



HUB

MIAMI OFFICES



WELCOME TO HUB MIAMI

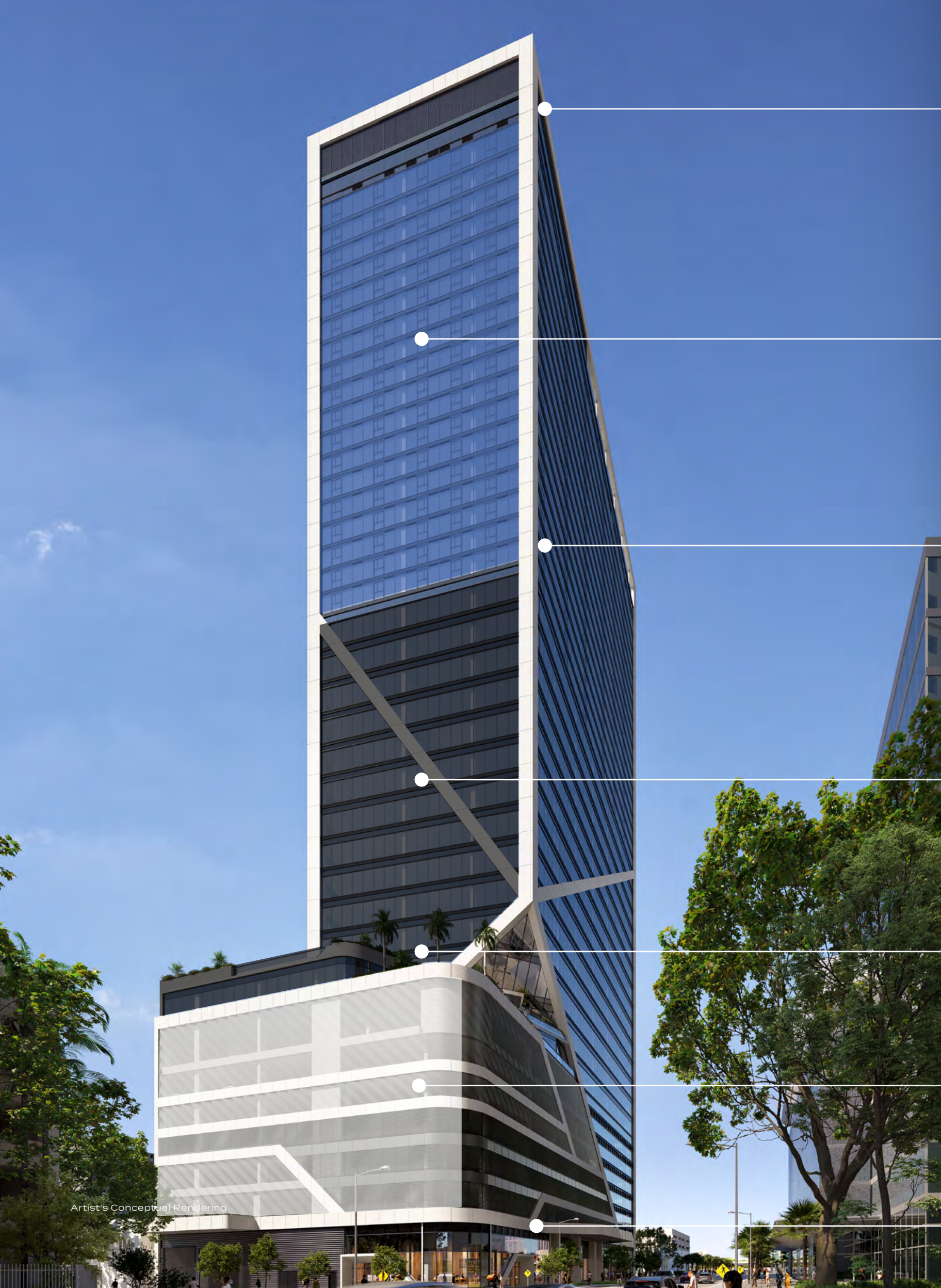
CONNECTIVITY REDEFINED

525 NW 2ND AVE, MIAMI, FL 33101



LIFESTYLE REDEFINED

Introducing a work environment that seamlessly blends sophistication and convenience. HUB Miami offers the perfect harmony between effortless commutes, an upscale living environment and a world-class office environment.



RESIDENTIAL OUTDOOR LOUNGE & ROOFTOP POOL
Level 41

RESIDENTIAL
Levels 23–40

RESIDENTIAL AMENITY SPACES
Level 22

OFFICES
Levels 8–21

OFFICE AMENITIES AND TERRACE
Level 8

PARKING
Levels 2–7

GROUND FLOOR RETAIL
Level 1

UNDER ONE ROOF

At HUB Miami, sleek architecture meets modern spaces and thoughtfully curated amenities that seamlessly blend work and play. Discover everything your business needs under one roof and at the center of it all.

OFFICE SIZE
268,000

CONSTRUCTION START
Q3 2024

AMENITY CENTRE
15,000 SF

BUILDING HEIGHT
41 Stories

CEILING HEIGHTS
13'6"

FLOOR PLATES
20K - 32K SF

PARKING
2.14/1,000 Ratio

RESIDENCES
306 Luxury Units

CONNECTED
TO THE PULSE
OF THE CITY.



