

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

MIAMI  
BEACH

FISHER  
ISLAND

KASEYA  
CENTER

BAYSIDE  
MARKETPLACE

VIRGINIA KEY /  
KEY BISCANE

MIAMI DADE  
COLLEGE

BRICKELL

HUB  
MIAMI RESIDENCES

HIBISCUS  
ISLAND

WATSON  
ISLAND

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  
CENTER

PORT MIAMI

FISHER  
ISLAND

BAYFRONT  
PARK

ASTON MARTIN  
RESIDENCES

KEY BISCAYNE

BRICKELL

FROST  
SCIENCE

BAYSIDE  
MARKETPLACE

HUB  
MIAMI RESIDENCES

MIAMI DADE  
COLLEGE

METROMOVER

BRIGHTLINE

DOWNTOWN  
MIAMI

MIAMI  
WORLD CENTER



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

# MIAMI WORLD CENTER

Artist's Conceptual Rendering



MIAMI WORLDCENTER

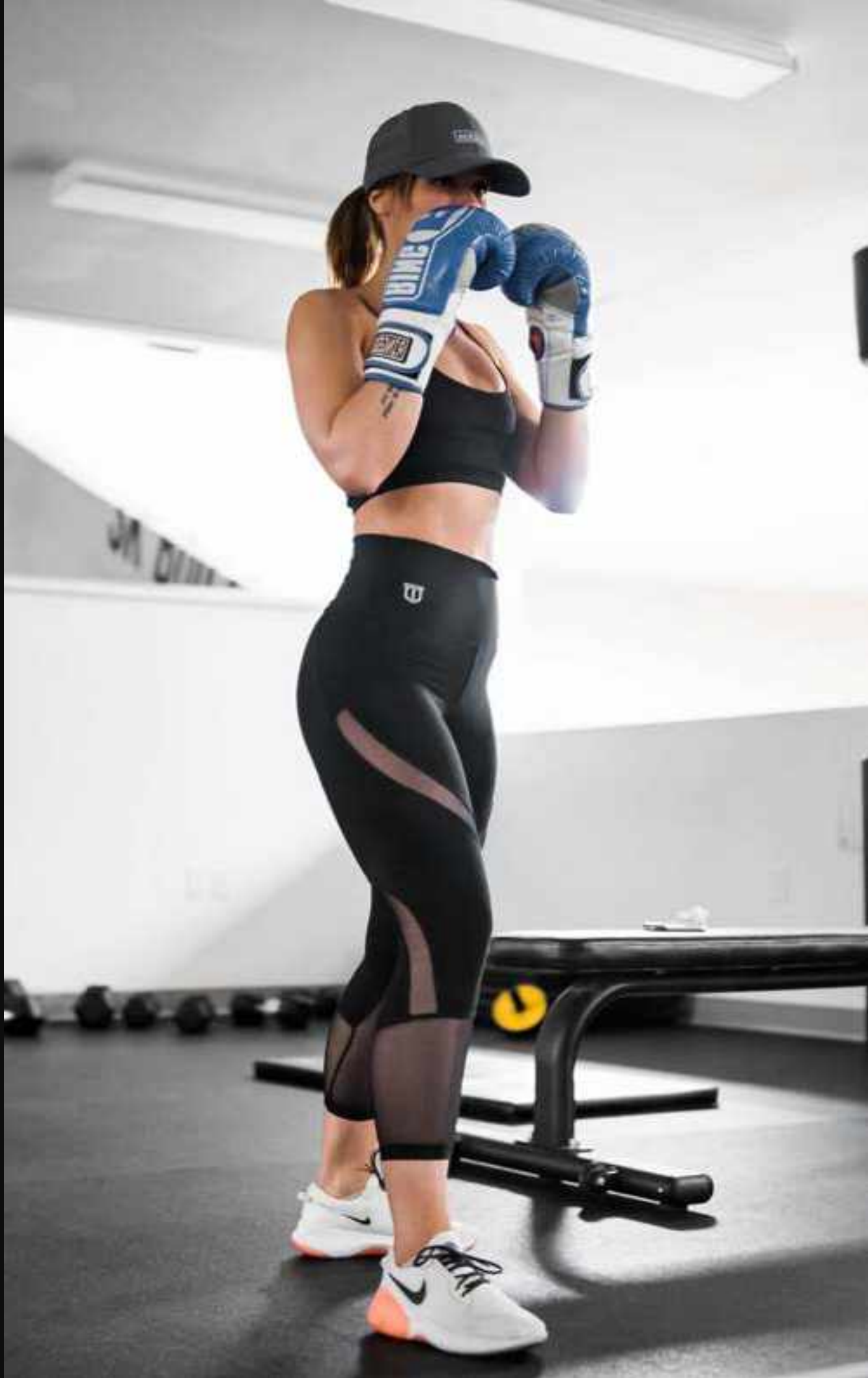
At the heart of Miami Worldcenter, you'll find community gatherings, open markets and concerts.

