

HUB

**MIAMI** RESIDENCES

CONNECTIVITY

CONNECTED  
TO THE PULSE  
OF THE CITY.



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.



PEREZ  
ART MUSEUM  
MIAMI

FROST  
SCIENCE

PORT MIAMI

FISHER  
ISLAND

KASEYA  
CENTER

MIAMI DADE  
COLLEGE

HUB  
MIAMI RESIDENCES

MIAMI  
BEACH

VIRGINIA KEY /  
KEY BISCAINE

BRICKELL

HIBISCUS  
ISLAND

WATSON  
ISLAND

BAYSIDE  
MARKETPLACE

BAYFRONT  
PARK

DOWNTOWN  
MIAMI

METROMOVER

BRIGHTLINE

MIAMI  
WORLD CENTER

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  
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PORT MIAMI

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BAYFRONT  
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RESIDENCES

KEY BISCAIYNE

MIAMI DADE  
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BAYSIDE  
MARKETPLACE

HUB  
MIAMI RESIDENCES

METROMOVER

MIAMI  
WORLD CENTER

BRIGHTLINE

DOWNTOWN  
MIAMI



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

# MIAMI WORLD CENTER



**MIAMI WORLD CENTER**

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

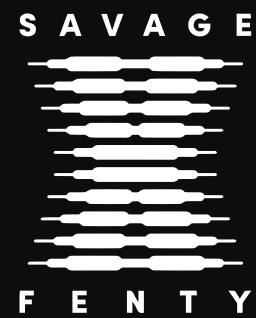
**RETAIL & DINING**

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



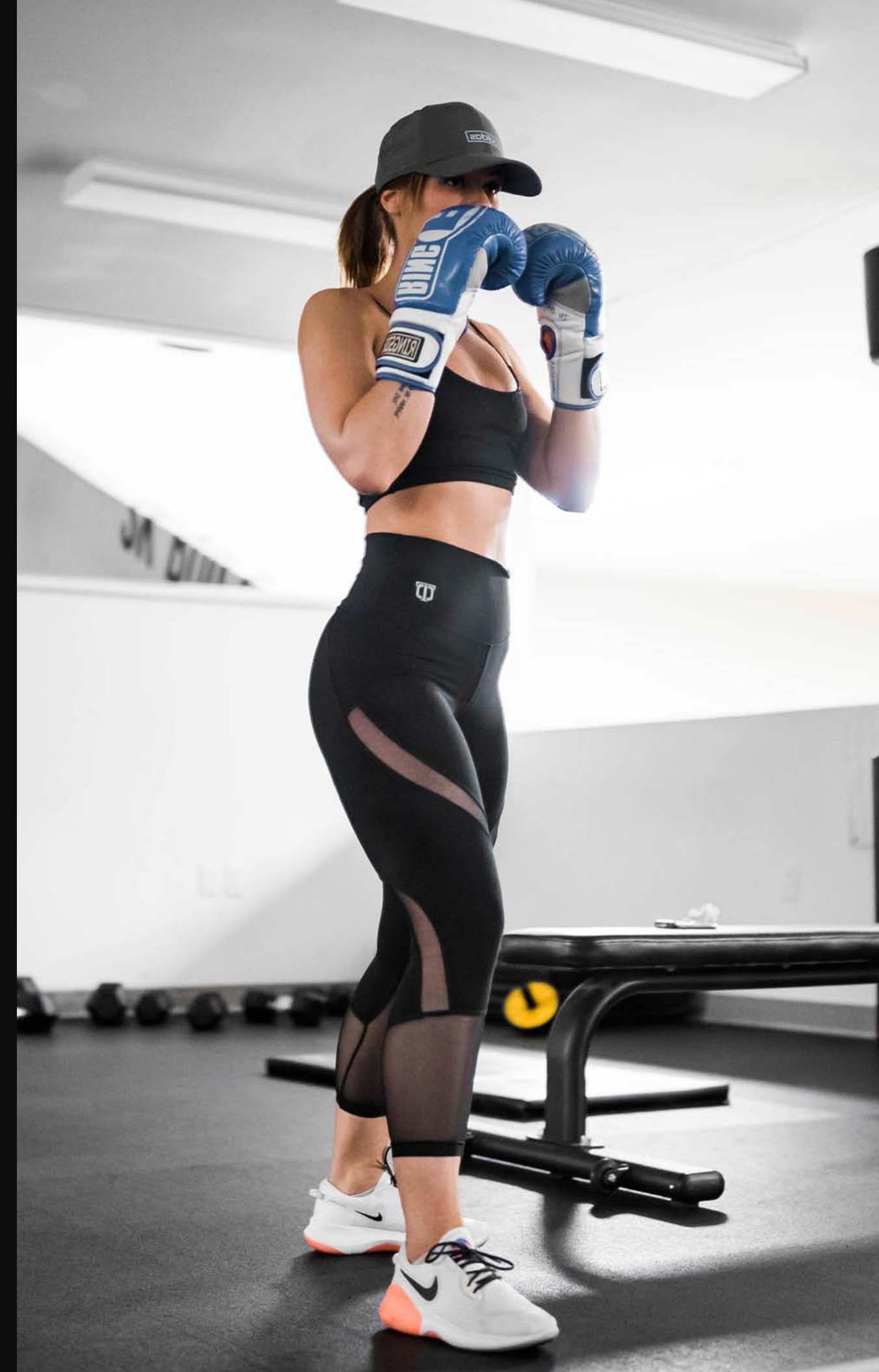
Coming soon...

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



**MUSEUM OF ICE CREAM**

- Posman Books
- Savage x Fenty



**300K SQ FT**

Completed Retail Construction

**110K SQ FT**

of Signed Retail Leases

**130K SQ FT**

Retail 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**

The world's leading cruise port  
10 Million projected visitors



**I-395 SIGNATURE BRIDGE**

*1.4 Miles* **APPROXIMATE LENGTH**

I-395 enhancements from the interchange to MacArthur Causeway. Will redefine the Miami skyline with sweeping arches.



# 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, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods.

**4 Stops** IN WALKING DISTANCE

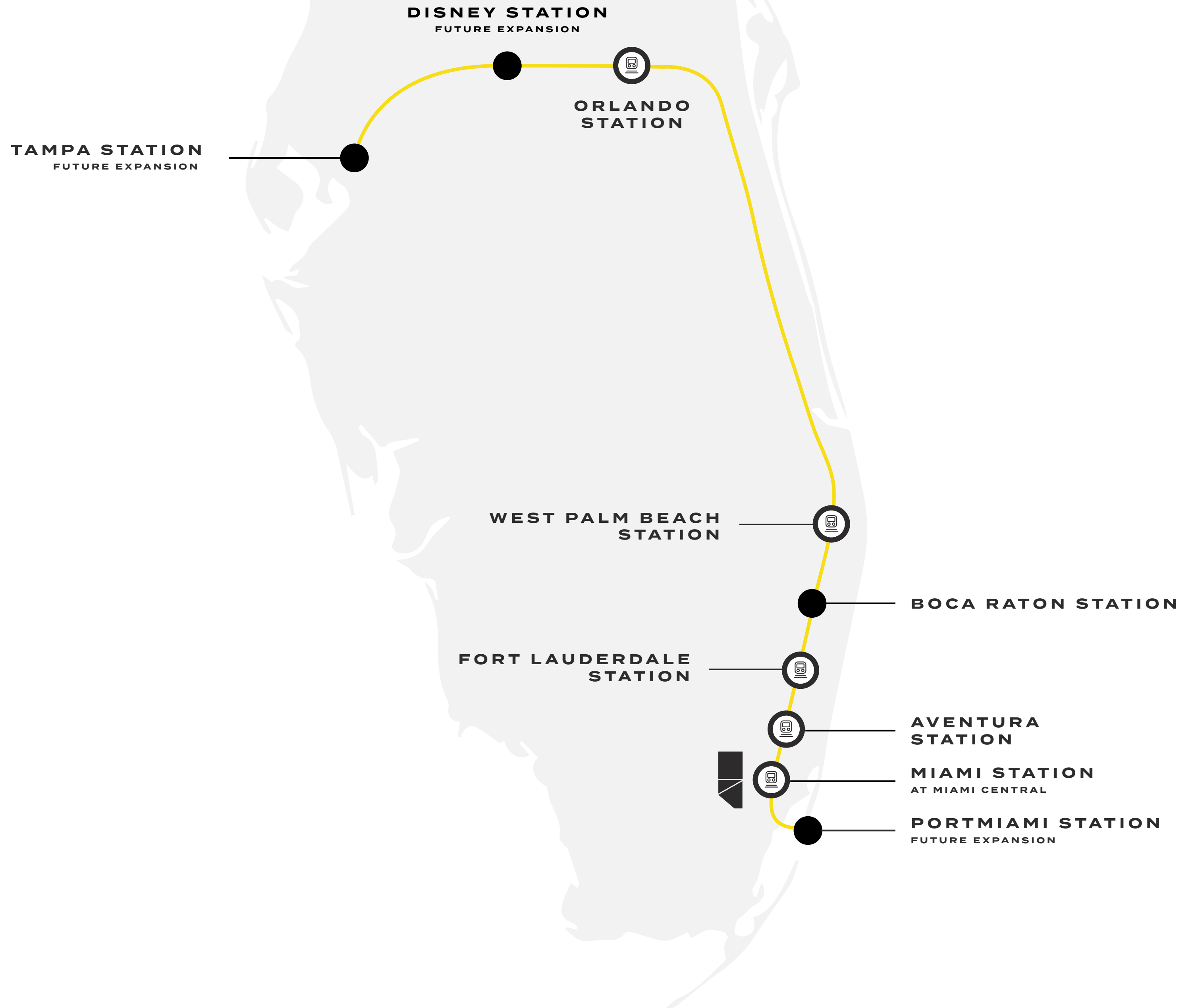
Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the Kaseya Center, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.

**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 a plan from the 1980s, now an extension of the existing Metromover service.

## 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.



LOCATION



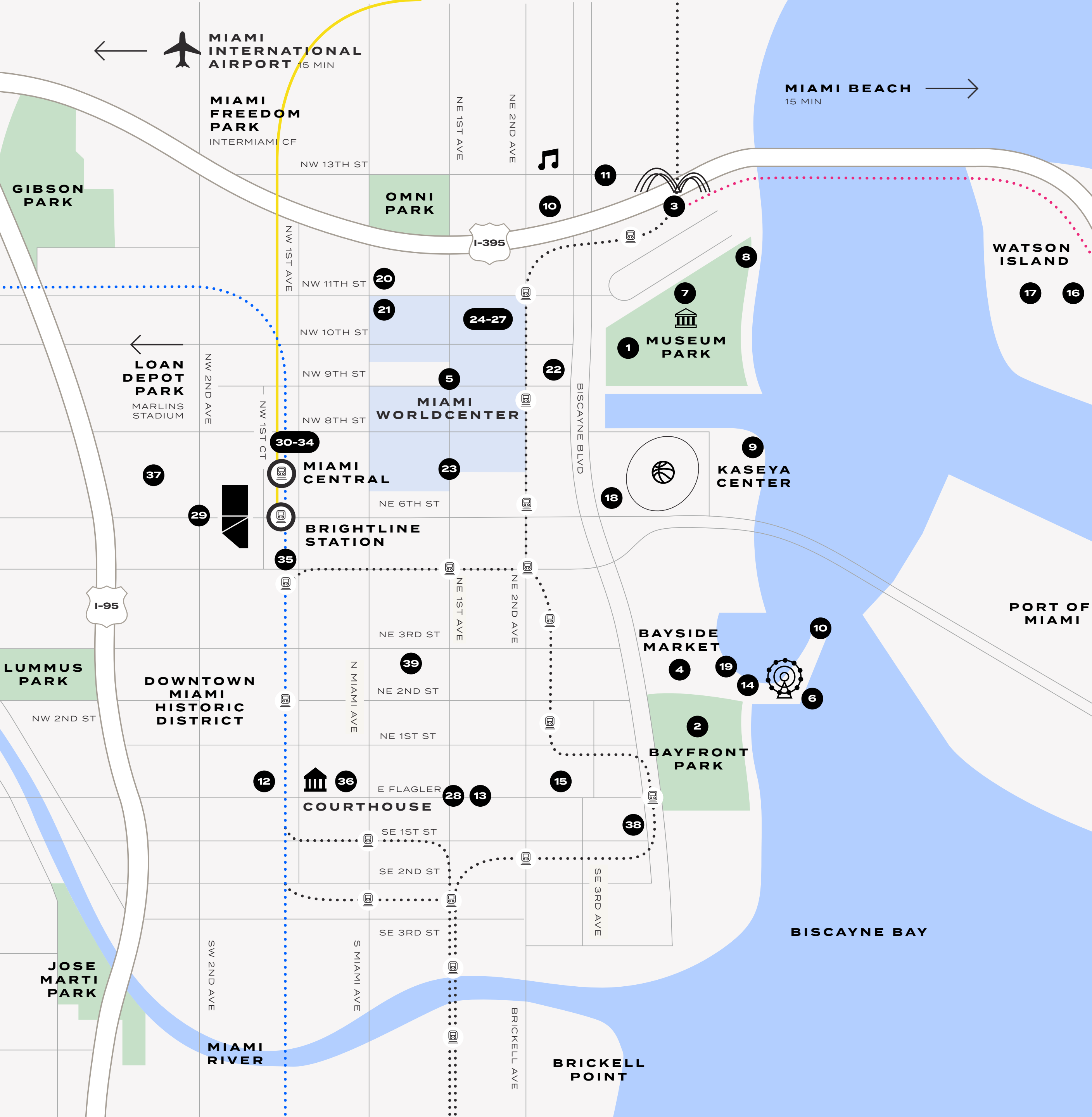
# THE EPICENTER OF MIAMI LIFESTYLE



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

# DOWNTOWN MIAMI





# 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
- 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

## 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

# LIVING IN MIAMI



## CULTURE

**81,000** Visitors to Art Basel Miami in 2022

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



## ENTERTAINMENT

**2 Million** Annual Visitors to Kaseya Center

Kaseya Center  
Hard Rock Stadium  
Olympia Theater  
New World Center  
Adrienne Arsht Center



## MUSEUMS

**300,000+** Annual Visitors to Perez Art Museum Miami

Frost Museum of Science  
Perez Art Museum Miami  
Vizcaya Museum and Gardens  
Institute of Contemporary Art  
History Miami Museum

# 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  
Miami Heat  
Miami Marlins



## DINING

2,223

Restaurants in Miami as of September 2023

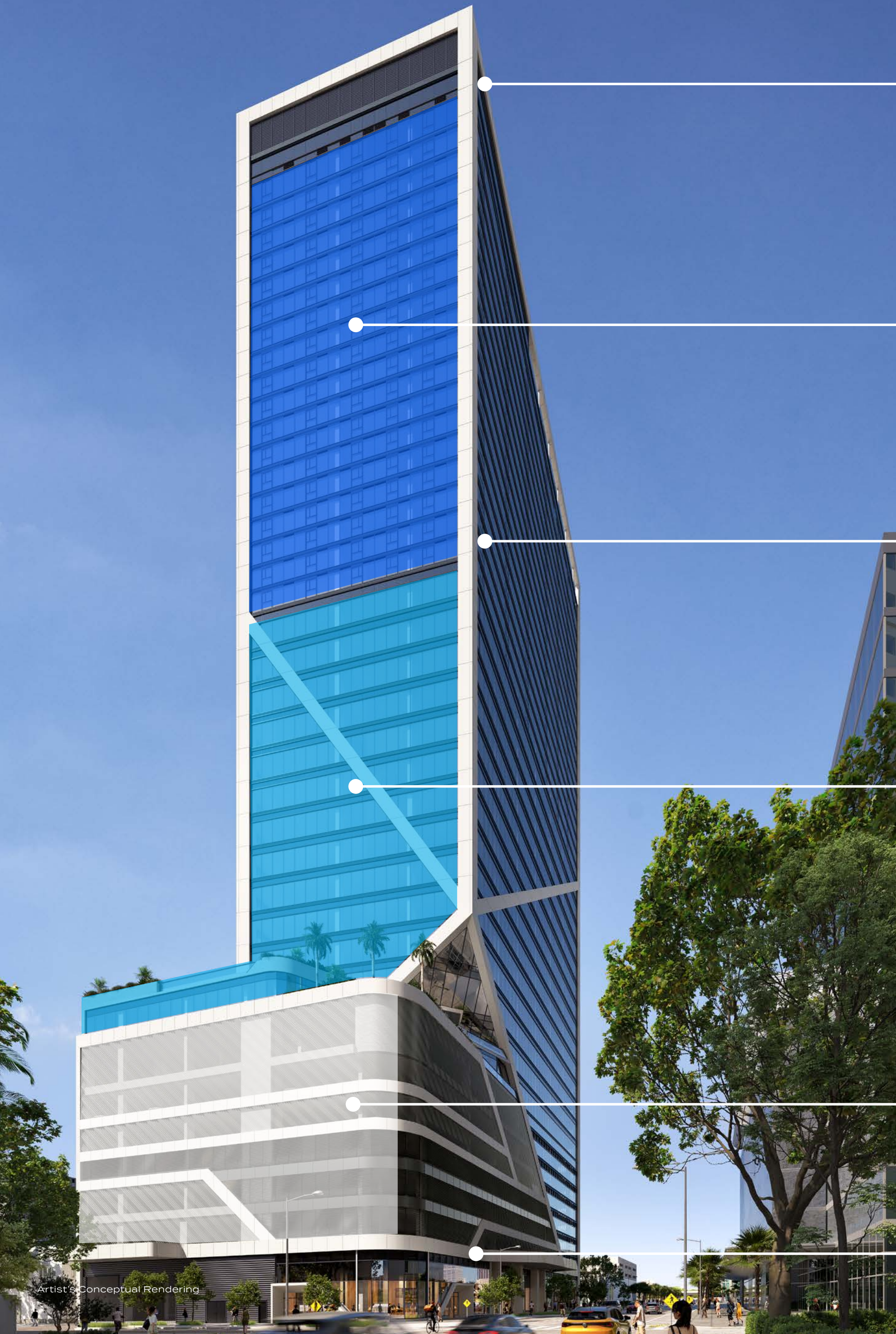
Cote Miami  
Brasserie Laurel  
Le Jardinier  
La Industria  
and so much more