**PRIME
LOCATION**

Where commute times vanish
and convenience thrives.
HUB Miami puts you at the
center of it all.

ADRIENNE ARSHT
CENTER FOR THE
PERFORMING ARTS

KNIGHT
CONCERT HALL

JUNGLE
ISLAND

HIBISCUS
ISLAND

MIAMI BEACH

ASTON MARTIN
RESIDENCES

KEY BISCAYNE

PÉREZ
ART MUSEUM
MIAMI

MIAMI
CHILDREN'S
MUSEUM

WATSON
ISLAND

PORT MIAMI

FISHER
ISLAND

BAYFRONT
PARK

KASEYA
CENTER

MIAMI DADE
COLLEGE

BRICKELL

FROST
SCIENCE

BAYSIDE
MARKETPLACE

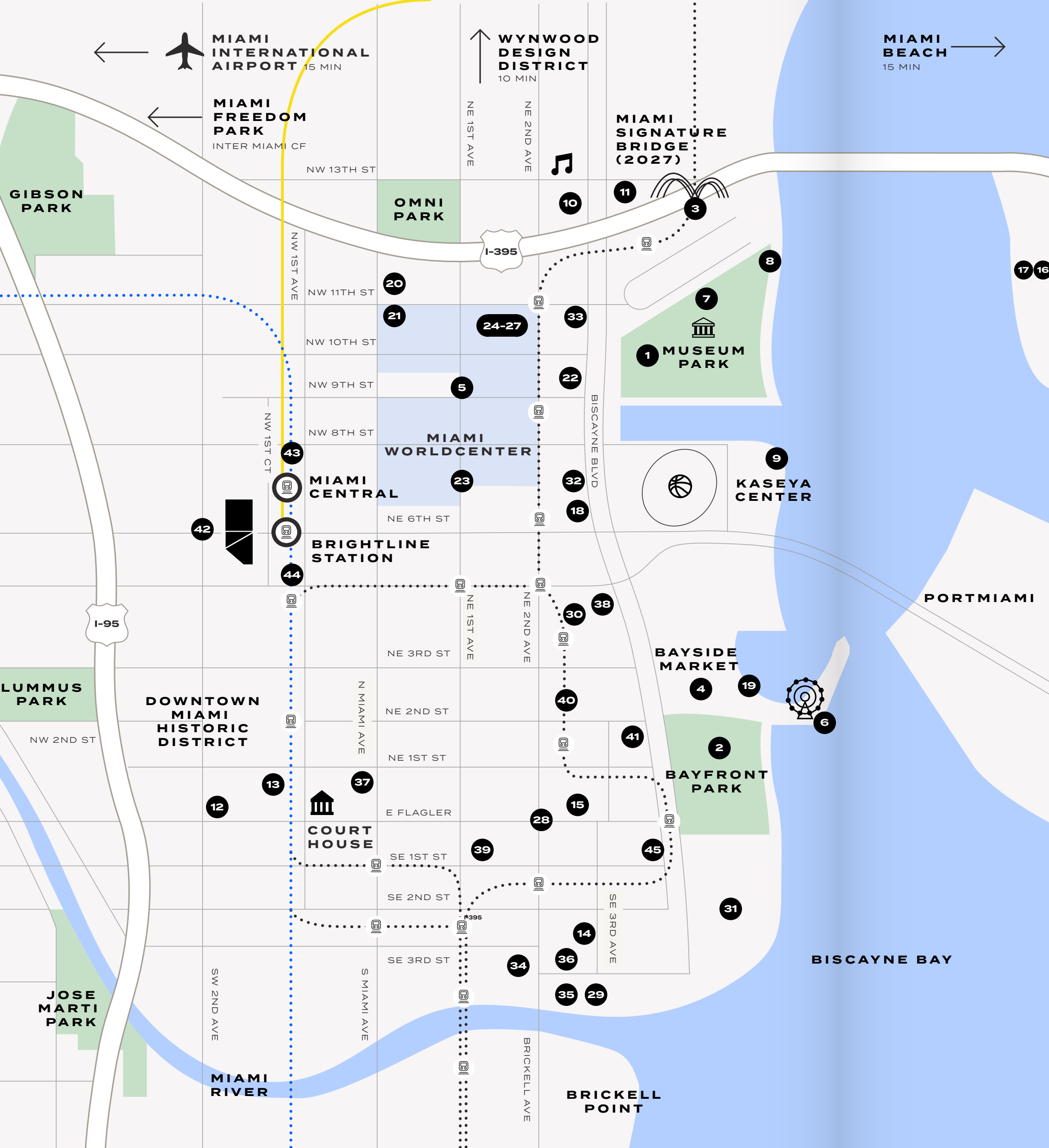
HUB
MIAMI OFFICES

METROMOVER

MIAMI
WORLD CENTER

BRIGHTLINE

DOWNTOWN
MIAMI



The Neighborhood

TRANSPORTATION

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

PARKS

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

SHOPPING & ACTIVITIES

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

ARTS, CULTURE & 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
- 16 Jungle Island
- 17 Miami Children's Museum
- 18 The Freedom Tower

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
- 29 ZUMA
- 30 Jaguar Sun

HOTELS

- 31 InterContinental
- 32 CitizenM Worldcenter
- 33 Natiivo
- 34 Hyatt Regency Miami
- 35 Kimpton EPIC
- 36 JW Marriott
- 37 MintHouse at Parkline
- 38 The Elser
- 39 The Langford
- 40 YOTEL Miami
- 41 Yve

ESSENTIALS

- 42 Publix
- 43 Joe & The Juice
- 44 Starbucks
- 45 Whole Foods

HYPER-CONNECTED LOCATION

Driving

I-95
2-Minute Drive

I-395
4-Minute Drive

MetroRail

**HISTORIC OVERTOWN/
LYRIC THEATRE**
2-Minute Walk

GOVERNMENT CENTER
5-Minute Walk

Brightline

MIAMI CENTRAL STATION
1-Minute Walk

Metromover

WILKIE D. FERGUSON JR.
3-Minute Walk

GOVERNMENT CENTER
5-Minute Walk



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.