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  
Anthony's Coal Fire Pizza  
BurgerFi  
Sports+Social  
Luli Fama  
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



PORTMIAMI



I-395 SIGNATURE BRIDGE

*5 Miles* WEST OF  
DOWNTOWN

America's 3rd busiest airport  
45 Million passengers annually

*6.5M* ANNUAL CRUISE  
PASSENGERS

The world's leading cruise port  
10 Million projected visitors

*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**

*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.



**METRORAIL**

*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.



**METROMOVER**

*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.



**MIAMI BAYLINK**

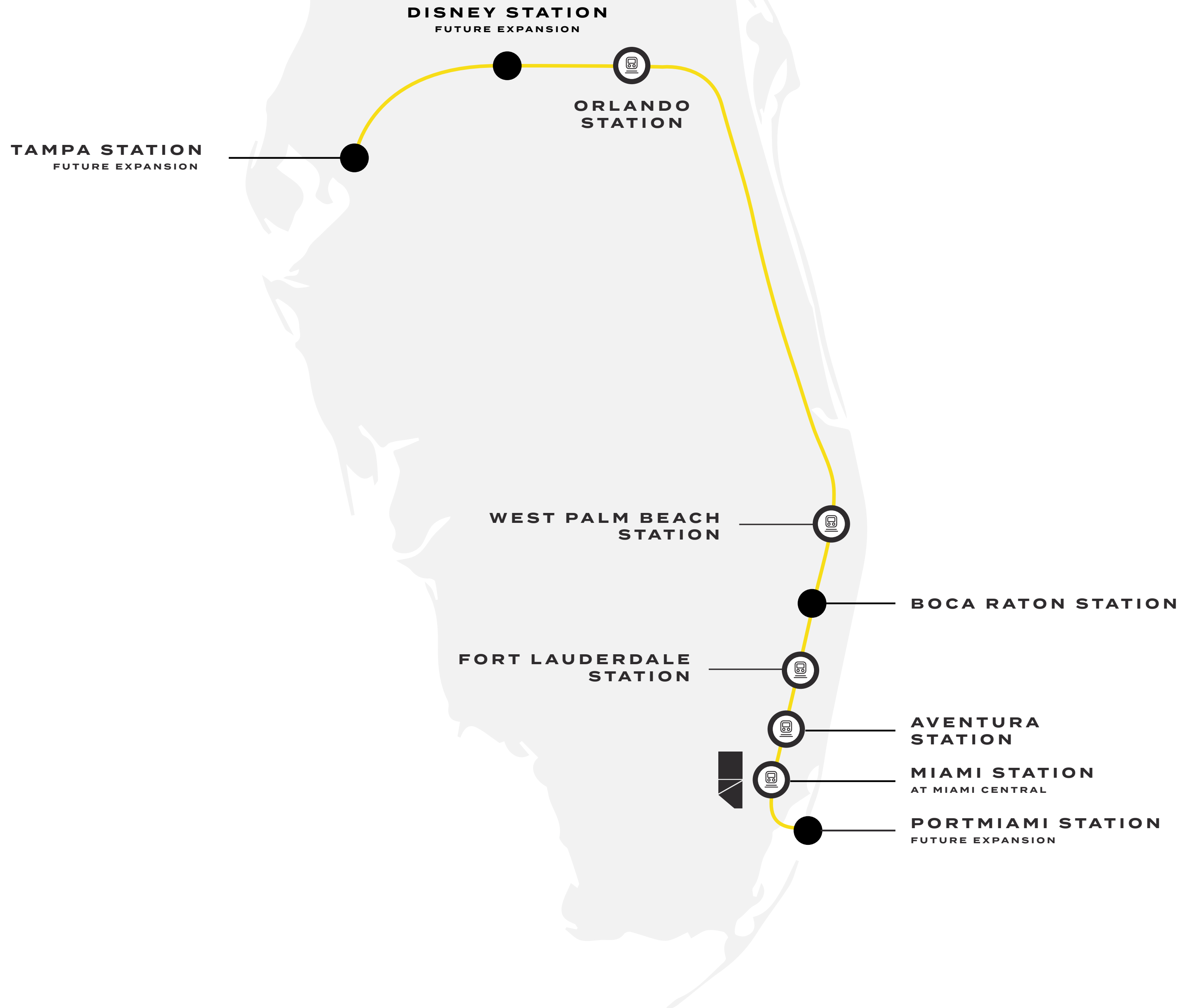
*2029* **EXPECTED COMPLETION**

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



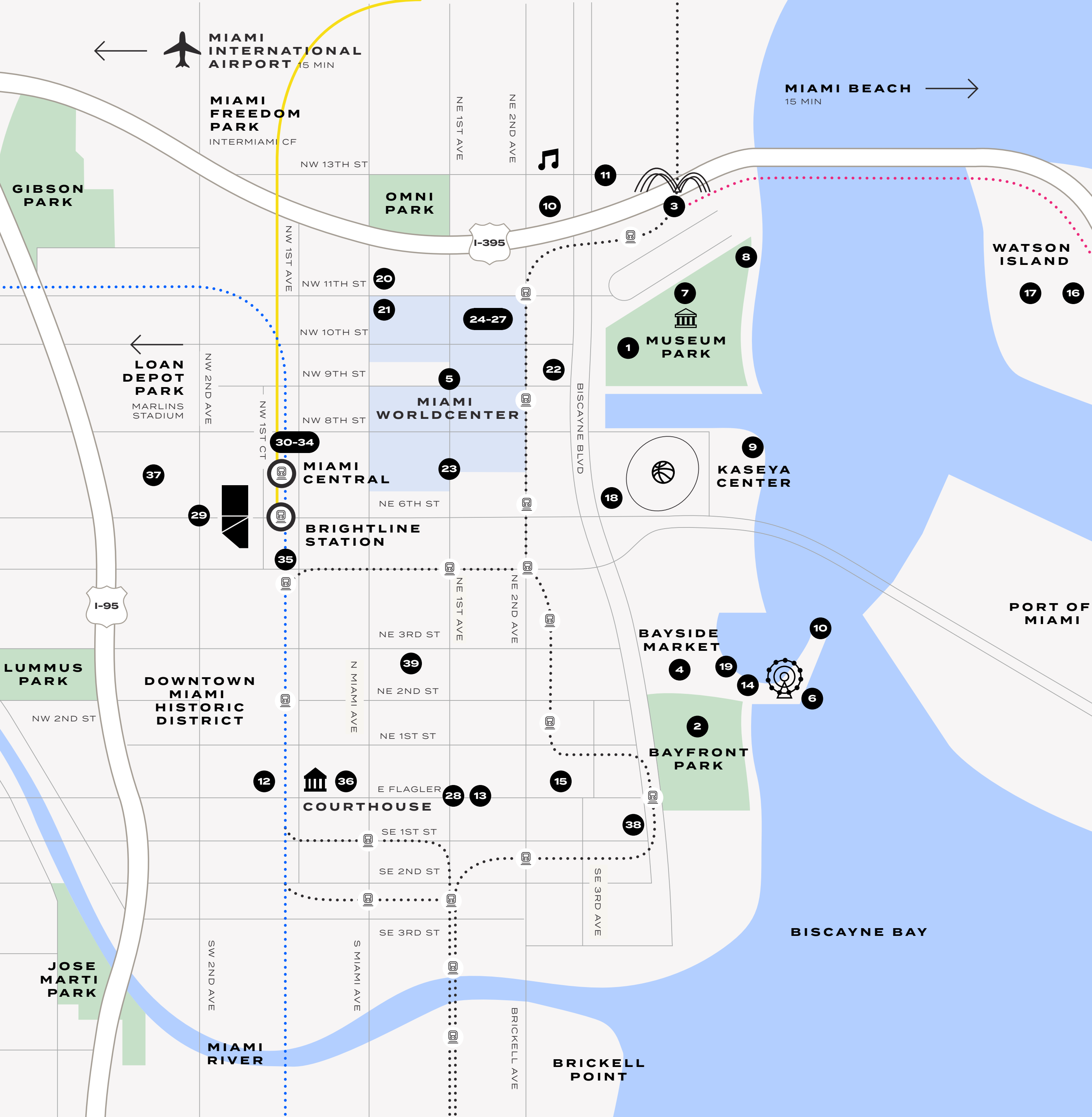


Experience life beyond the  
building with direct access to the  
cultural center of Central Miami.