A WORLD-CLASS  
LANDMARK  
IN THE CENTER  
OF MIAMI







**RESIDENTIAL OUTDOOR  
LOUNGE & ROOFTOP POOL**

Level 41

**RESIDENTIAL**

Levels 23–40

**RESIDENTIAL  
AMENITY SPACES**

Level 22

**OFFICES**

Levels 8–21

**GARAGE**

Levels 2–7

**GROUND FLOOR RETAIL**

Level 1

# 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.



# 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+ SQFT  
OF OFFICE SPACE

# RESIDENTIAL FEATURES

306

RESIDENCES

41

STORIES

## RESIDENTIAL MIX

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

## DEVELOPERS

John Buck Company  
Florida Value Partners  
BH Group  
PEBB Enterprises

## ARCHITECTURE

ODP Architects

## INTERIOR DESIGN

One Line Design Studio

## SALES & MARKETING

OneWorld Properties



AMENITIES



# DESIGNED TO ELEVATE EVERYDAY LIFE





# 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
- Dog Grooming Station

## **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**

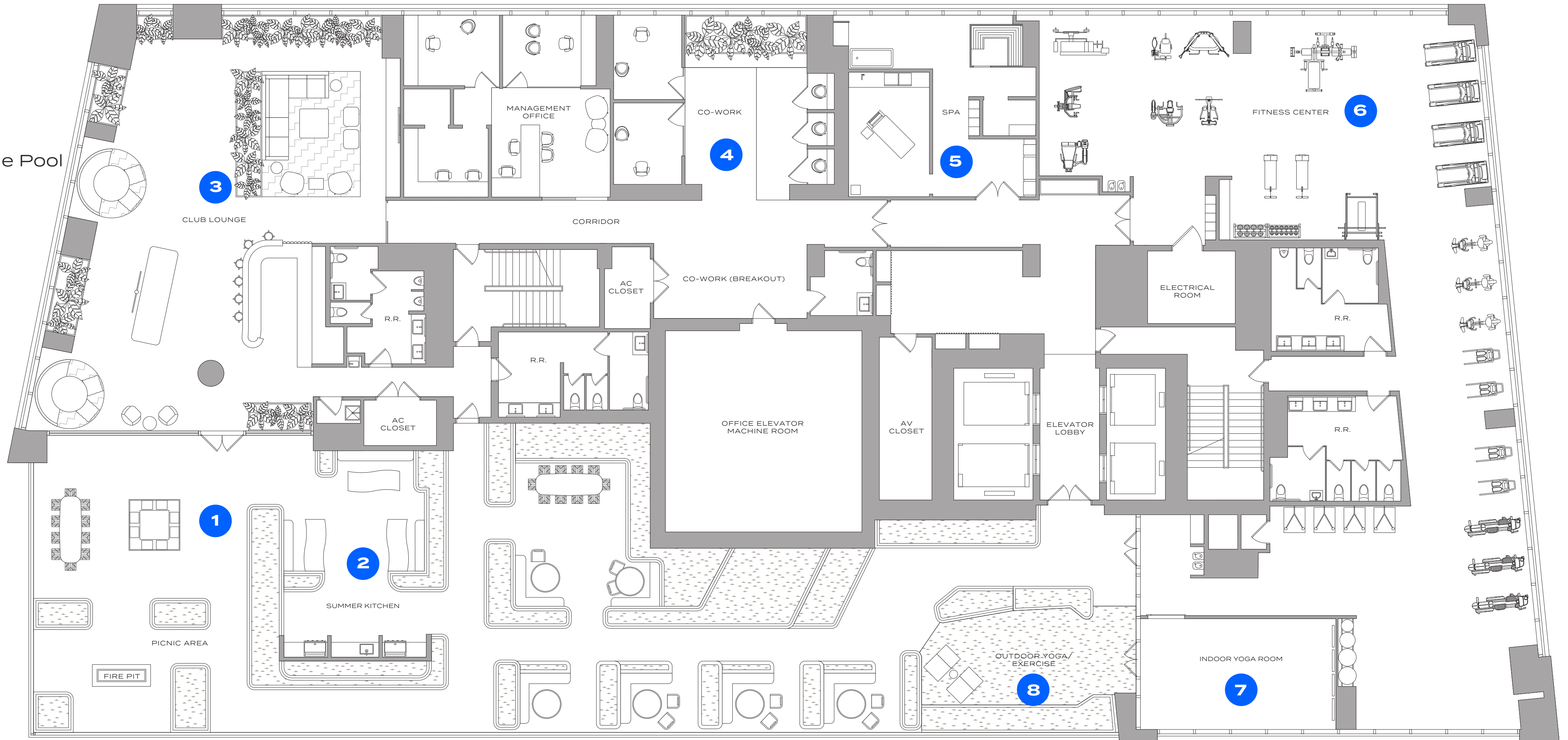
- Sky Lounge bar
- Resort-style pool with lounge seating

# Residential Lobby Entrance

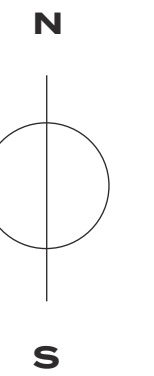
RESIDENCES



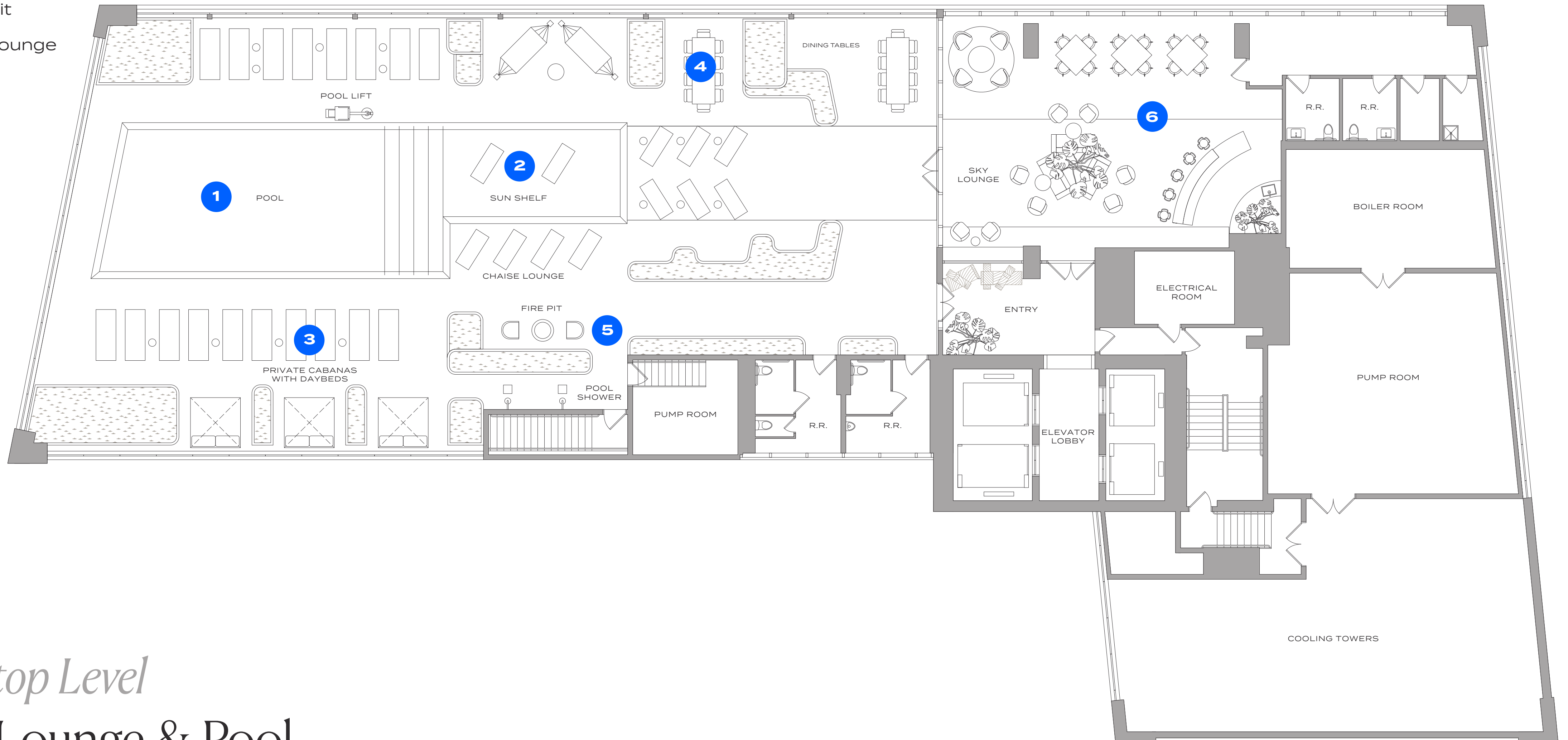
1. Picnic Area & Fire Pit
2. Summer Kitchen
3. Club Lounge
4. Co-working
5. Spa with Sauna & Plunge Pool
6. Fitness Center
7. Indoor Yoga
8. Outdoor Yoga



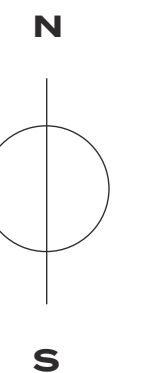
*Level 22*  
Social Areas



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



*Rooftop Level*  
**Sky Lounge & Pool**





*Rooftop Pool*

AMENITIES



*Sky Lounge*

AMENITIES



THE RESIDENCES



# A THOUGHTFULLY **CURATED** LIVING EXPERIENCE



# 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     | VacationRentals.com |
| Wimdu         | Priceline  | and many more       |
| Interhome     |            |                     |





## **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



*Primary Bedroom*

RESIDENCES



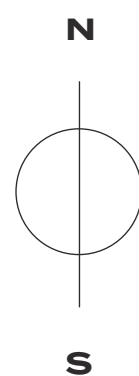
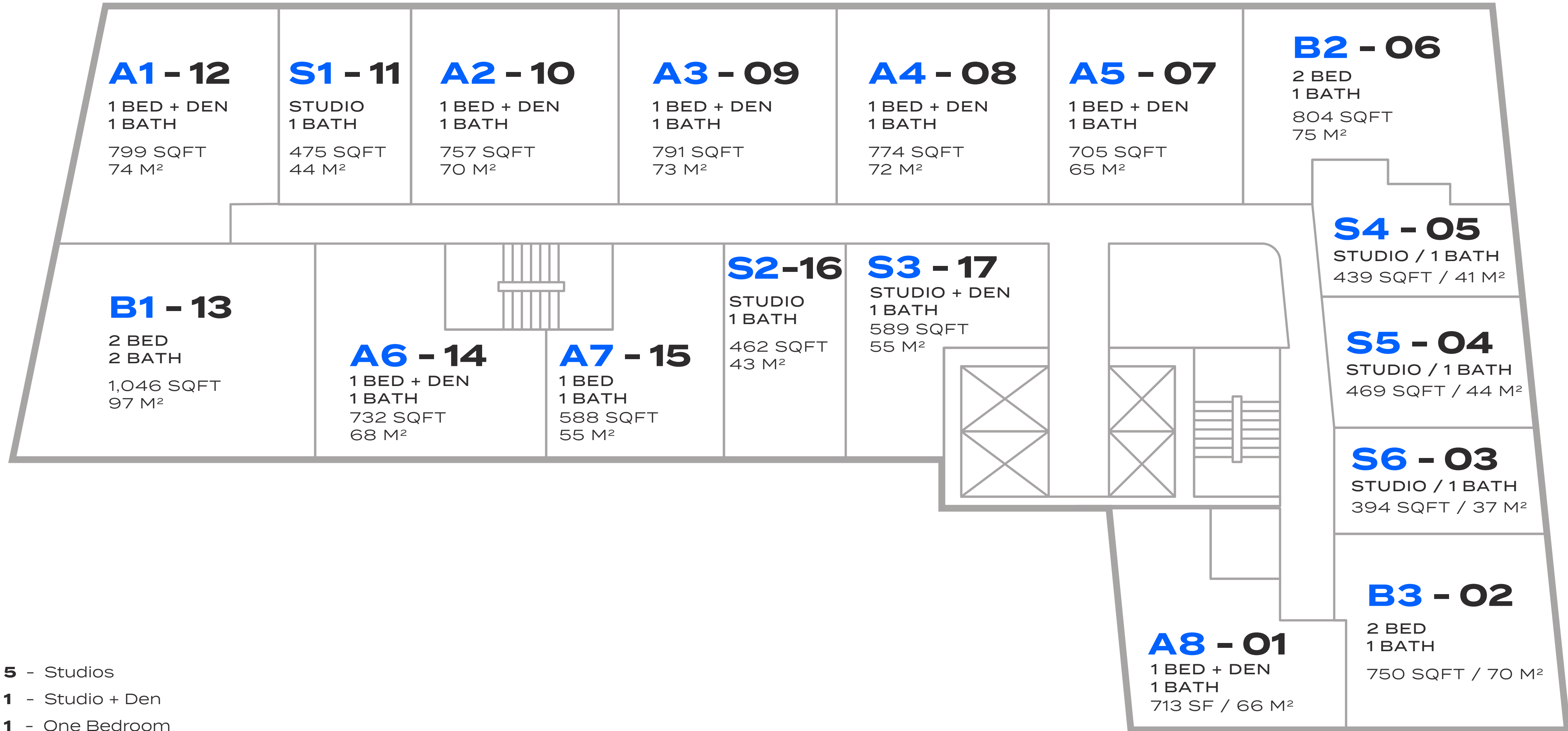
*Primary Bathroom*

RESIDENCES





# RESIDENTIAL FLOORPLATE

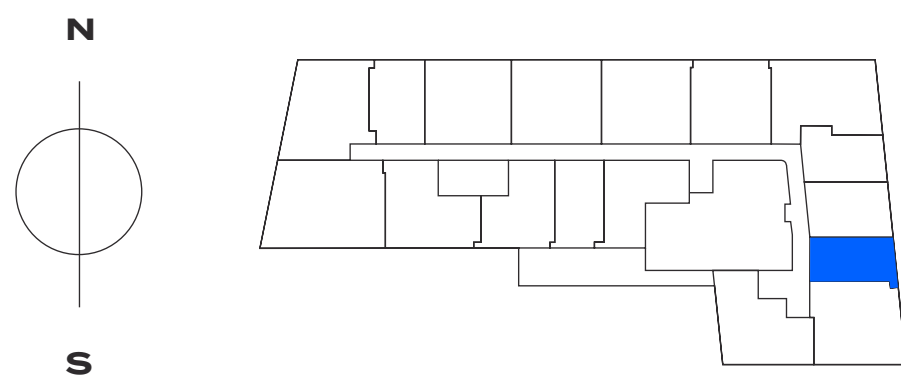
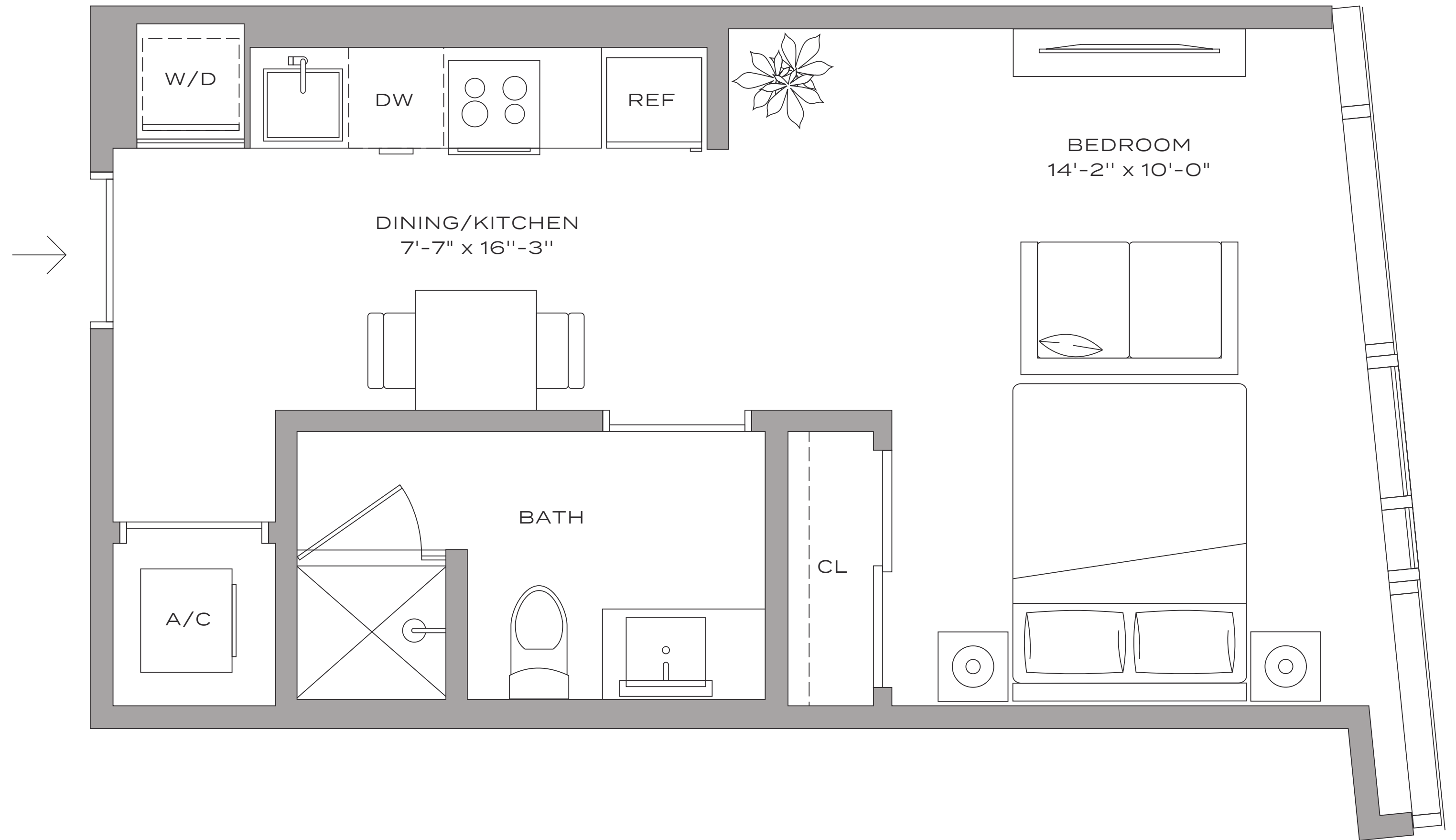