Hub's strategic location provides convenient commutes to employees across the tri-county area.

TAMPA STATION
FUTURE EXPANSION

ORLANDO
STATION

COCOA
FUTURE EXPANSION

STUART
FUTURE EXPANSION

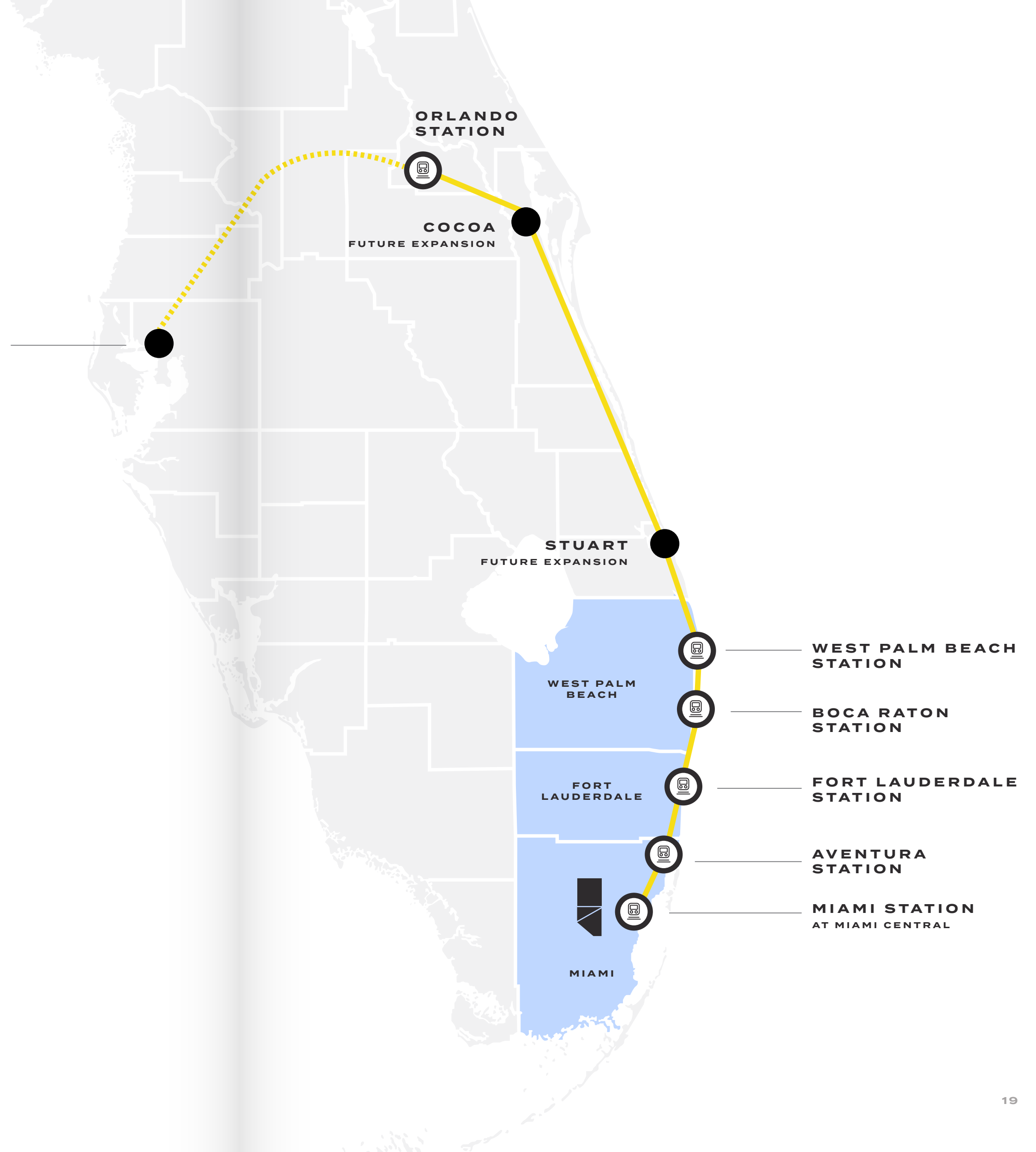
WEST PALM BEACH
STATION

BOCA RATON
STATION

FORT LAUDERDALE
STATION

AVENTURA
STATION

MIAMI STATION
AT MIAMI CENTRAL



DOWNTOWN MIAMI

Downtown is Miami's most dynamic neighborhood, hosting various museums, sporting venues, PortMiami, transportation hubs, and over 6,000 residential units with an additional 28,000 proposed or under construction.





