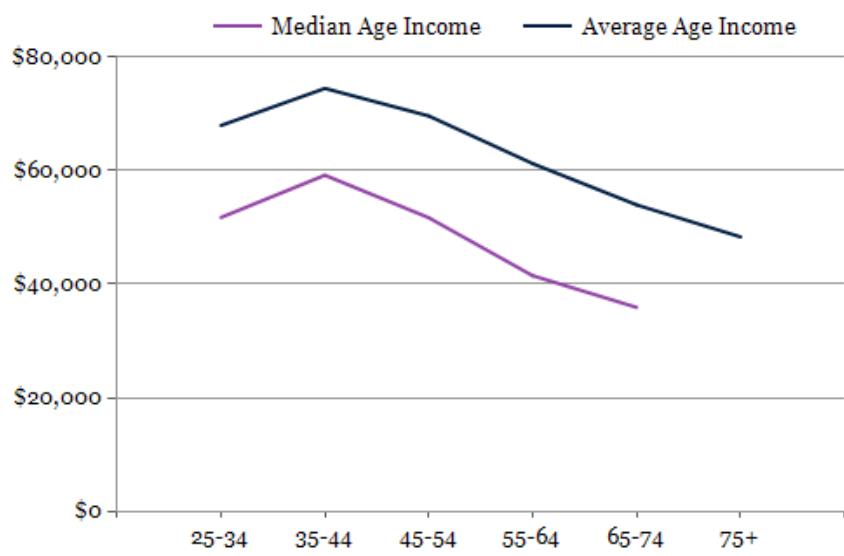
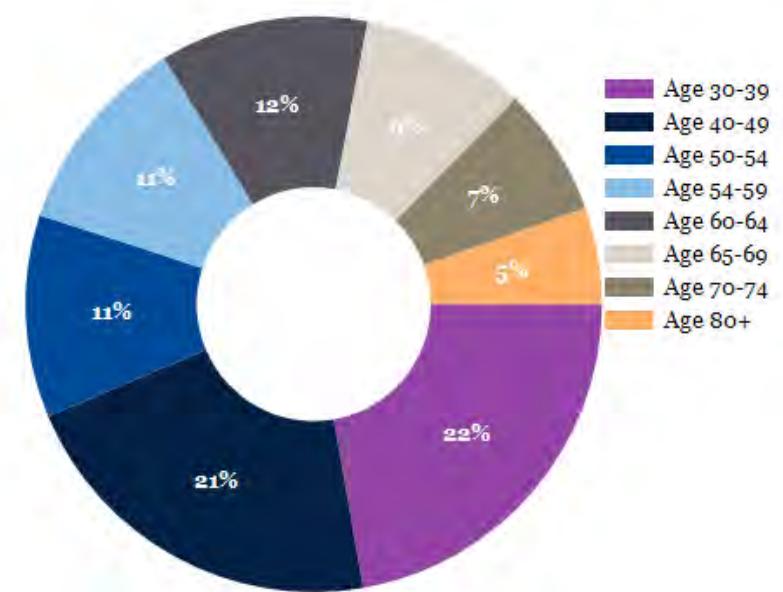
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,405	13,330	37,059
2024 Population Age 35-39	1,393	13,304	36,899
2024 Population Age 40-44	1,353	12,813	35,288
2024 Population Age 45-49	1,334	12,412	33,047
2024 Population Age 50-54	1,432	14,191	37,164
2024 Population Age 55-59	1,421	14,174	36,315
2024 Population Age 60-64	1,470	14,604	36,648
2024 Population Age 65-69	1,173	11,641	29,405
2024 Population Age 70-74	913	9,369	24,130
2024 Population Age 75-79	680	7,210	18,956
2024 Population Age 80-84	460	5,080	13,358
2024 Population Age 85+	483	5,842	14,974
2024 Population Age 18+	16,450	163,531	432,609
2024 Median Age	42	42	42
2029 Median Age	43	43	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,746	\$46,042	\$54,925
Average Household Income 25-34	\$67,952	\$65,297	\$80,840
Median Household Income 35-44	\$59,201	\$49,040	\$59,449
Average Household Income 35-44	\$74,492	\$72,462	\$90,570
Median Household Income 45-54	\$51,709	\$53,025	\$60,876
Average Household Income 45-54	\$69,636	\$76,398	\$91,337
Median Household Income 55-64	\$41,496	\$42,287	\$46,937
Average Household Income 55-64	\$61,238	\$64,003	\$76,373
Median Household Income 65-74	\$35,910	\$33,109	\$35,004
Average Household Income 65-74	\$53,972	\$53,035	\$60,191
Average Household Income 75+	\$48,323	\$45,878	\$47,344





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

The HueHub Living Spaces: Prime Retail Spaces



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The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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Global Commercial Director

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