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**



**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  
Olympia Theater  
New World Center  
Adrienne Arsht Center

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

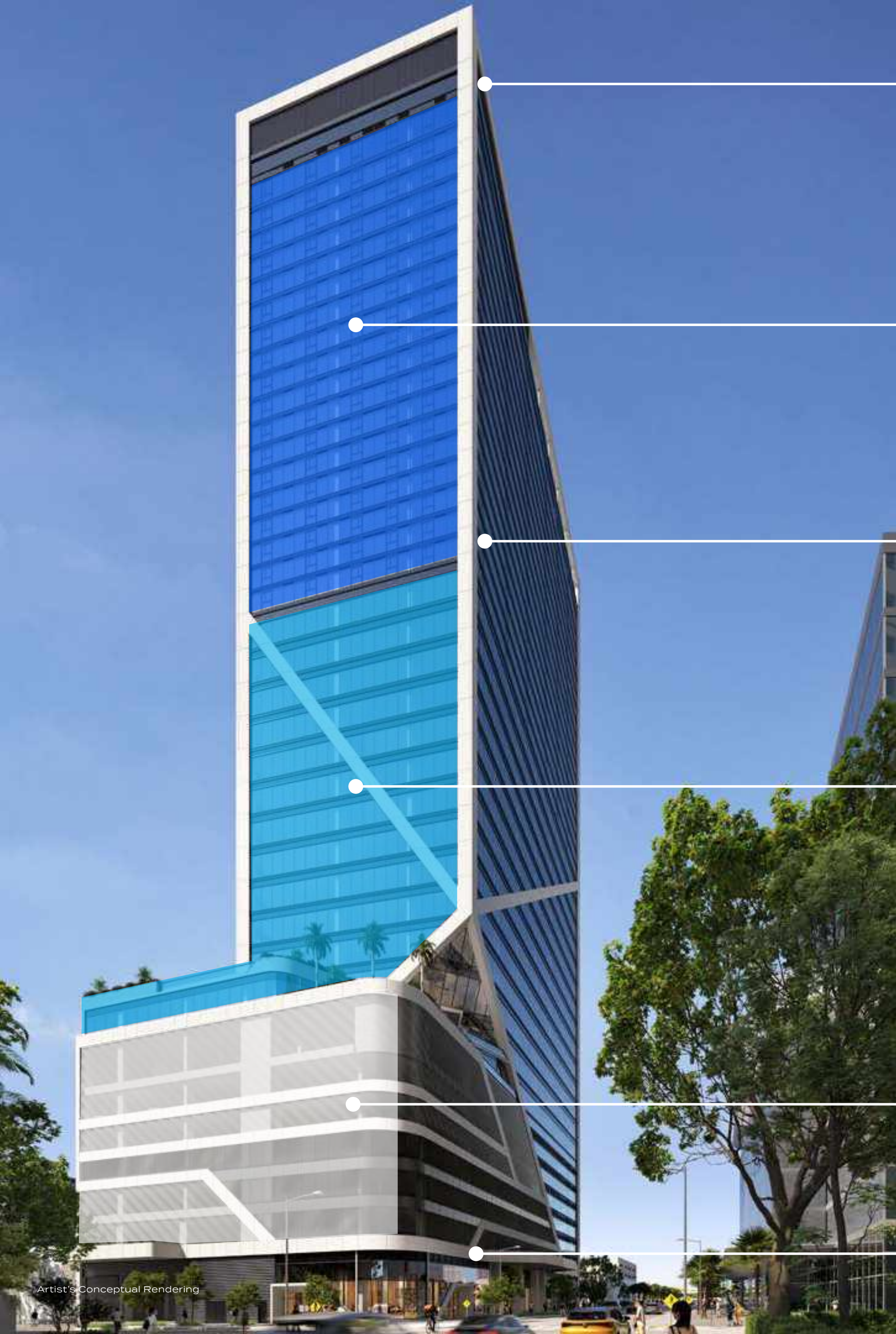




# A WORLD-CLASS LANDMARK IN THE CENTER OF MIAMI







**RESIDENTIAL OUTDOOR  
LOUNGE & ROOFTOP POOL**

Level 41