- 5 - Studios
- 1 - Studio + Den
- 1 - One Bedroom
- 7 - One Bedroom + Den
- 3 - Two Bedroom

# Residence S6 – 03

**STUDIO / 1 BATHROOM**

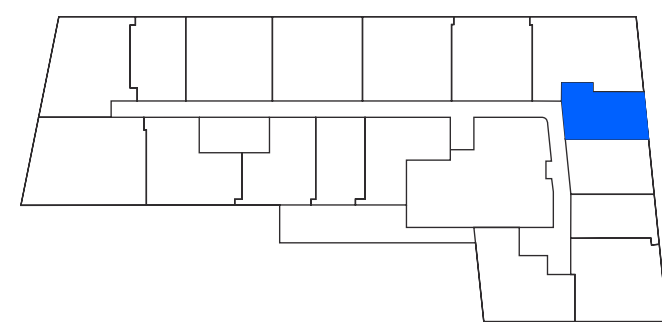
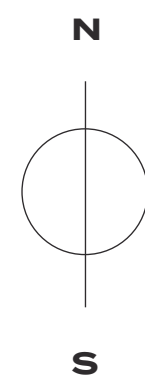
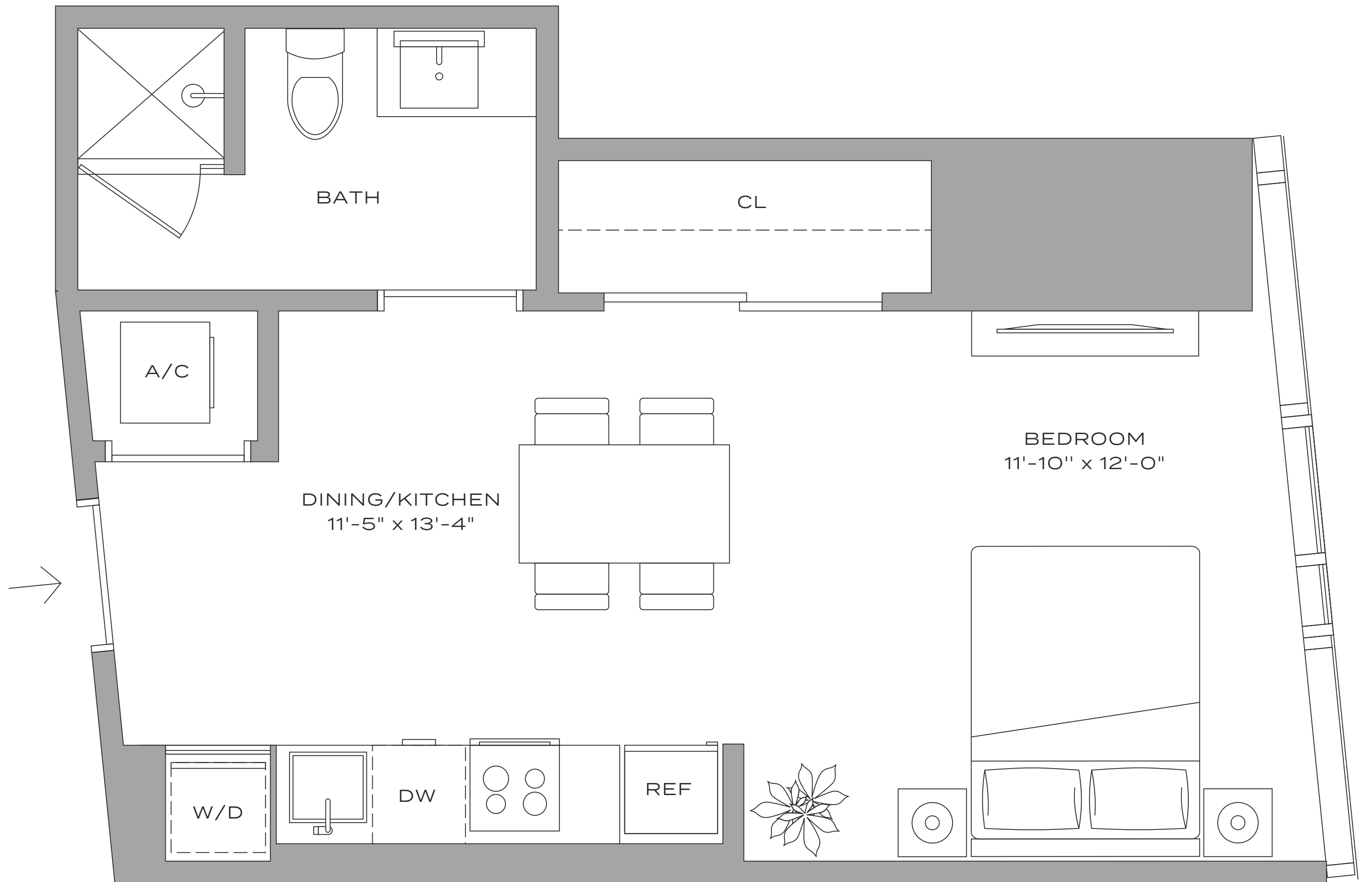
394 SQFT / 37 M<sup>2</sup>



# Residence S4 – 05

**STUDIO / 1 BATHROOM**

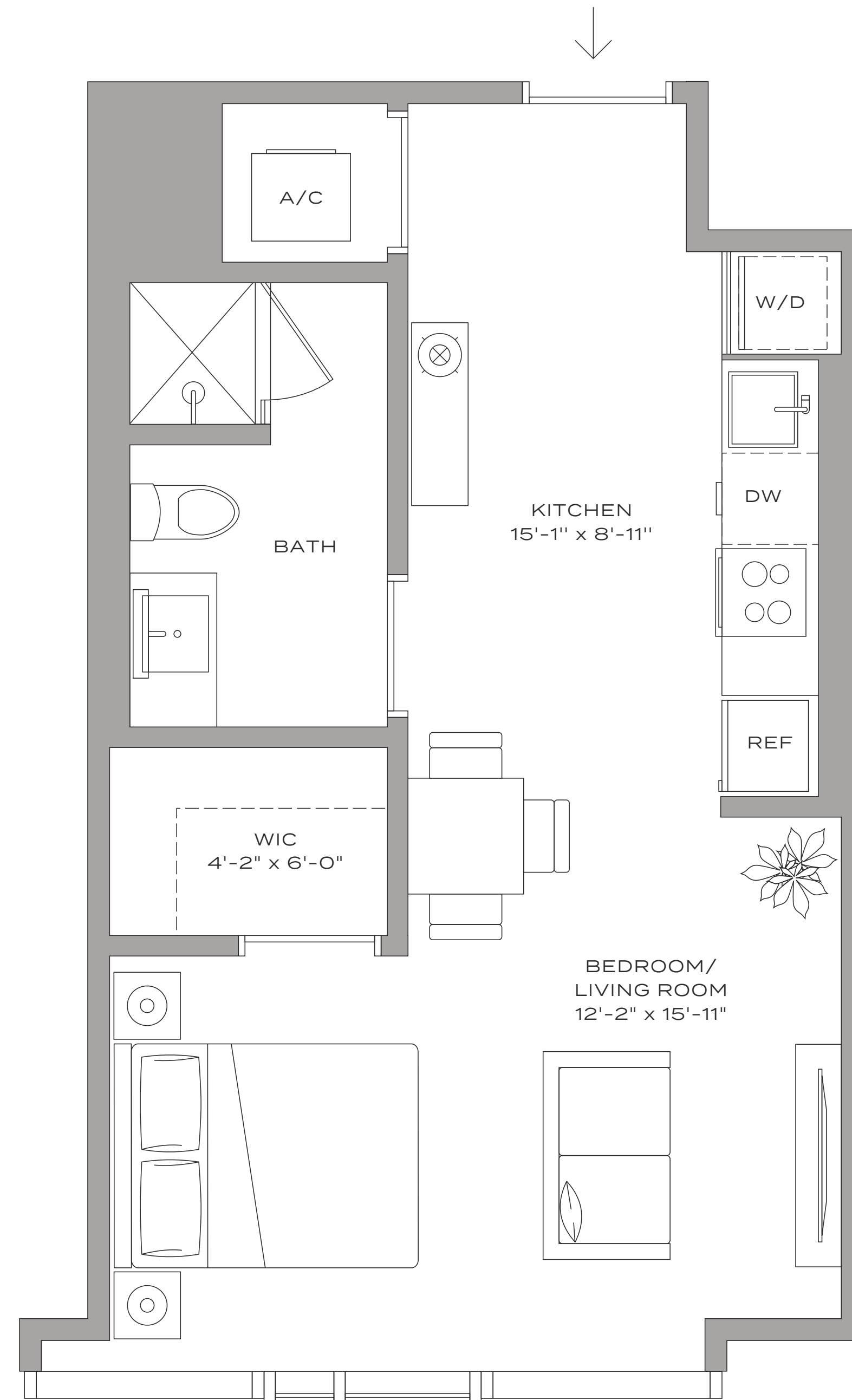
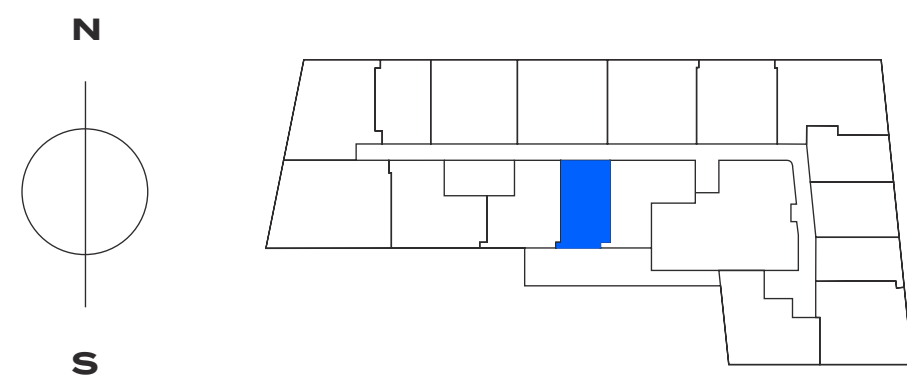
439 SQFT / 41 M<sup>2</sup>



# Residence S2 – 16

**STUDIO / 1 BATHROOM**

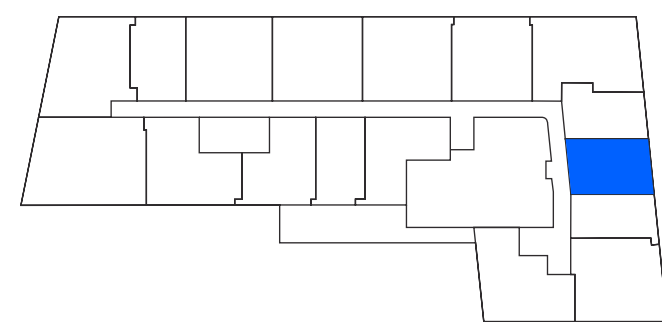
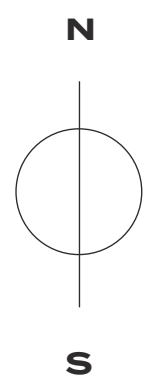
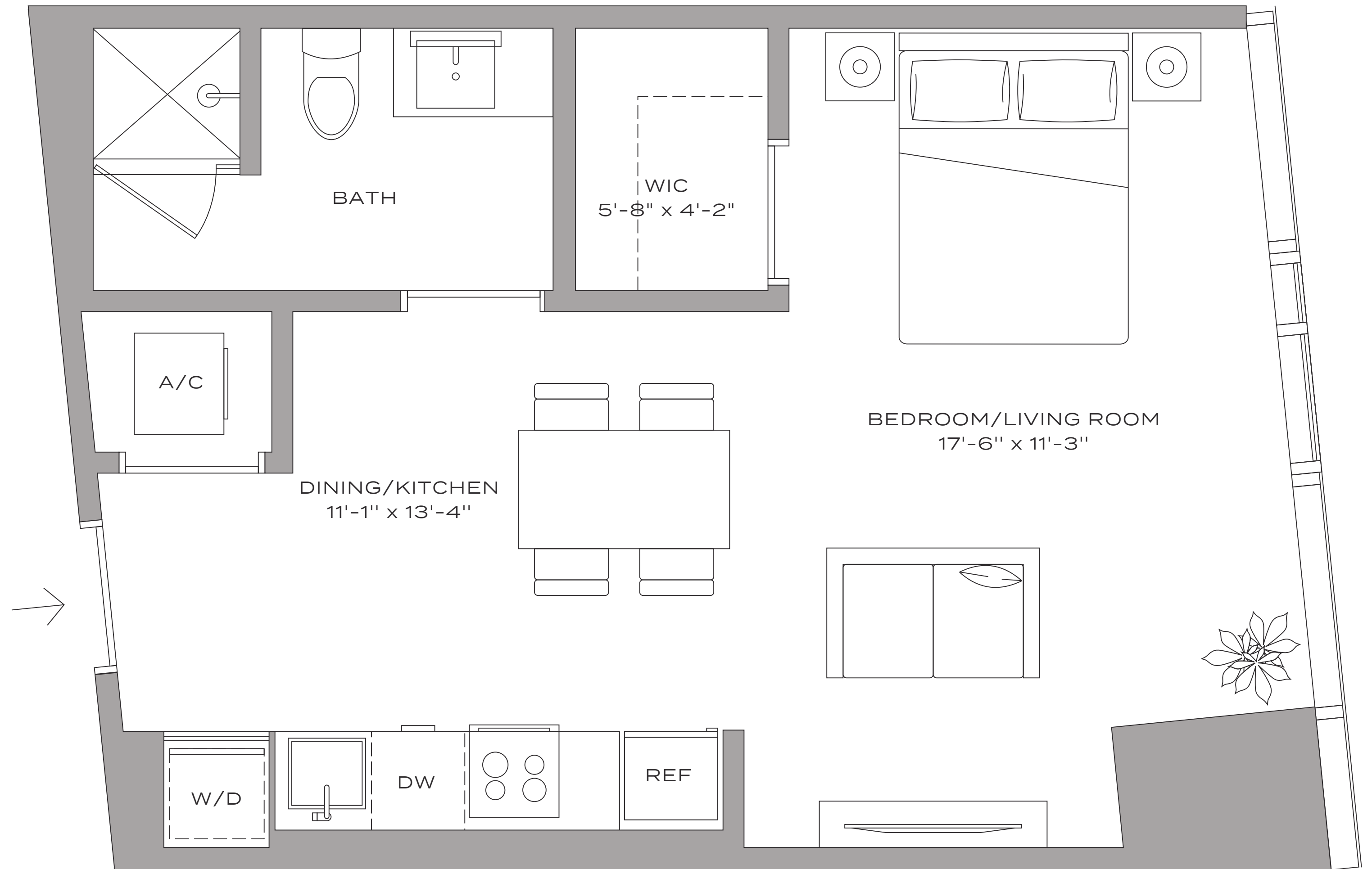
462 SQFT / 43 M<sup>2</sup>