MIAMI WORLD CENTER

A dynamic new destination to experience the best of Miami's shopping, dining, and entertainment. Miami WorldCenter has 300,000 SF of completed retail construction with an additional 130,000 SF nearing completion.

**WORLD CLASS
DEVELOPMENT TEAM**

HUB Miami is a collaboration
between some of the nation's
most notable development experts.

DEVELOPMENT TEAM

THE JOHN BUCK COMPANY

Forty years of developing the next big idea. Founded in 1981, JBC has established a track record and reputation as a premier, vertically-integrated real estate operating company focused on major US urban markets. Since inception, JBC has successfully acquired, developed or redeveloped over 47 million square feet of office, 5,500 + residential units, hotel, retail and mixed-use properties.

2116 CHESTNUT *Philadelphia, PA*

AL MARYAH ISLAND *Dubai, UAE*

PARK TOWER *San Francisco, CA*

155 N WACKER *Chicago, IL*



DEVELOPMENT TEAM

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.

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.

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.

PINECREST STATION *Miami, FL*



THE CROSBY MWC *Miami, FL*



RESTAURANT ROW *Orlando, FL*





WORKSPACES DESIGNED FOR LUXURY



OFFICES

FLOOR PLATES

20,000 – 32,000 RSF

AMENITIES

24/7 Security

On-Site Concierge

Conference Center

Fitness Center

Tenant Lounge

Dedicated Office Lobby

FEATURES

Dedicated office parking (2.1/1,000)