**RESIDENTIAL**

Levels 23–40

**RESIDENTIAL  
AMENITY SPACES**

Level 22

**OFFICES**

Levels 8–21

**GARAGE**

Levels 2–7

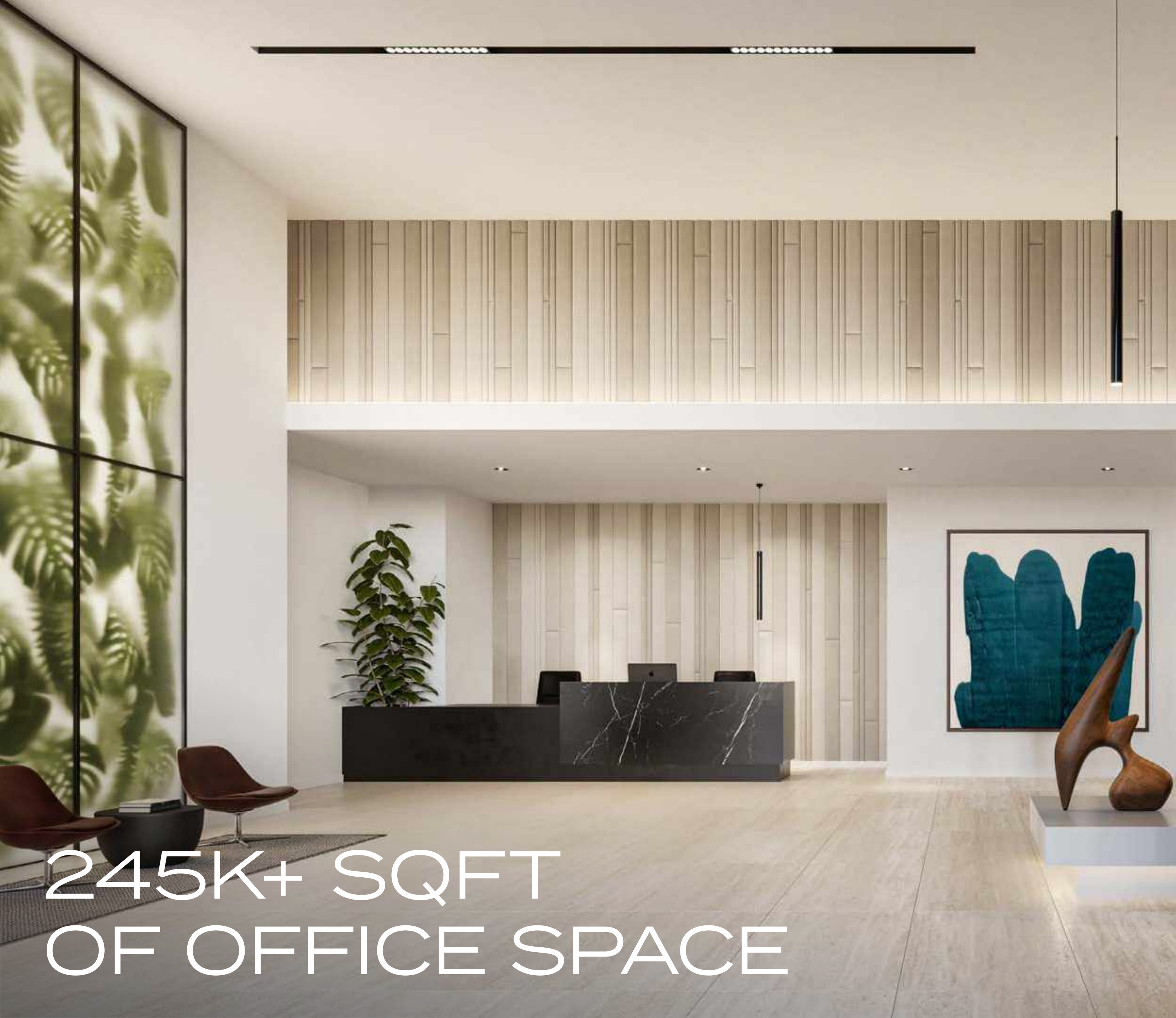
**GROUND FLOOR RETAIL**

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 M²
Studio + Den	589 SQFT	55 M²
1 Bedroom	588 SQFT	55 M²
1 Bedroom + Den	705 – 791 SQFT	65 – 73 M²
2 Bedroom	750 – 1,046 SQFT	70 – 97 M²