# Residence S5 – 04

**STUDIO / 1 BATHROOM**

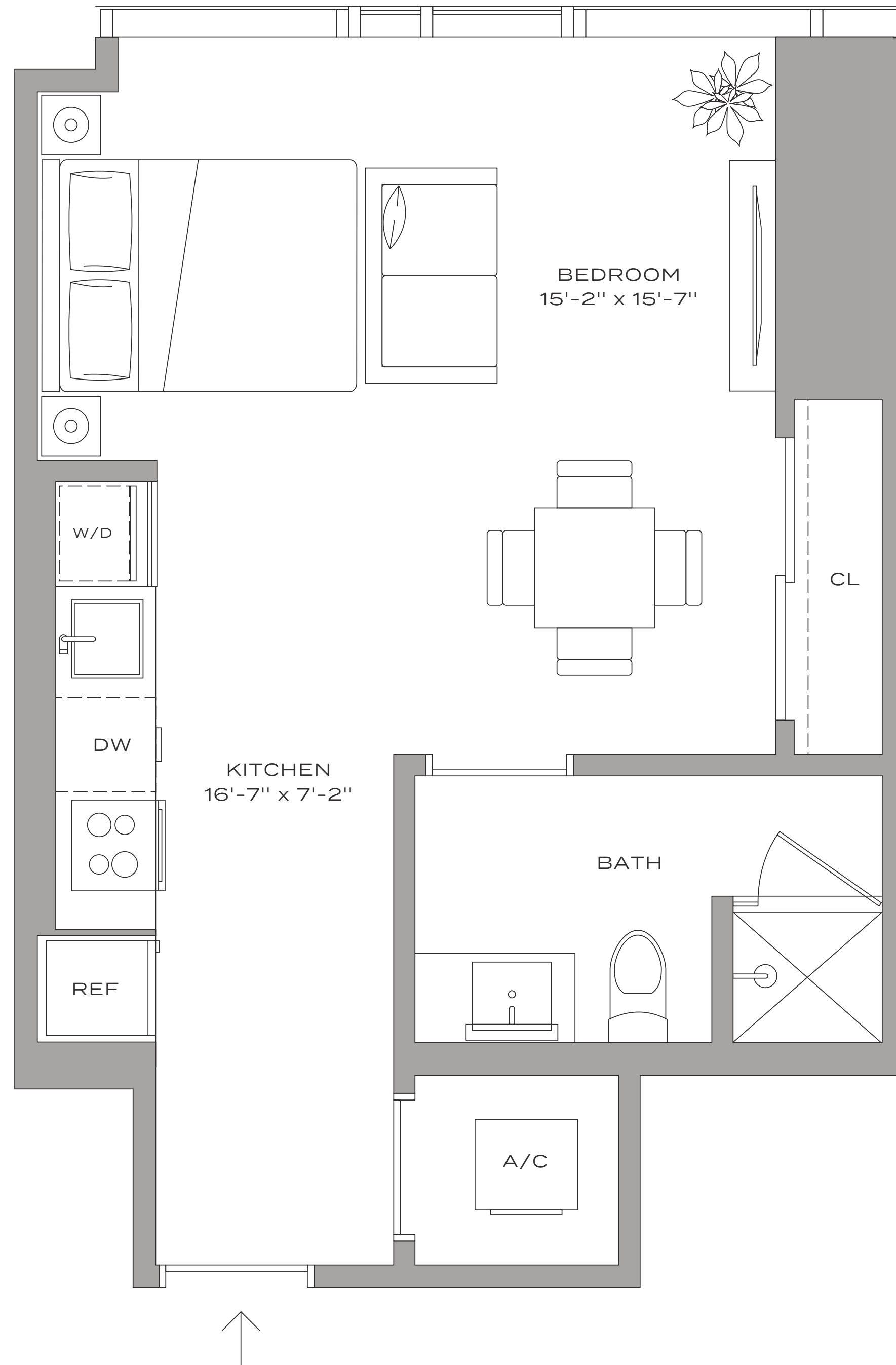
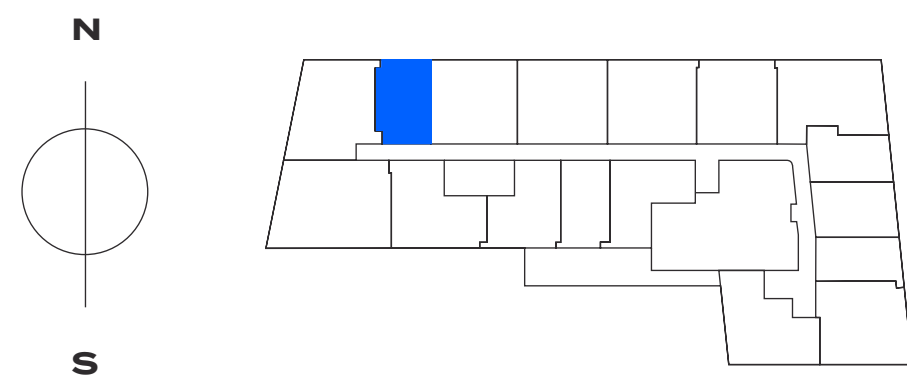
469 SQFT / 44 M<sup>2</sup>



# Residence S1 – 11

**STUDIO / 1 BATHROOM**

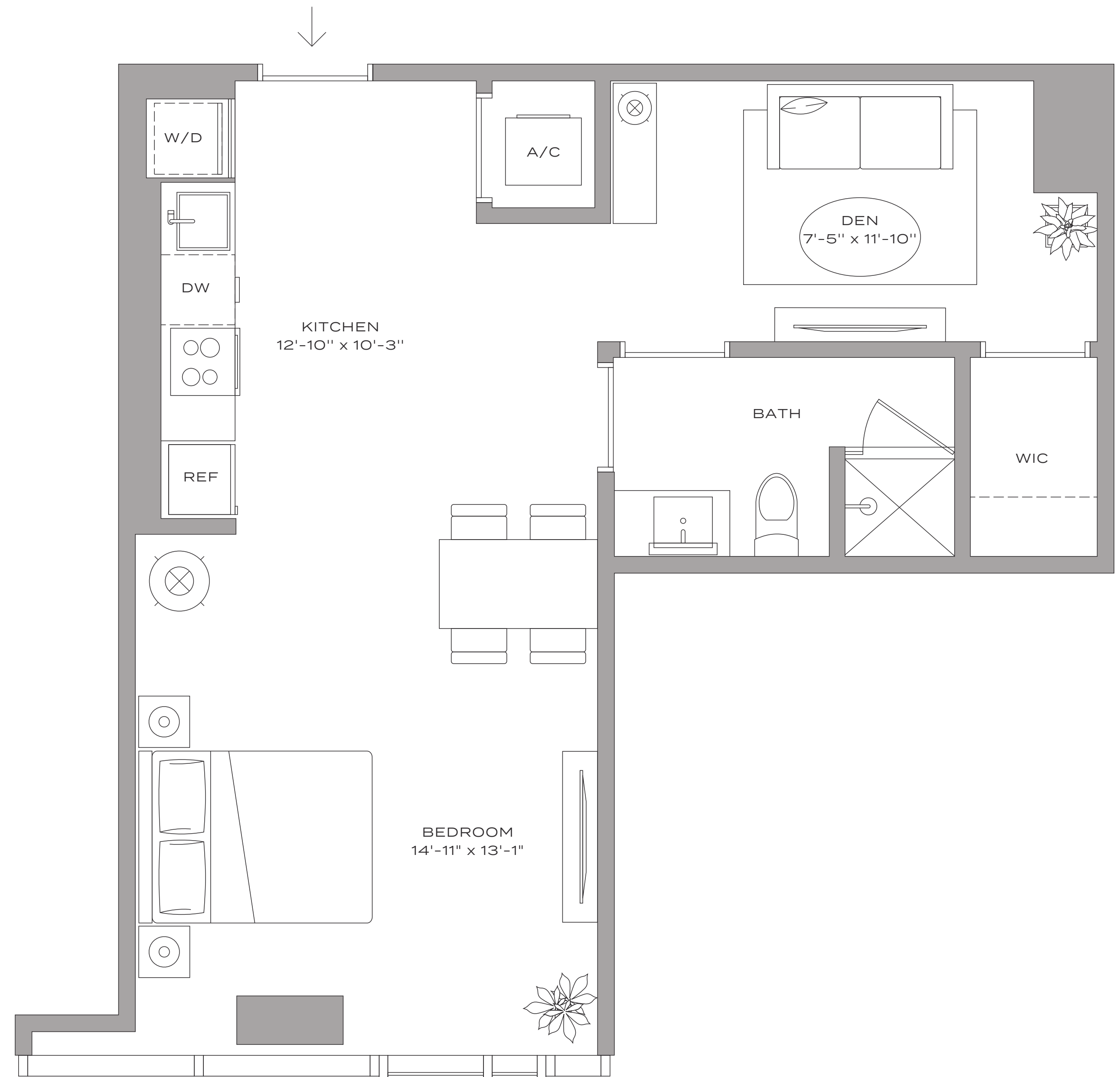
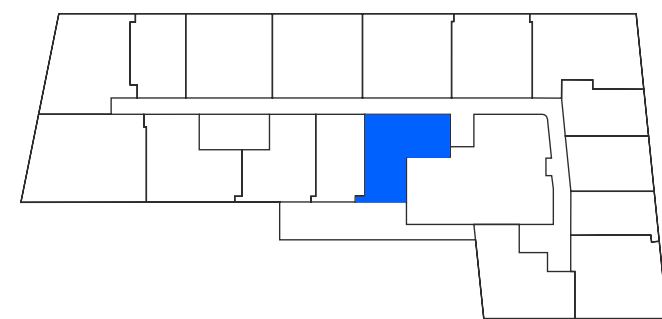
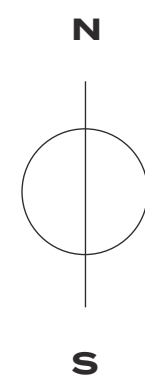
475 SQFT / 44 M<sup>2</sup>



# Residence S3 – 17

**STUDIO + DEN / 1 BATHROOM**

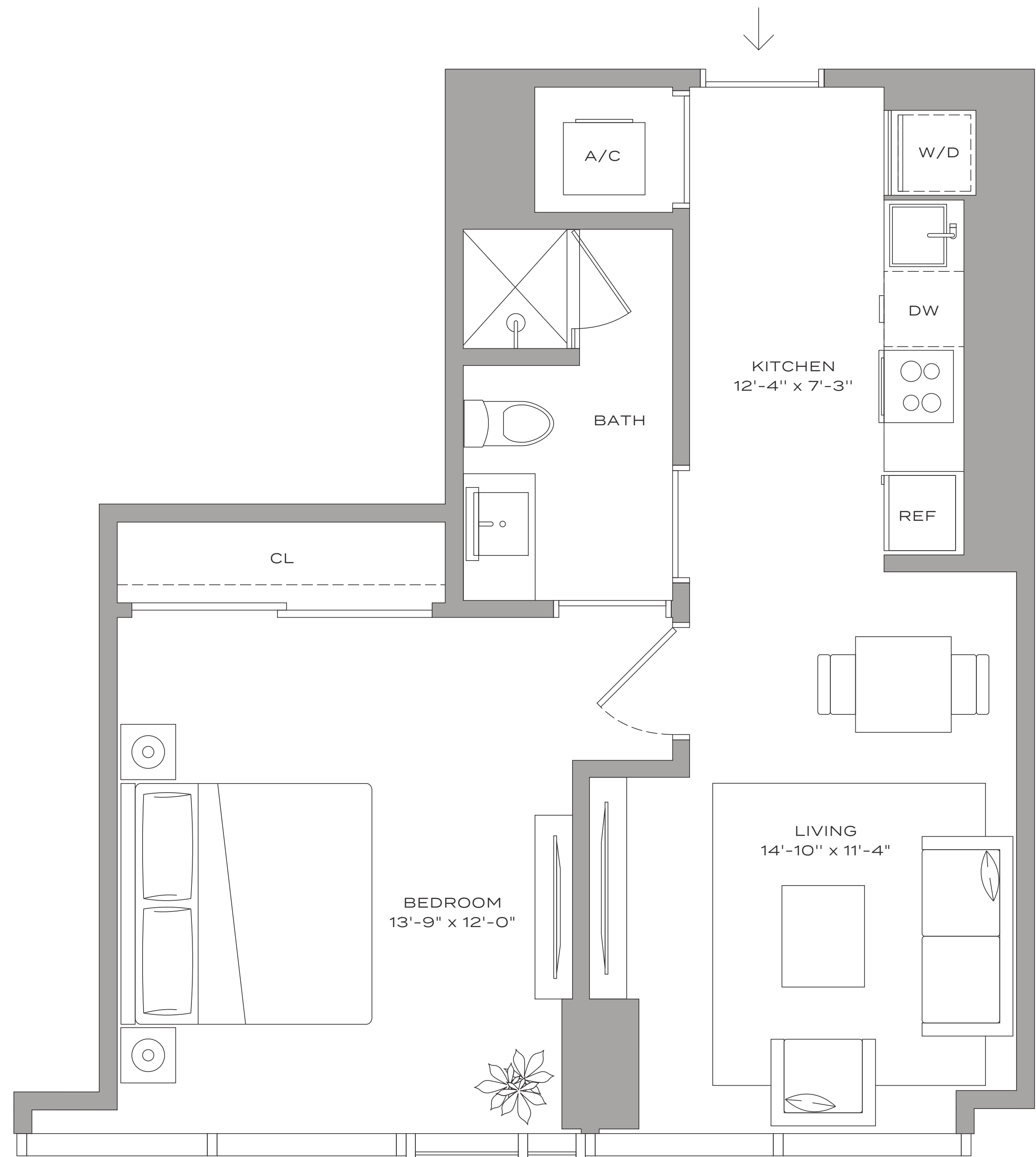
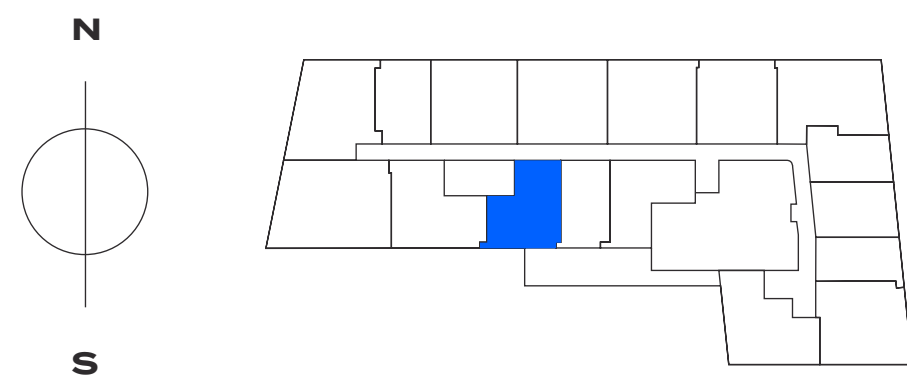
589 SQFT / 55 M<sup>2</sup>



# Residence A7-15

1 BEDROOM / 1 BATHROOM

588 SQFT / 55 M<sup>2</sup>

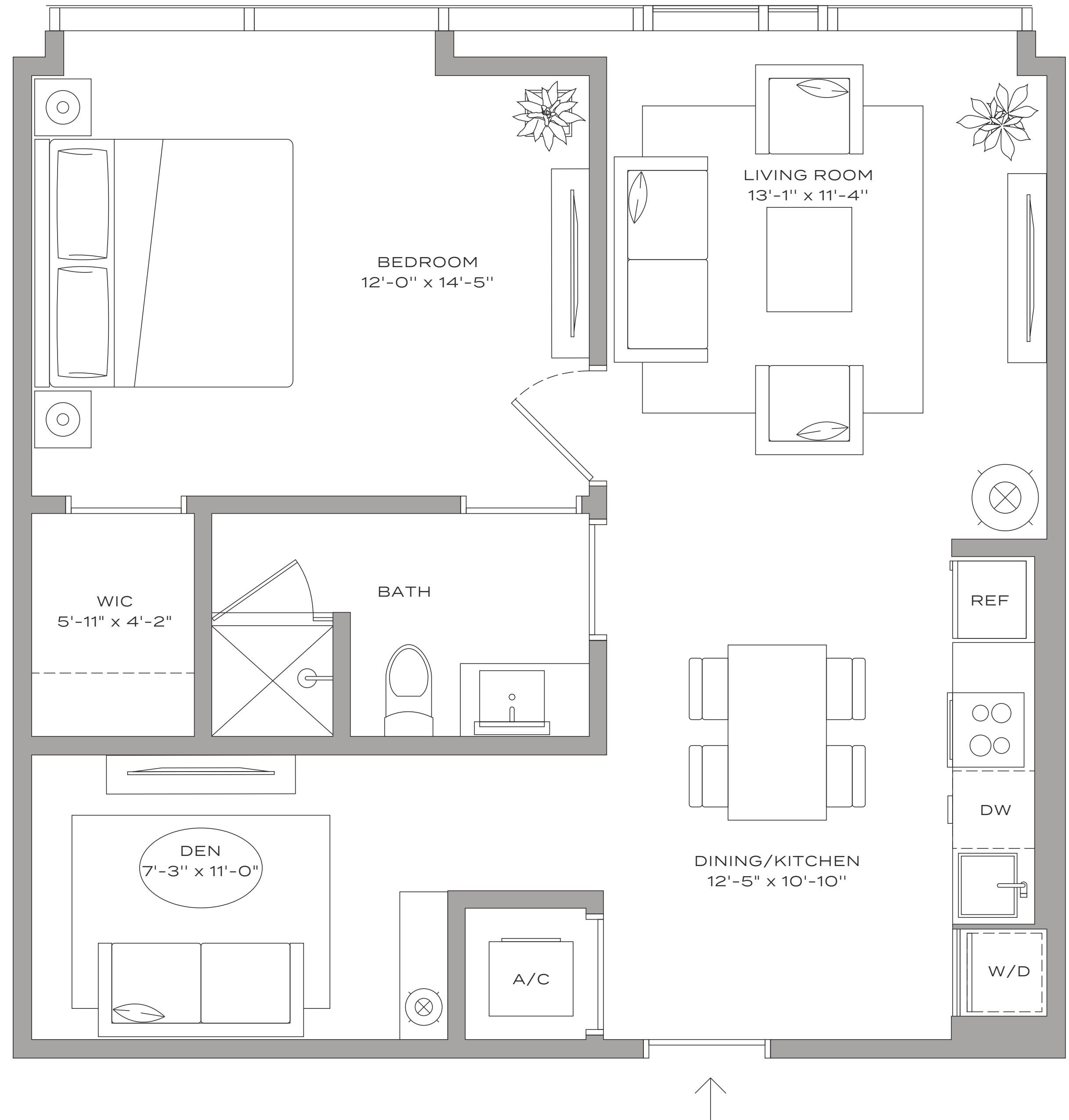
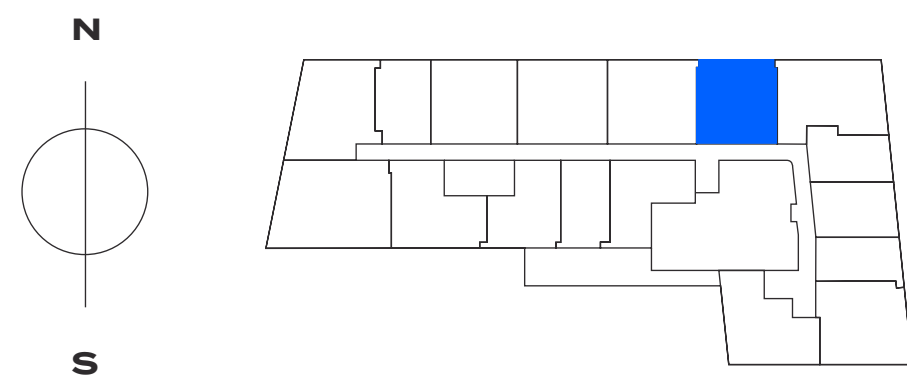