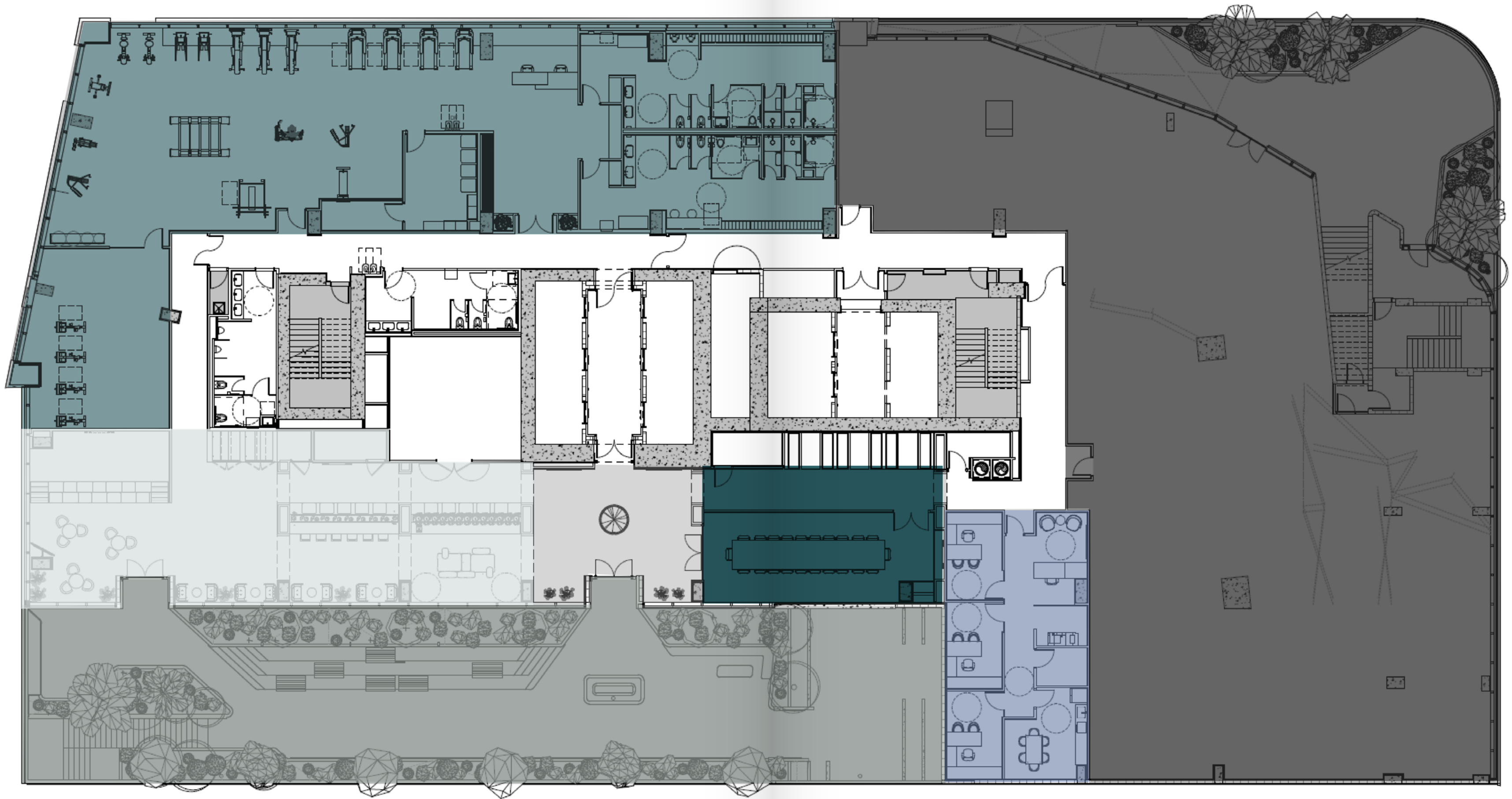
13'6" slab-to-slab heights

Floor to ceiling window line

Column-free floor plate

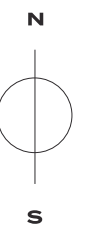
Center-core floor plate

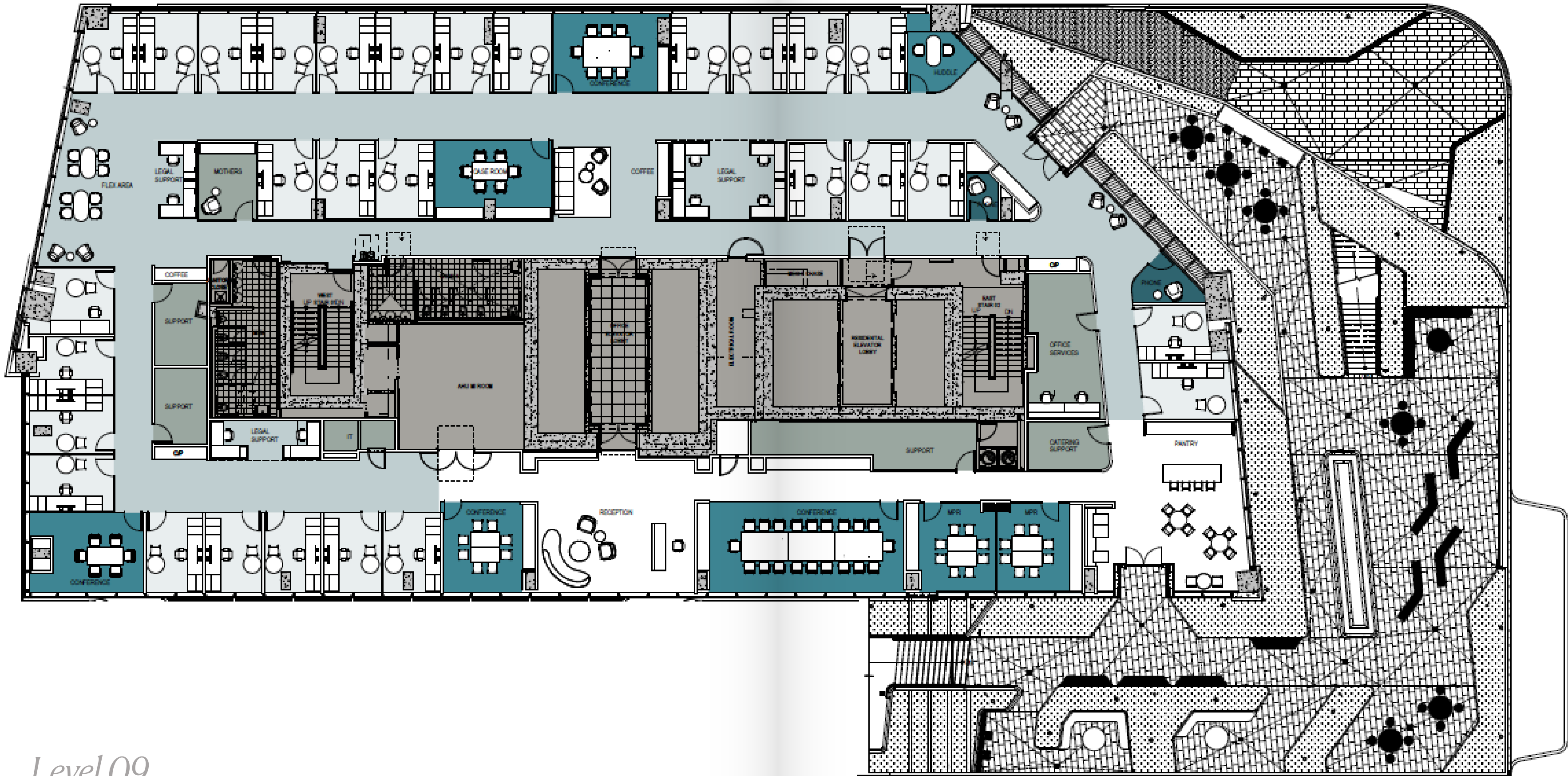
LEED Rating



Level 08
Amenity Centre

- | | | | |
|---|-------------------|---|---------------------|
|  | Fitness Center |  | Outdoor Terrace |
|  | Lounge |  | Property Management |
|  | Conference Center |  | Tenant Space |