# Residence A5 – 07

**1 BEDROOM + DEN / 1 BATHROOM**

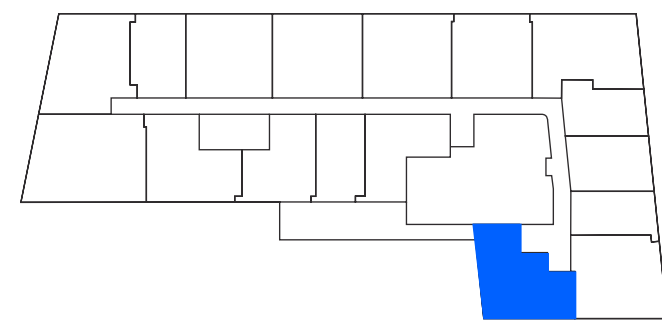
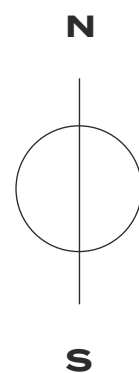
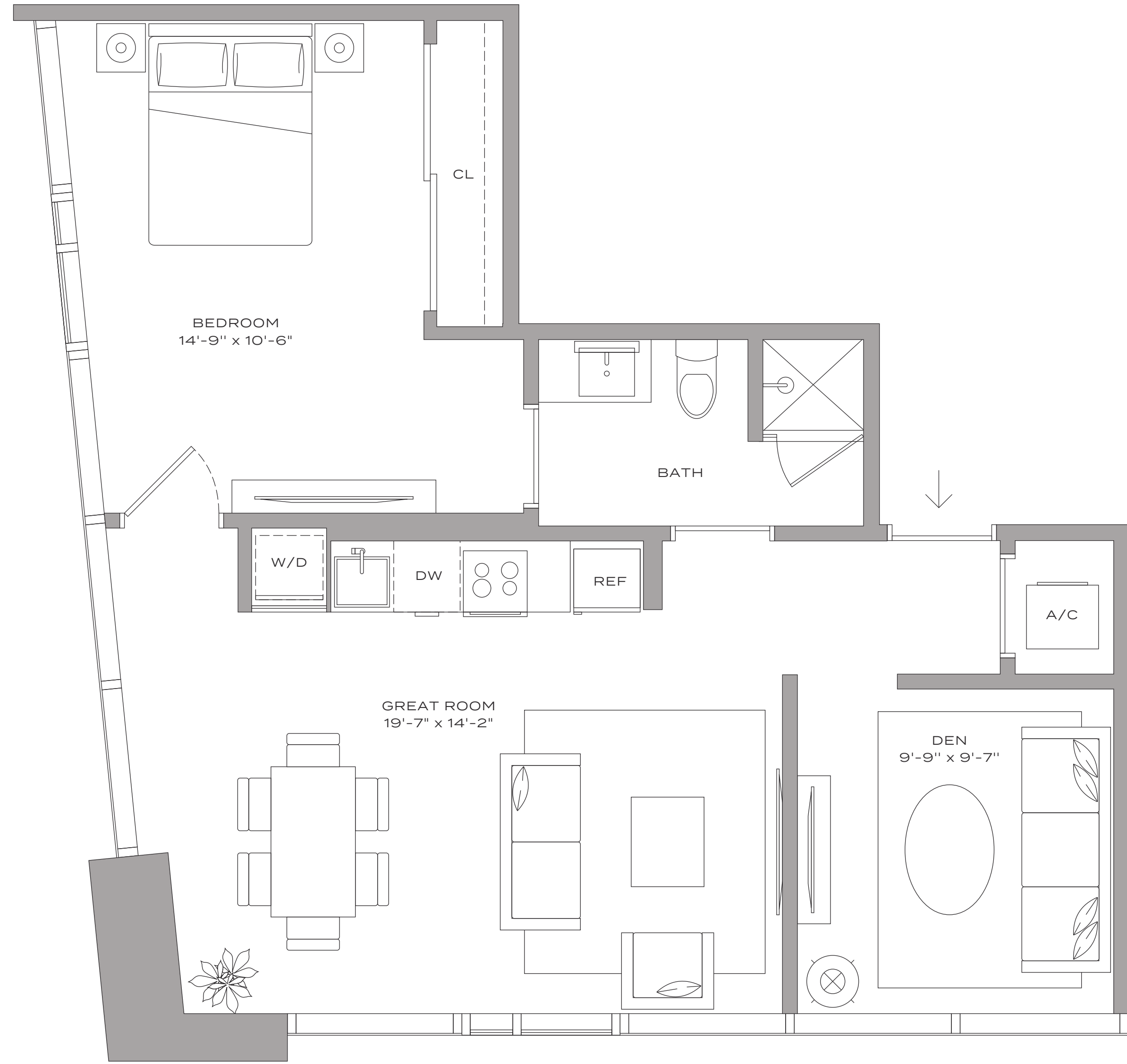
705 SQFT / 65 M<sup>2</sup>



# Residence A8 – 01

**1 BEDROOM + DEN / 1 BATHROOM**

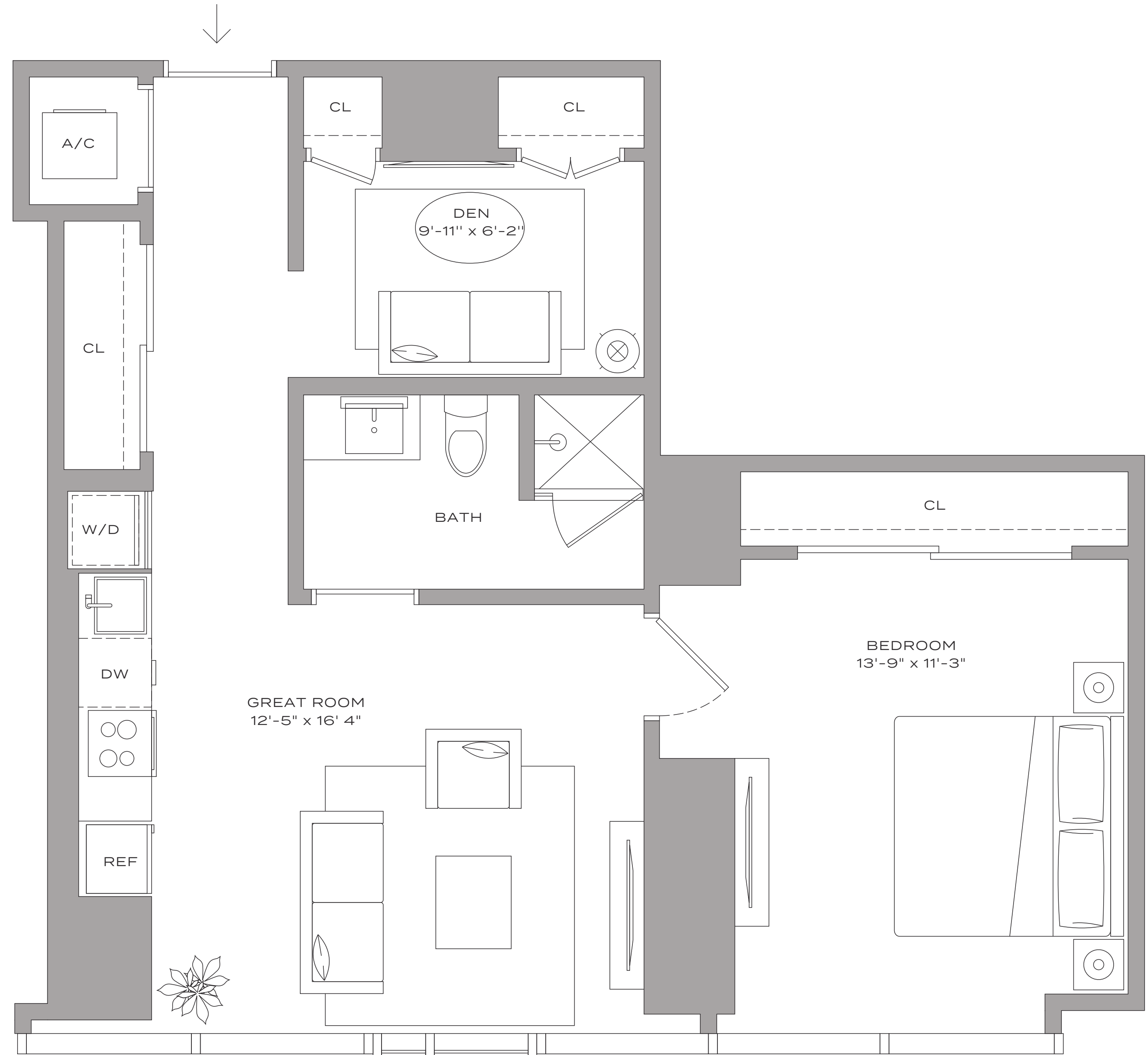
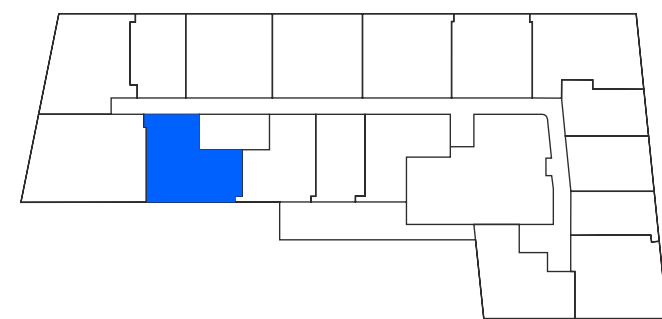
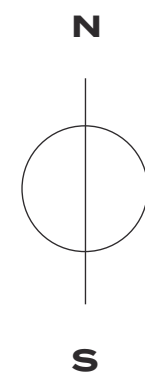
713 SQFT / 66 M<sup>2</sup>



# Residence A6 - 14

**1 BEDROOM + DEN / 1 BATHROOM**

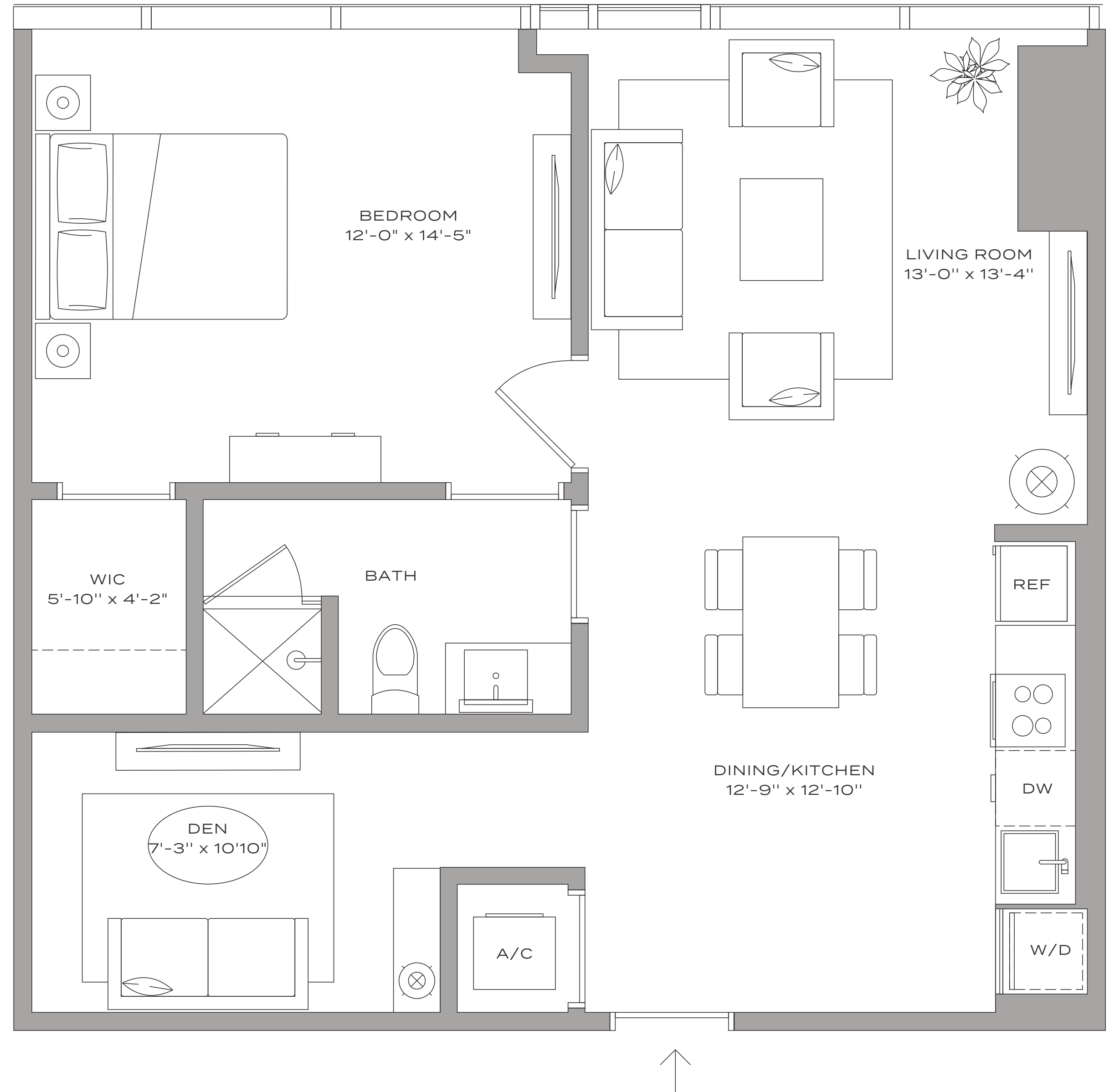
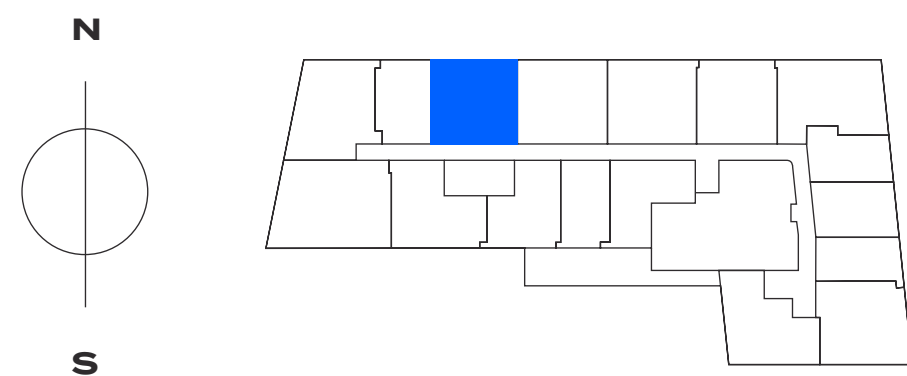
732 SQFT / 68 M<sup>2</sup>



# Residence A2 – 10

**1 BEDROOM + DEN / 1 BATHROOM**

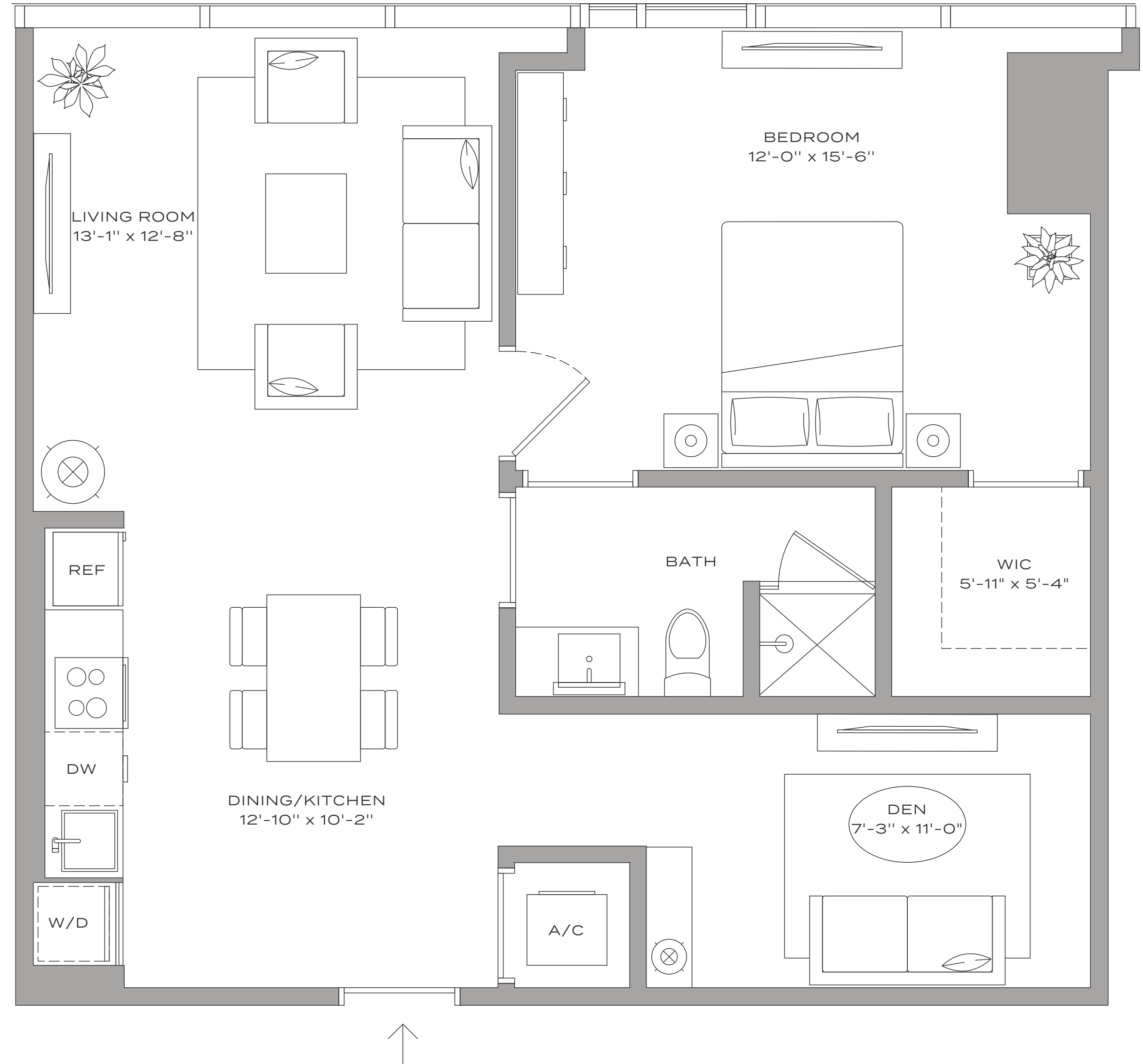
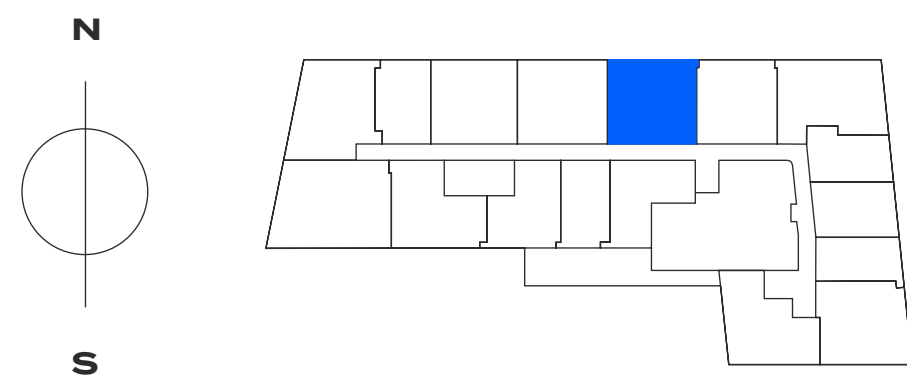
757 SQFT / 70 M<sup>2</sup>



# Residence A4 – 08

**1 BEDROOM + DEN / 1 BATHROOM**

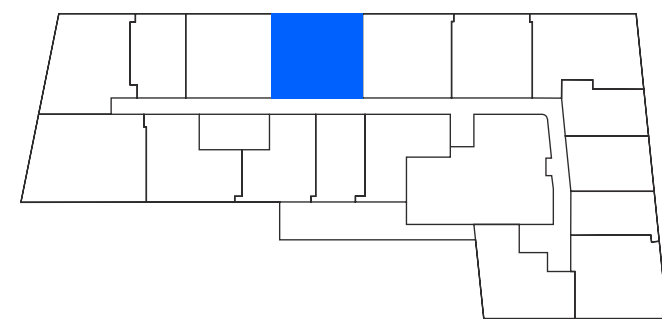
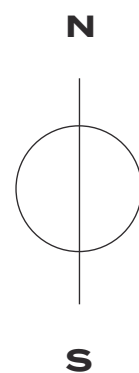
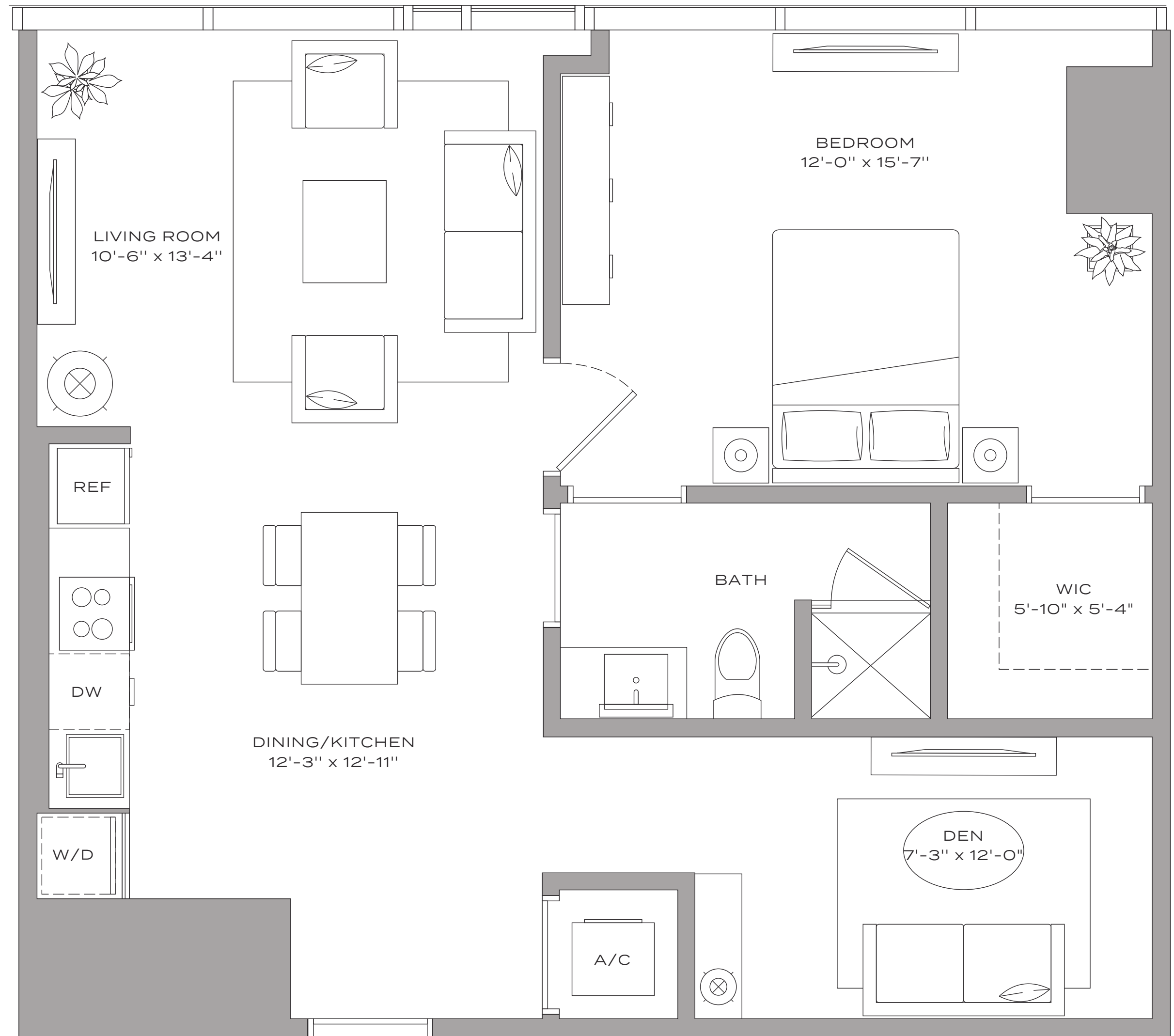
774 SQFT / 72 M<sup>2</sup>



# Residence A3 – 09

**1 BEDROOM + DEN / 1 BATHROOM**

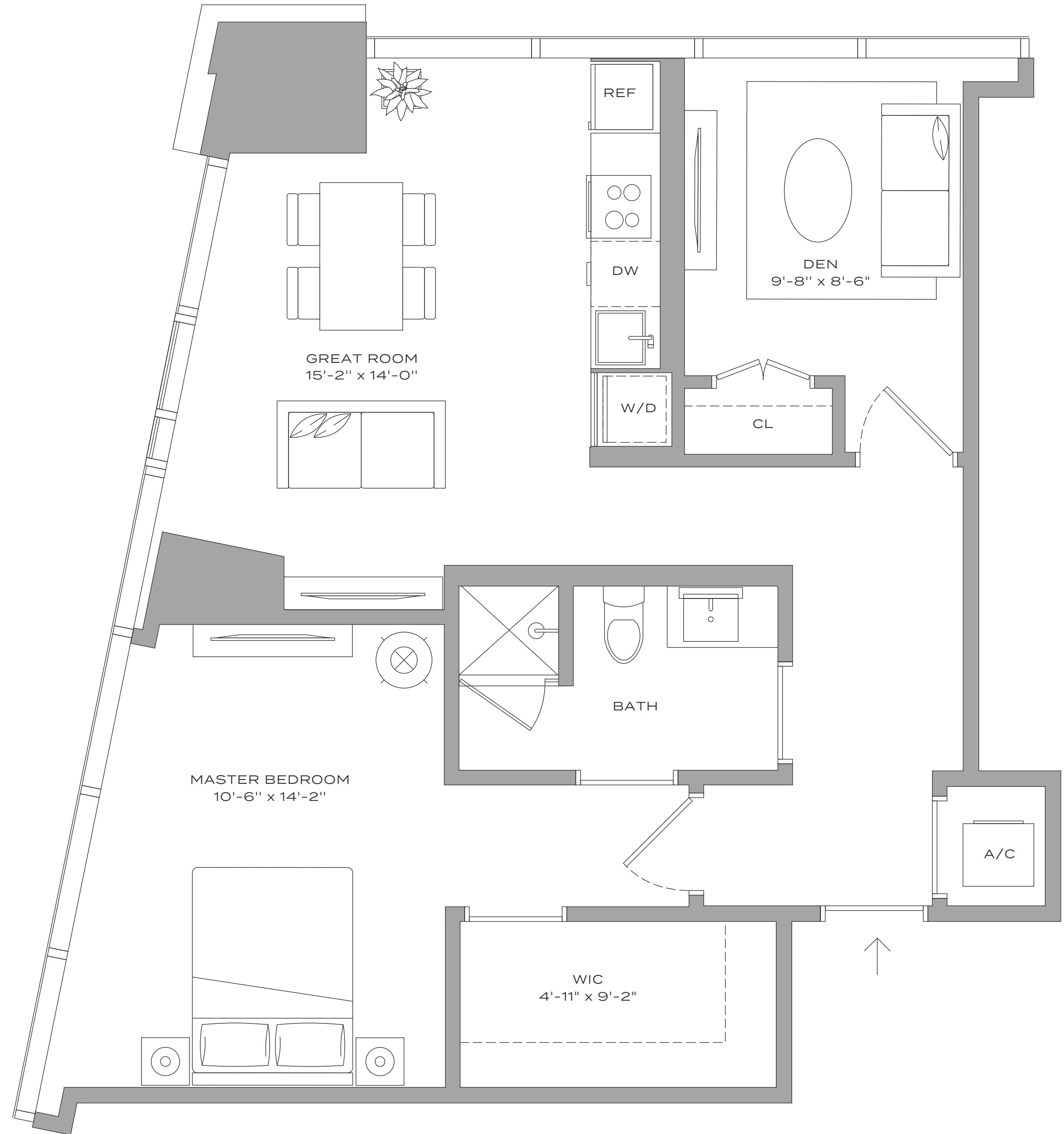
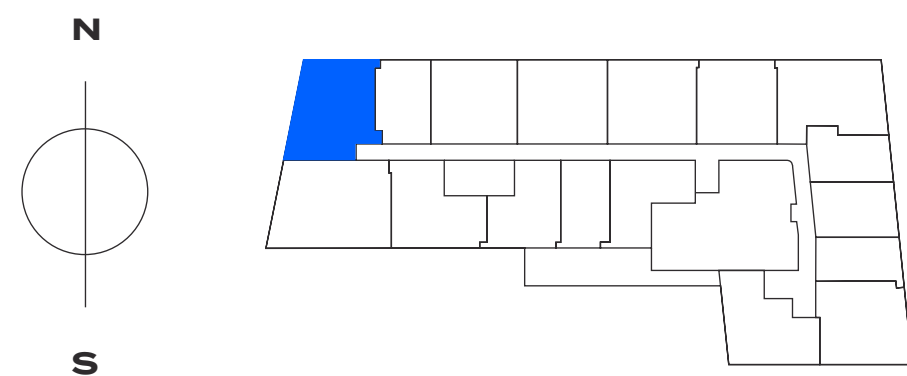
791 SQFT / 73 M<sup>2</sup>



# Residence A1 - 12

1 BEDROOM + DEN / 1 BATHROOM

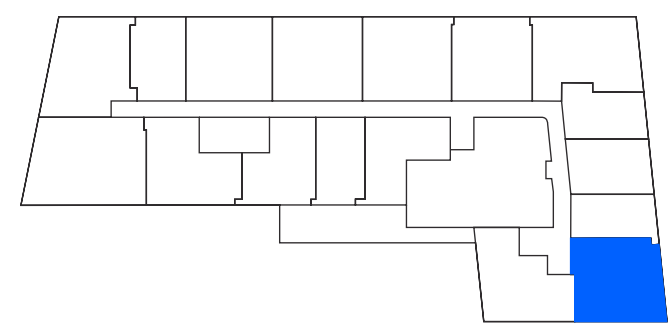
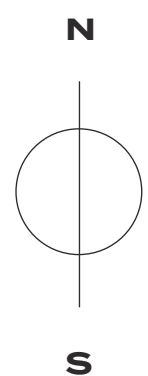
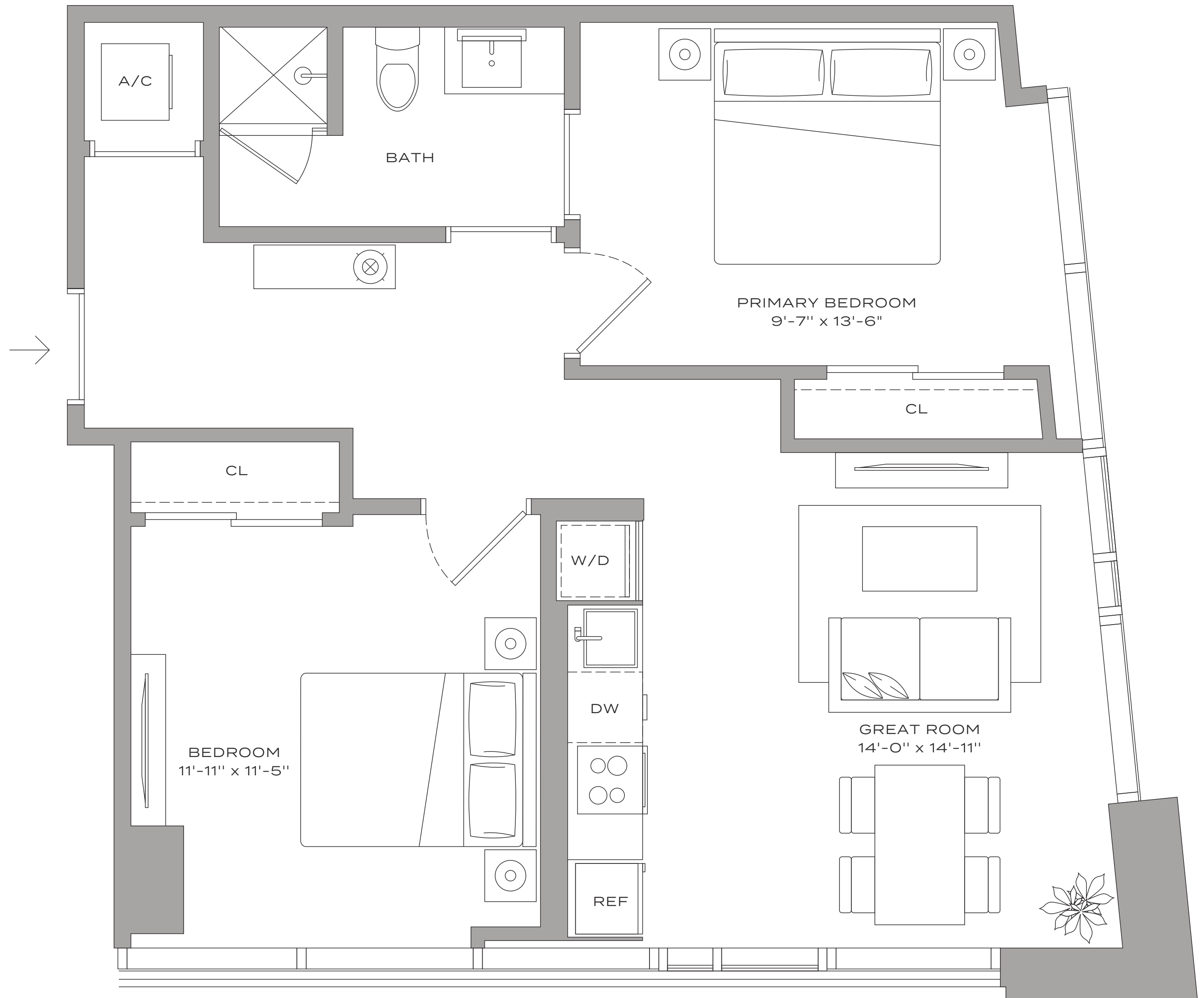
799 SQFT / 74 M<sup>2</sup>