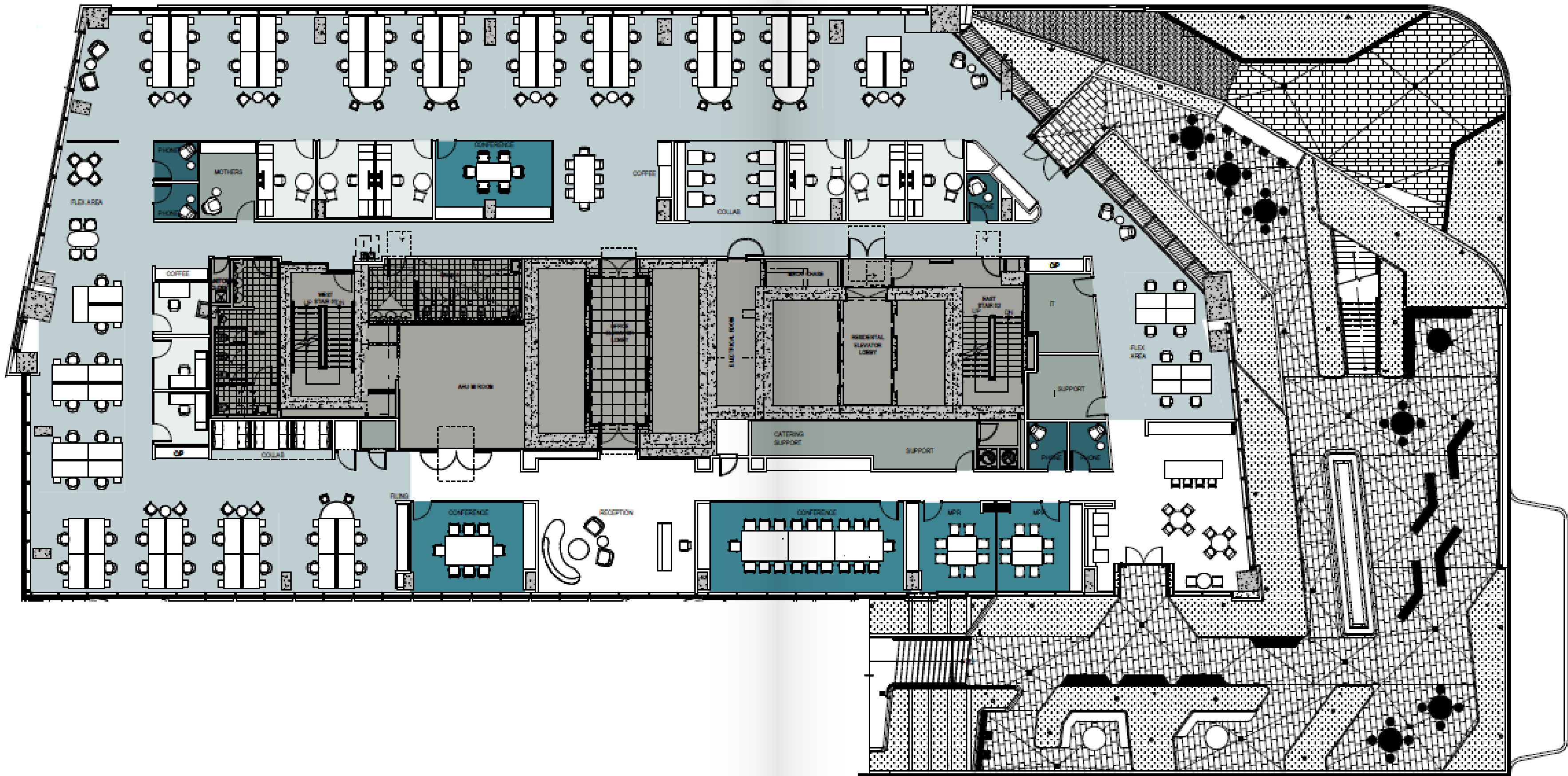


Level 09

24,151 SF RSF

Legal Test Fit

(832 SF Per Attorney)