# Residence B3 - 02

2 BEDROOMS / 1 BATHROOM

750 SQFT / 70 M<sup>2</sup>

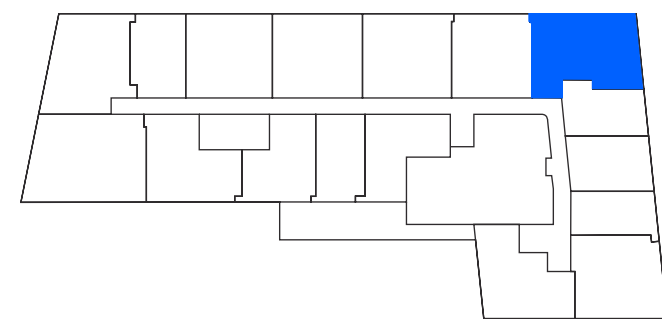
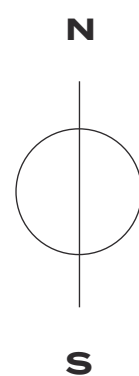
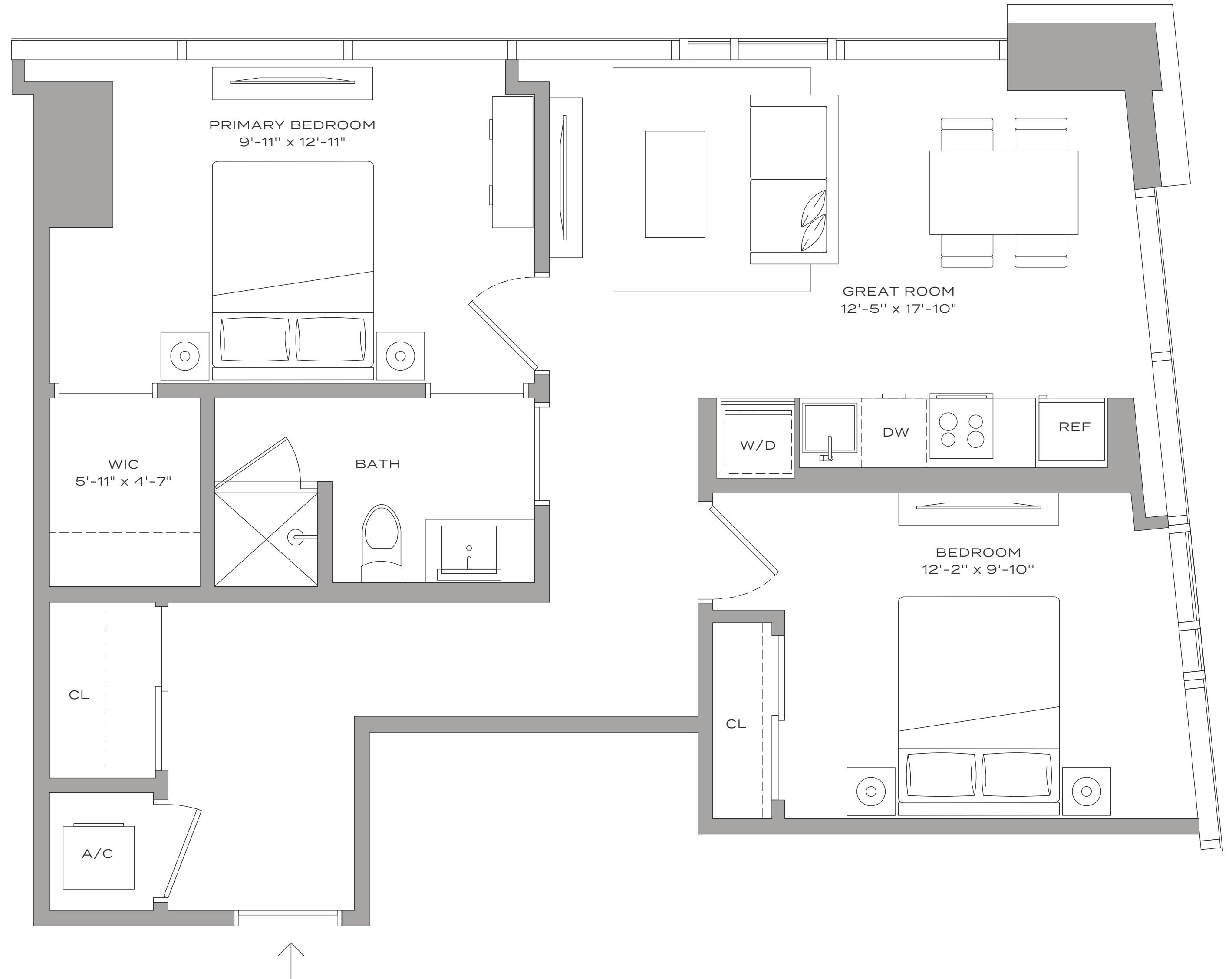




# Residence B2 – 06

2 BEDROOMS / 1 BATHROOM

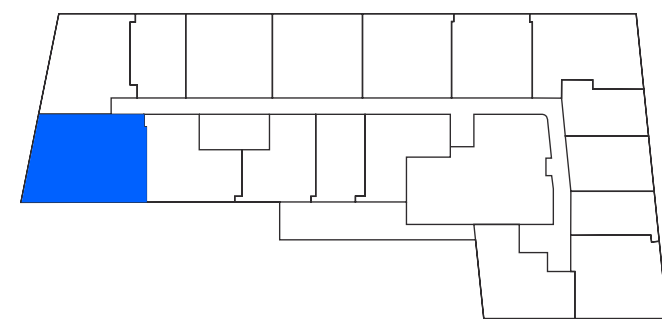
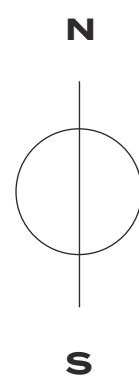
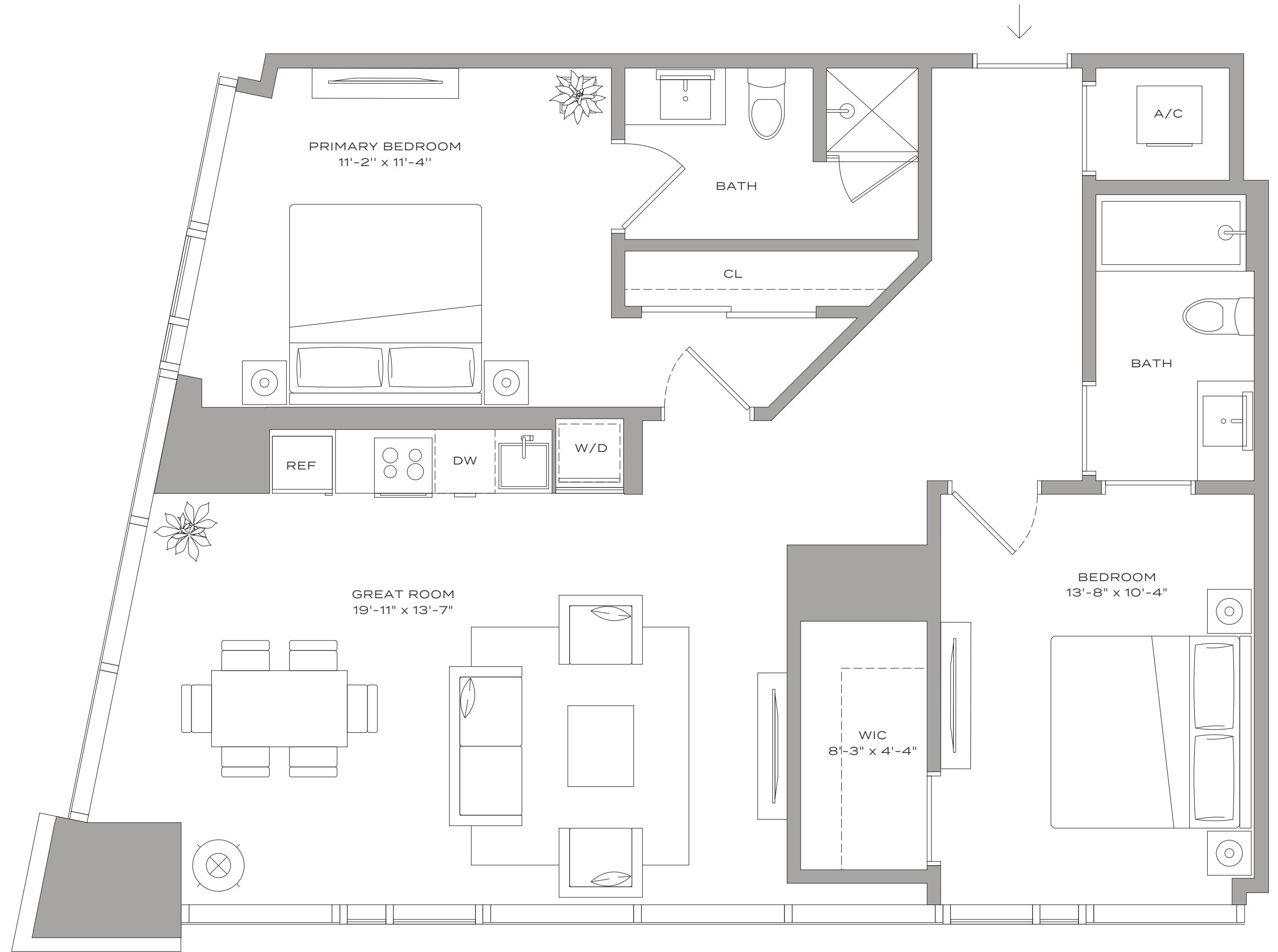
804 SQFT / 75 M<sup>2</sup>



# Residence B1 – 13

**2 BEDROOMS / 1 BATHROOM**

1,046 SQFT / 97 M<sup>2</sup>





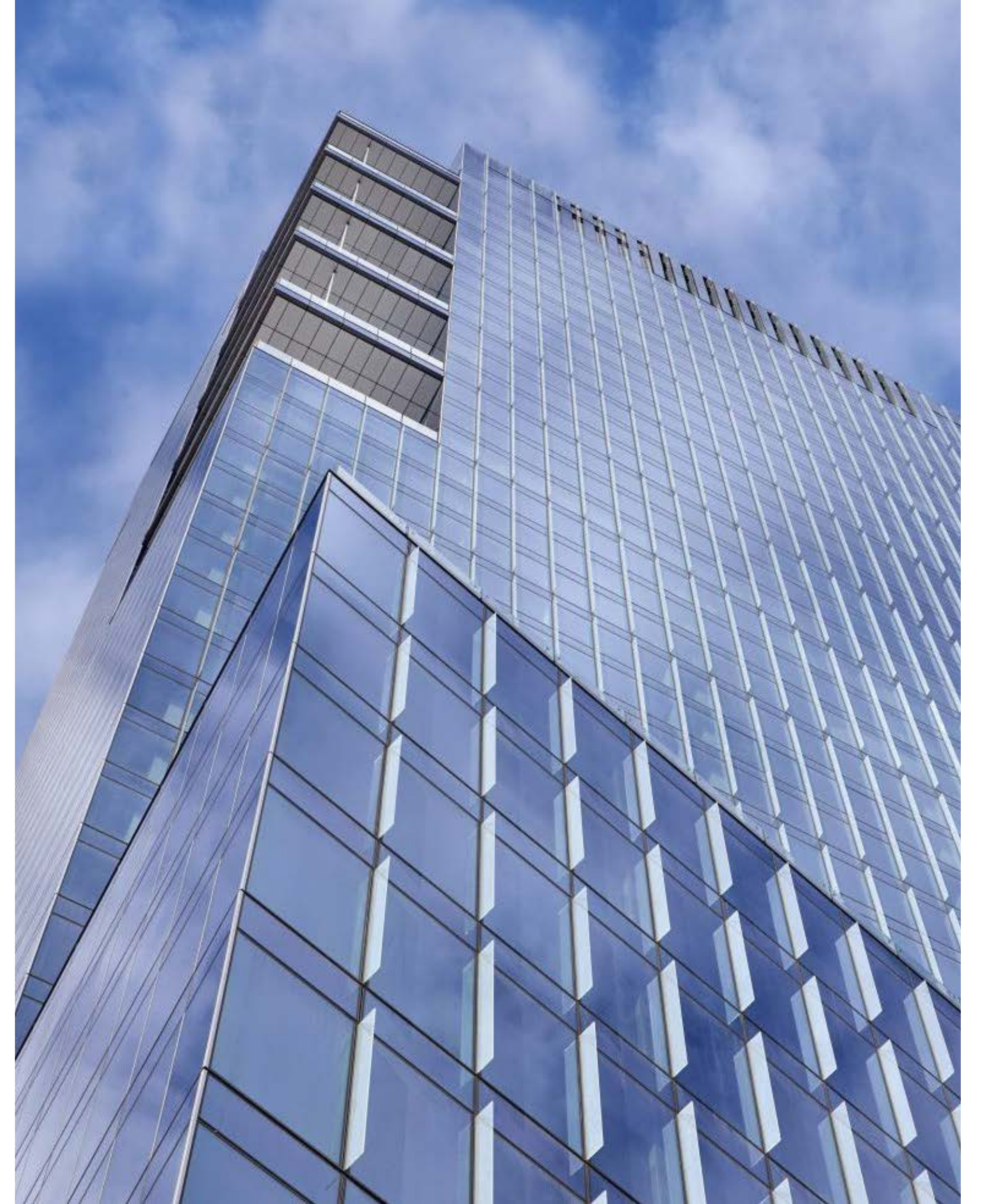
# A COLLECTION OF INDUSTRY EXPERTS



# 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.

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

2116 CHESTNUT Philadelphia, PA



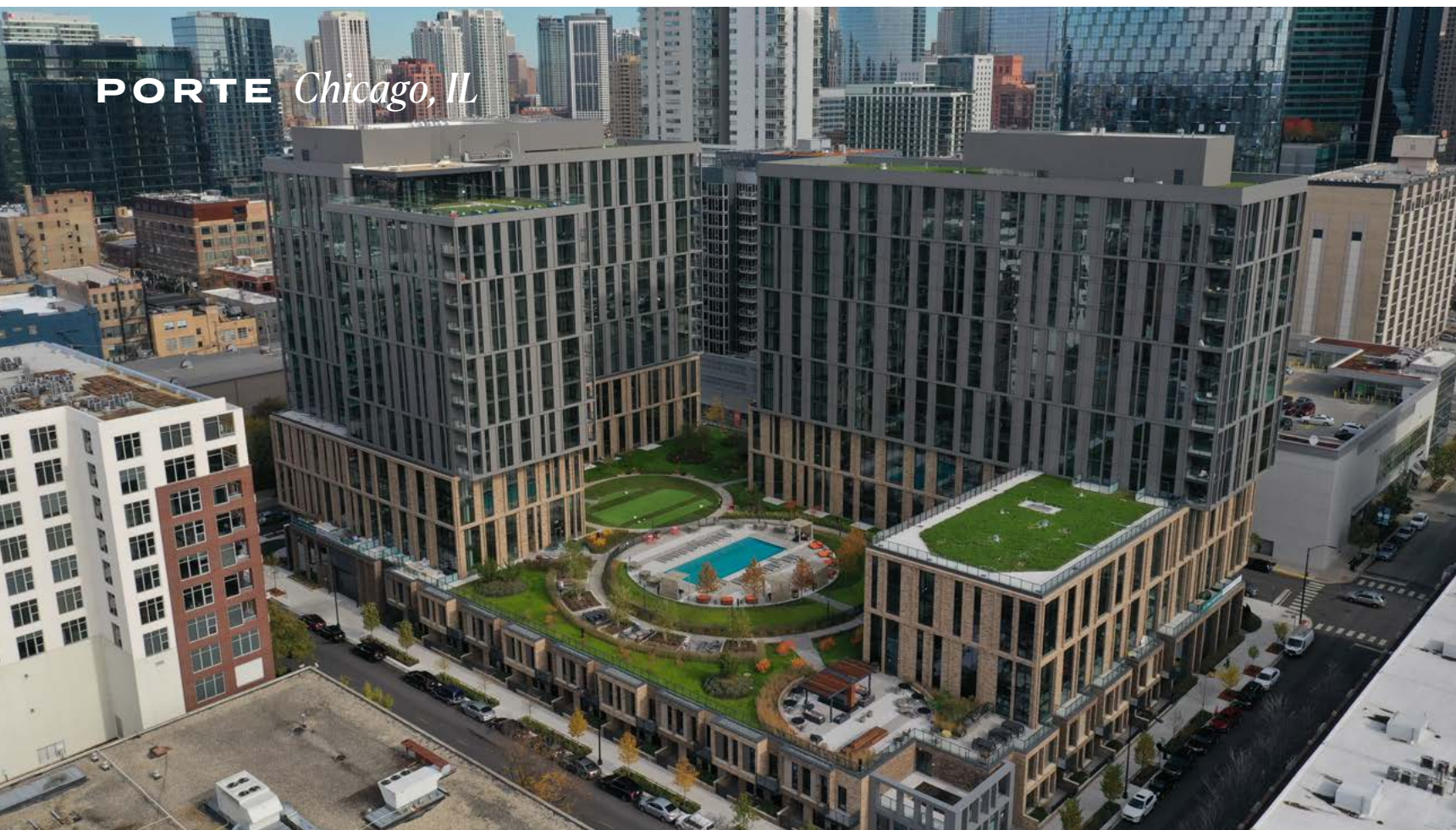
AL MARYAH ISLAND Dubai, UAE



1501 M STREET Washington DC



PORTE Chicago, IL



S'PARK Boulder, CO



# 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.





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



# 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.





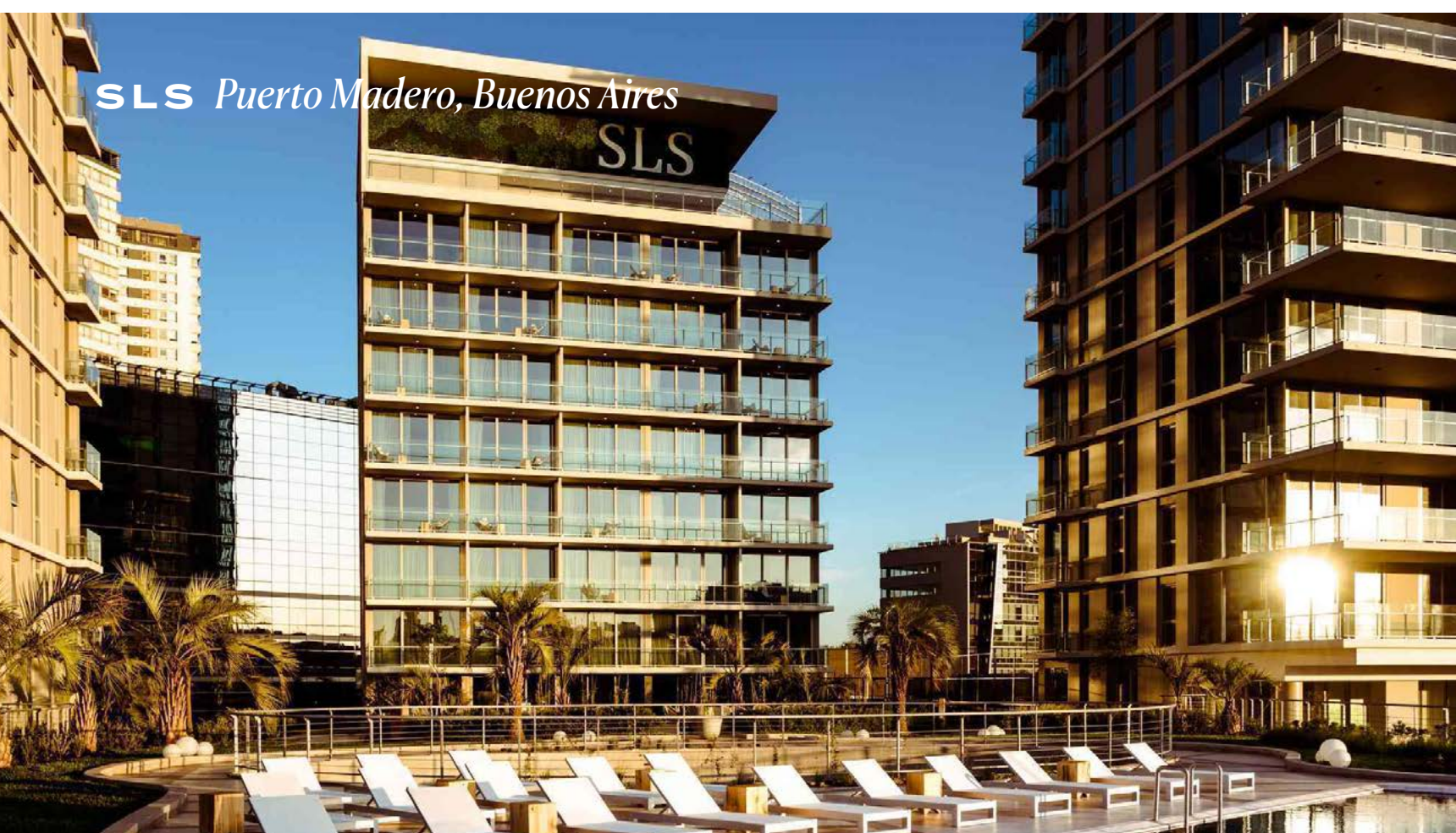
**PARAISO BAYVIEWS** *Miami, Florida*



**6 FISHER ISLAND** *Miami, Florida*



**THE CROSBY MWC** *Miami, Florida*



**SLS** *Puerto Madero, Buenos Aires*



**HYDE HOTEL AND RESIDENCES** *Miami, Florida*

# 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.

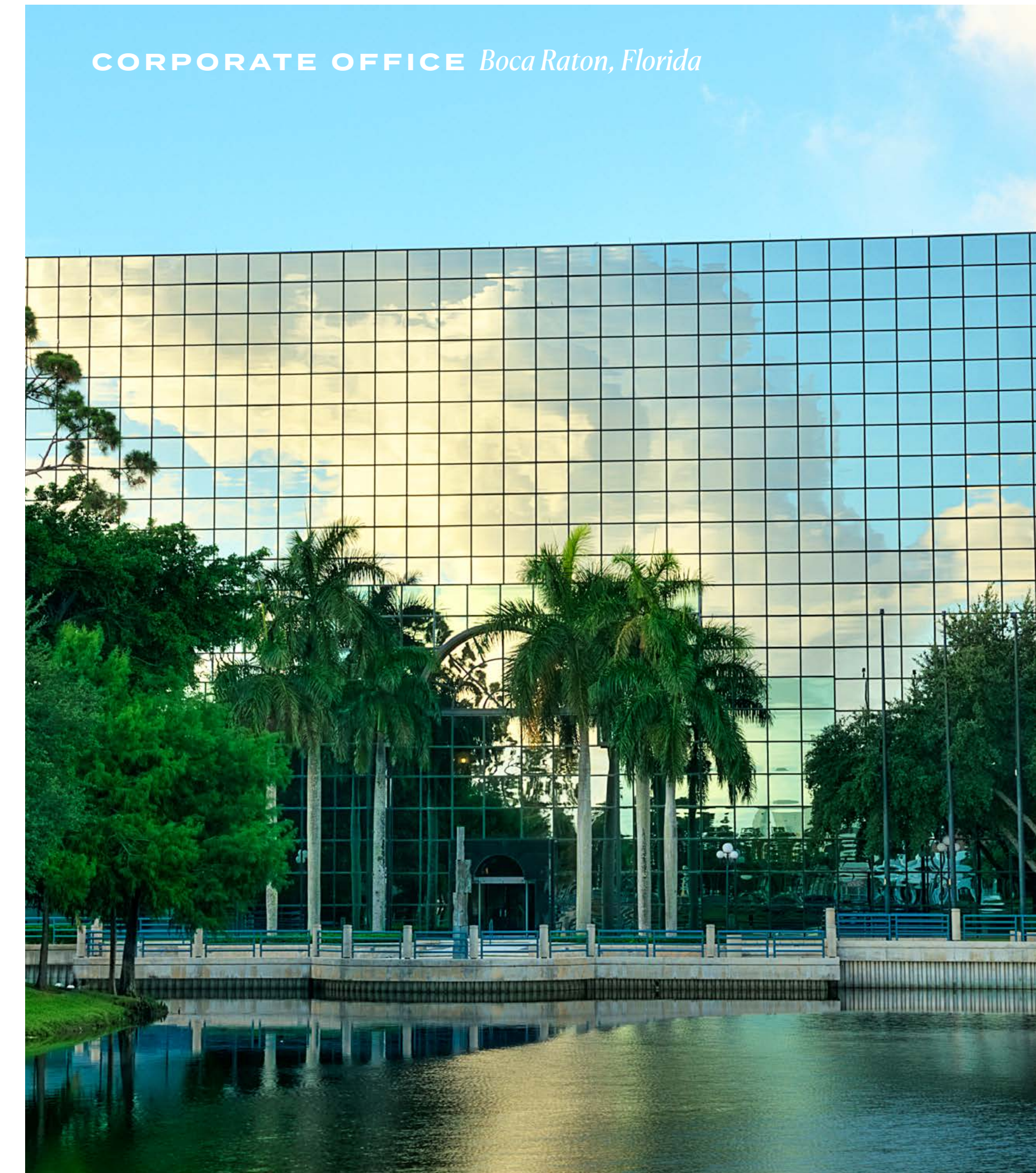




**BEACHWALK CLUB** *St. Johns, Florida*



**TESLA** *West Palm Beach, Florida*



**CORPORATE OFFICE** *Boca Raton, Florida*



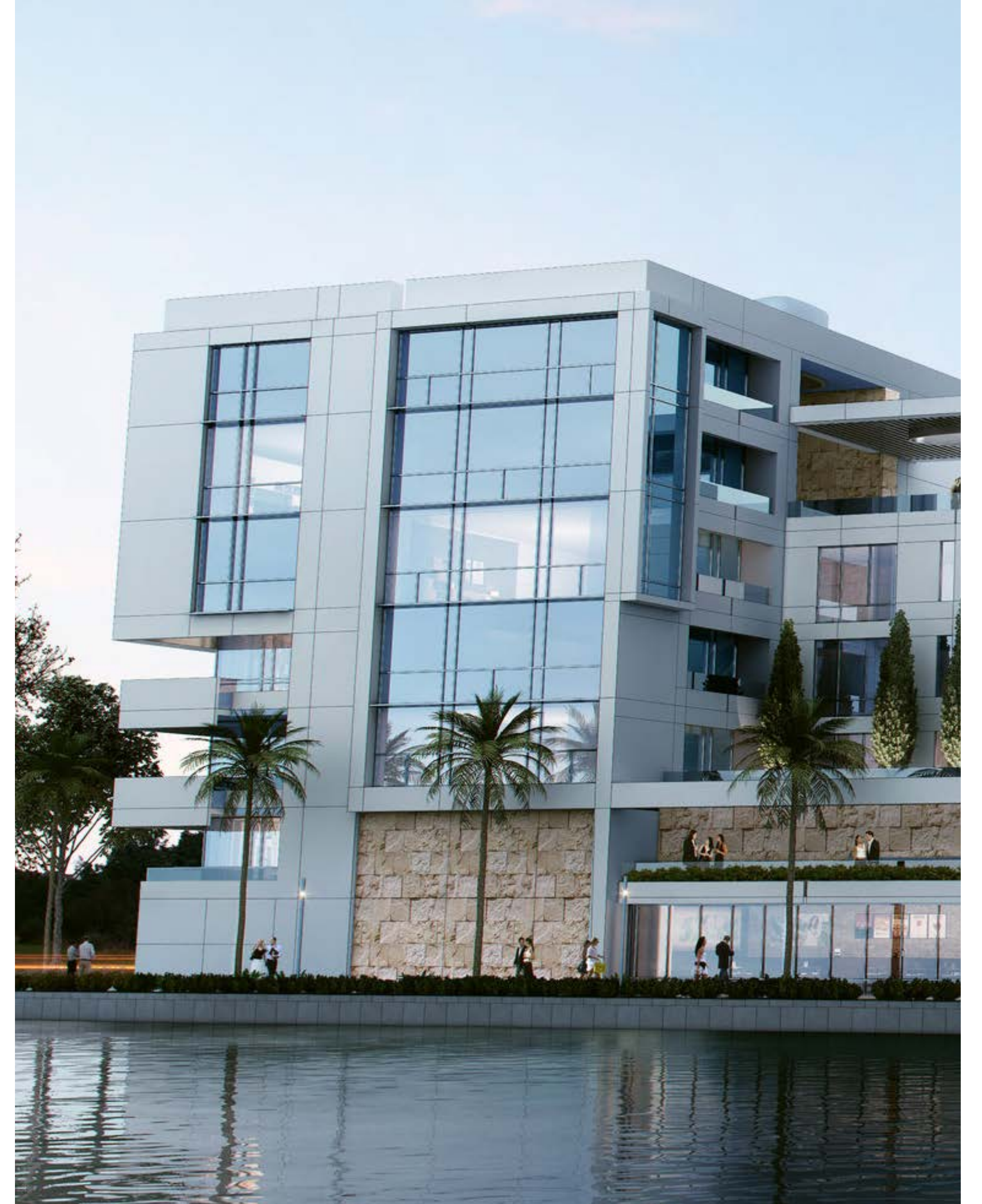
**RESTAURANT ROW** *Orlando, Florida*



**RESTAURANT ROW** *Orlando, Florida*

# 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.





PARAMOUNT MWC *Miami, Florida*



ONE BAYFRONT PLAZA II *Miami, Florida*



VILLA MIAMI *Miami, Florida*



RESIDENCE *Bahamas*



1201 BRICKELL *Miami, Florida*

# ONE LINE DESIGN STUDIO

One Line Design Studio: One Line Design Studio is a boutique interior design studio with a focus on the hospitality, commercial, and multifamily development markets, successfully leading projects by infusing them with passion for art, design, fashion, and travel.

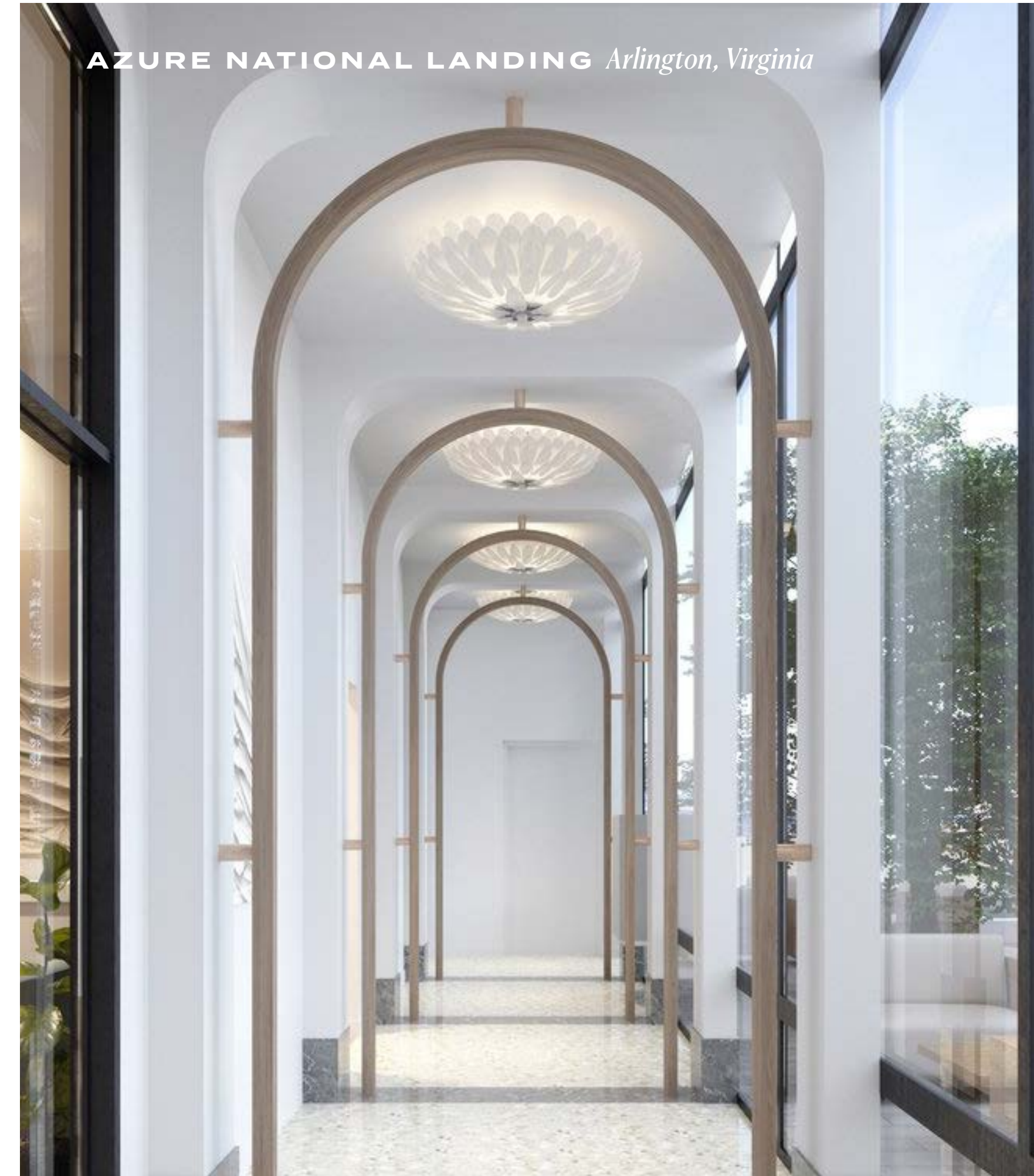




**LAS OLAS WALK** Fort Lauderdale, Florida



**MAIZON** Bethesda, Maryland



**AZURE NATIONAL LANDING** Arlington, Virginia



**LEKSA AT CITYPLACE** Doral, Florida



**YOTEL** Miami, Florida



# ONEWORLD PROPERTIES

OneWorld Properties is a full-service real estate company that has successfully sold over 5,000 units, totaling over \$4 billion in residential sales. Founded by Peggy Olin, OneWorld Properties seeks to go beyond a typical brokerage by partnering with prestigious U.S. developers of luxury condominium buildings.



600 MIAMI WORLD CENTER *Miami, Florida*



2200 BRICKELL *Miami, Florida*



LEGACY HOTEL & RESIDENCES *Miami, Florida*



PARAMOUNT MIAMI WORLD CENTER *Miami, Florida*



PARAMOUNT FORT LAUDERDALE *Fort Lauderdale, FL*



# HUB

## MIAMI RESIDENCES

The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

PEBB ENTERPRISES SINCE 1973

SALES & MARKETING BY ONEWORLD PROPERTIES

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