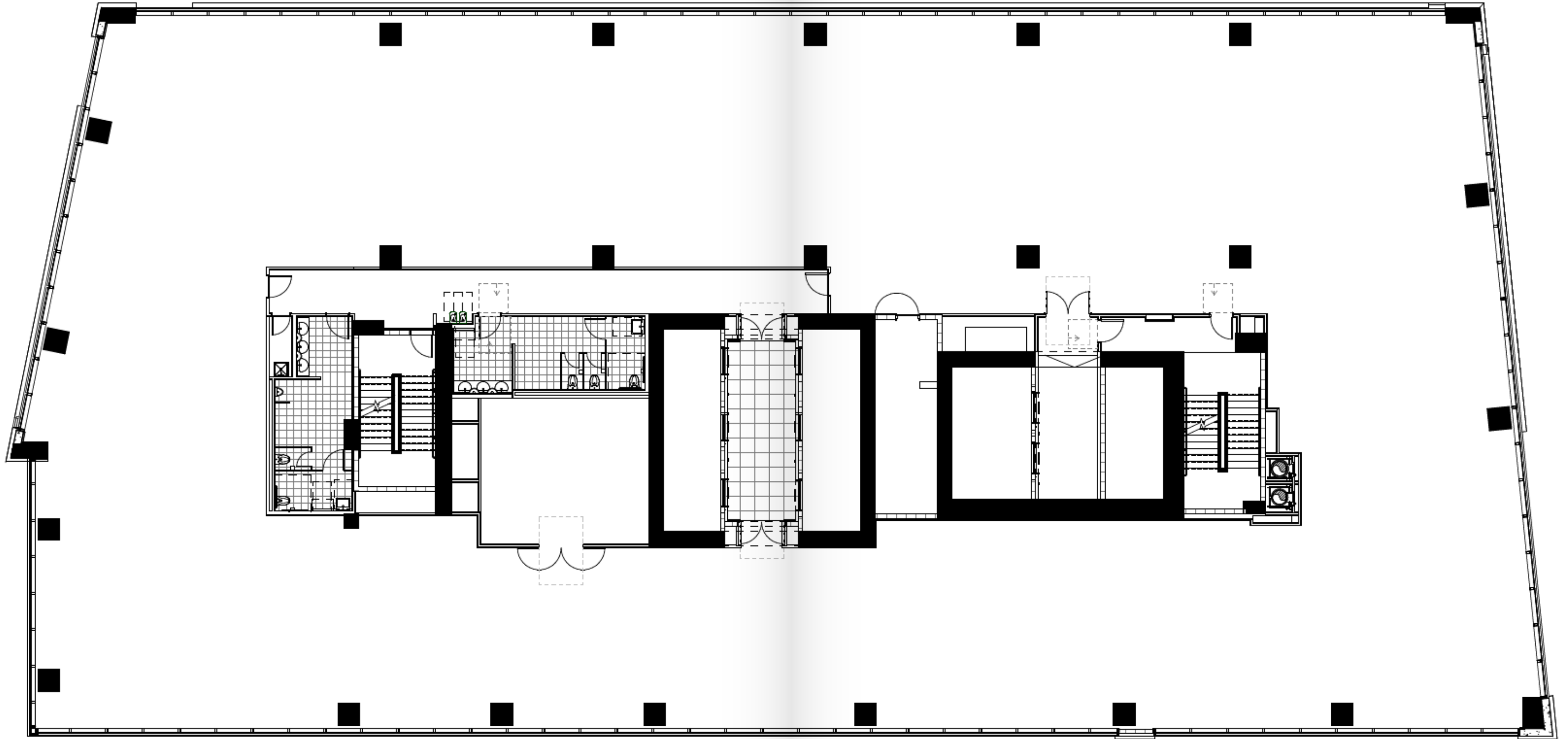


Level 09

28,167 RSF

Progressive Test Fit

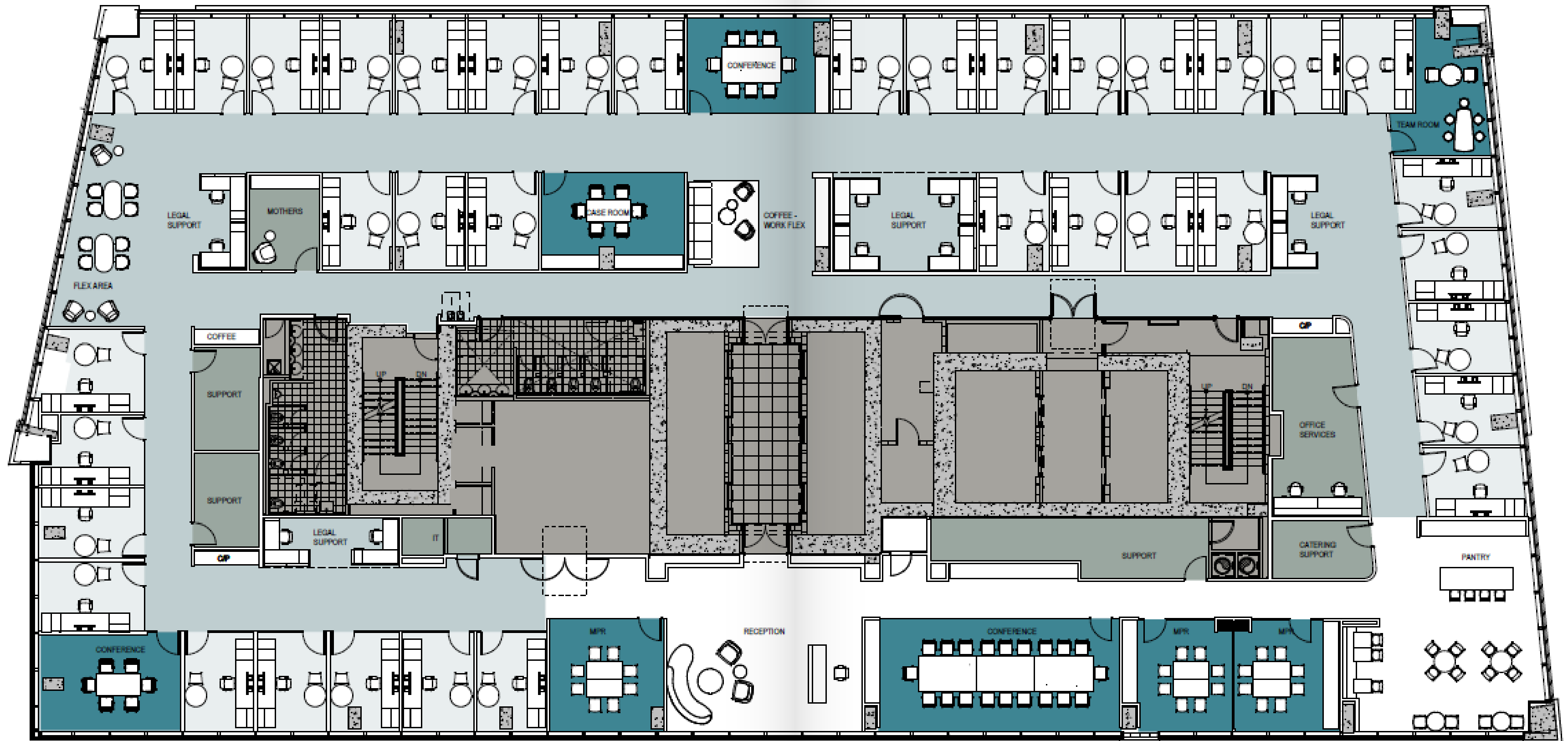
- | | |
|---|--|
| 05 Conference Rooms | 70 Work Stations |
| 09 Offices | Support |
| 05 Phone Rooms | |



Level 12-21

21,083 RSF

Typical Floor Plan



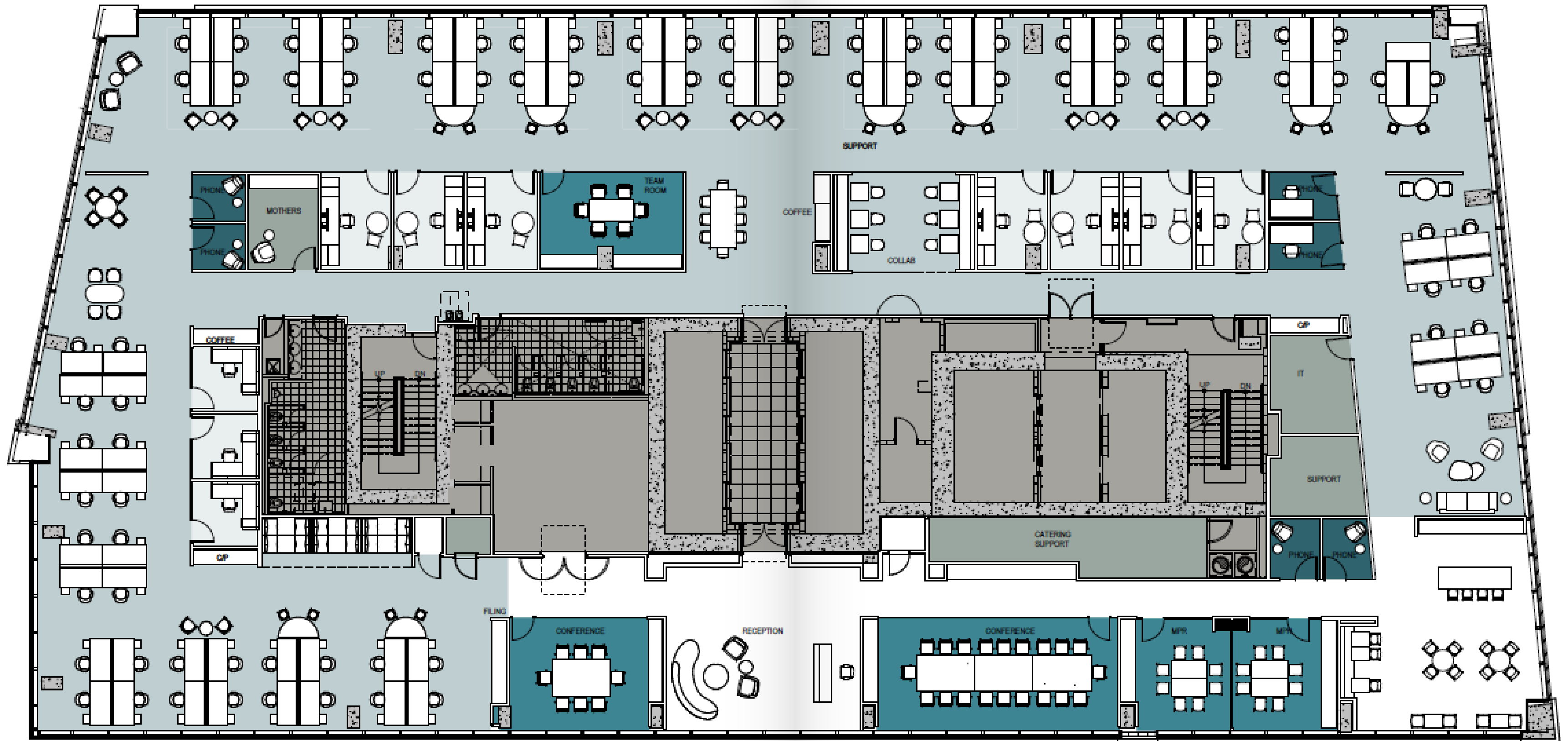
Level 12-21

21,083 RSF

Legal Test Fit

570 SF Per Attorney

- 7 Conference Rooms
- 37 Offices
- 12 Support



Level 12-21

21,083 RSF

Progressive Test Fit

- 5 Conference Room
- Support
- 10 Offices
- 82 Work Stations
- 6 Phone Rooms





Outdoor Terrace

LEVEL 08













PROGRESSIVE LAYOUT



PROGRESSIVE LAYOUT

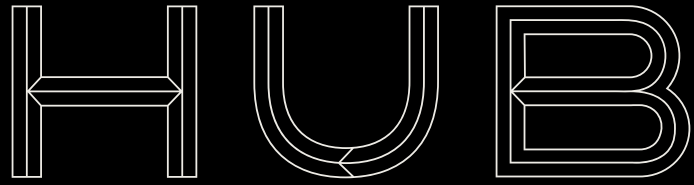


SURROUNDED BY MIAMI SKYLINE VIEWS

Enjoy breathtaking city views from your office windows, creating an inspiring and motivating work environment.







MIAMI OFFICES

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COLLABORATORS

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