DEVELOPERS

The 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



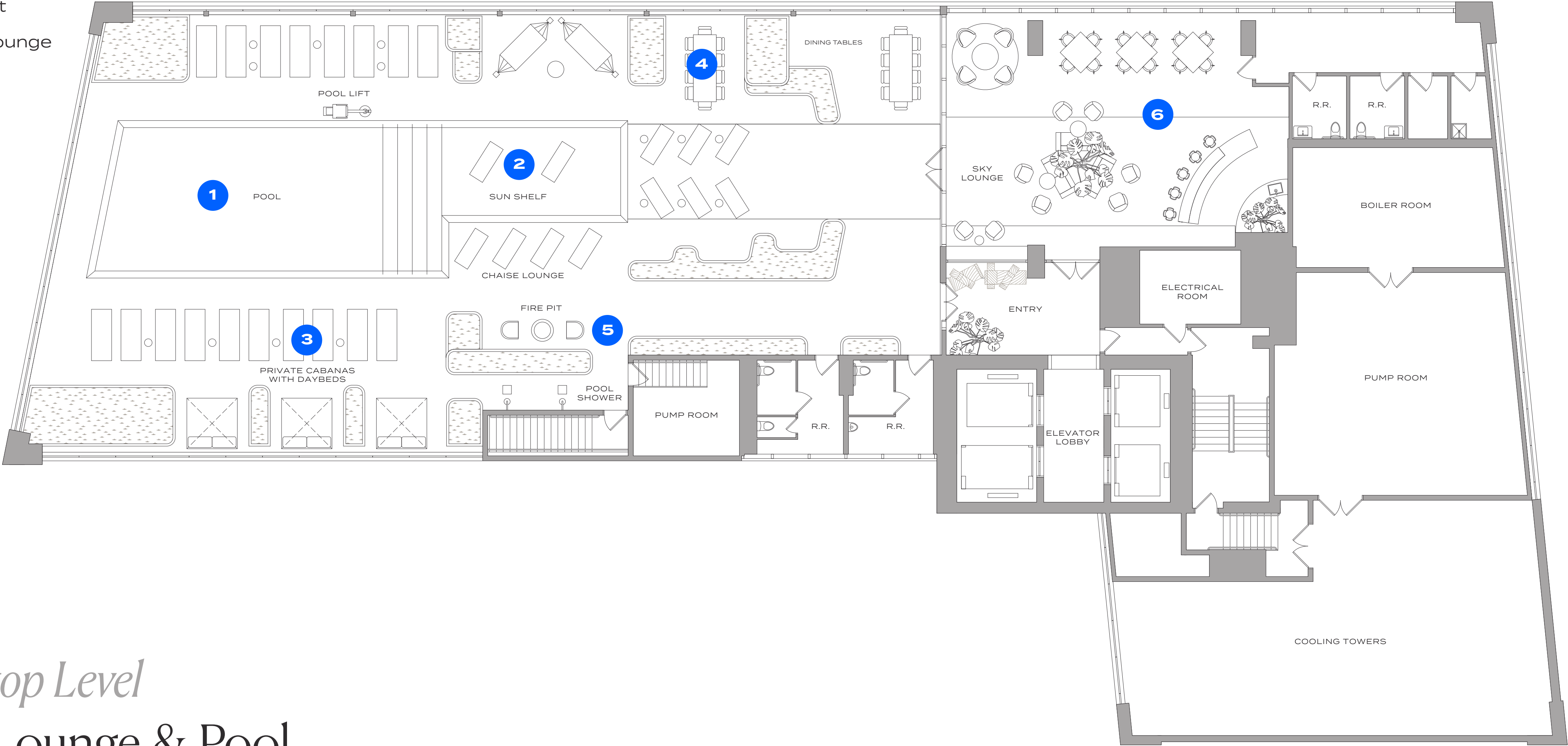
# *Residential Lobby Entrance*

RESIDENCES

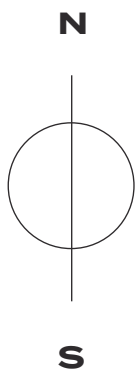




- 1 Rooftop Pool
- 2 Sun Shelf
- 3 Cabanas
- 4 Dining Tables
- 5 Fire Pit
- 6 Sky Lounge



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













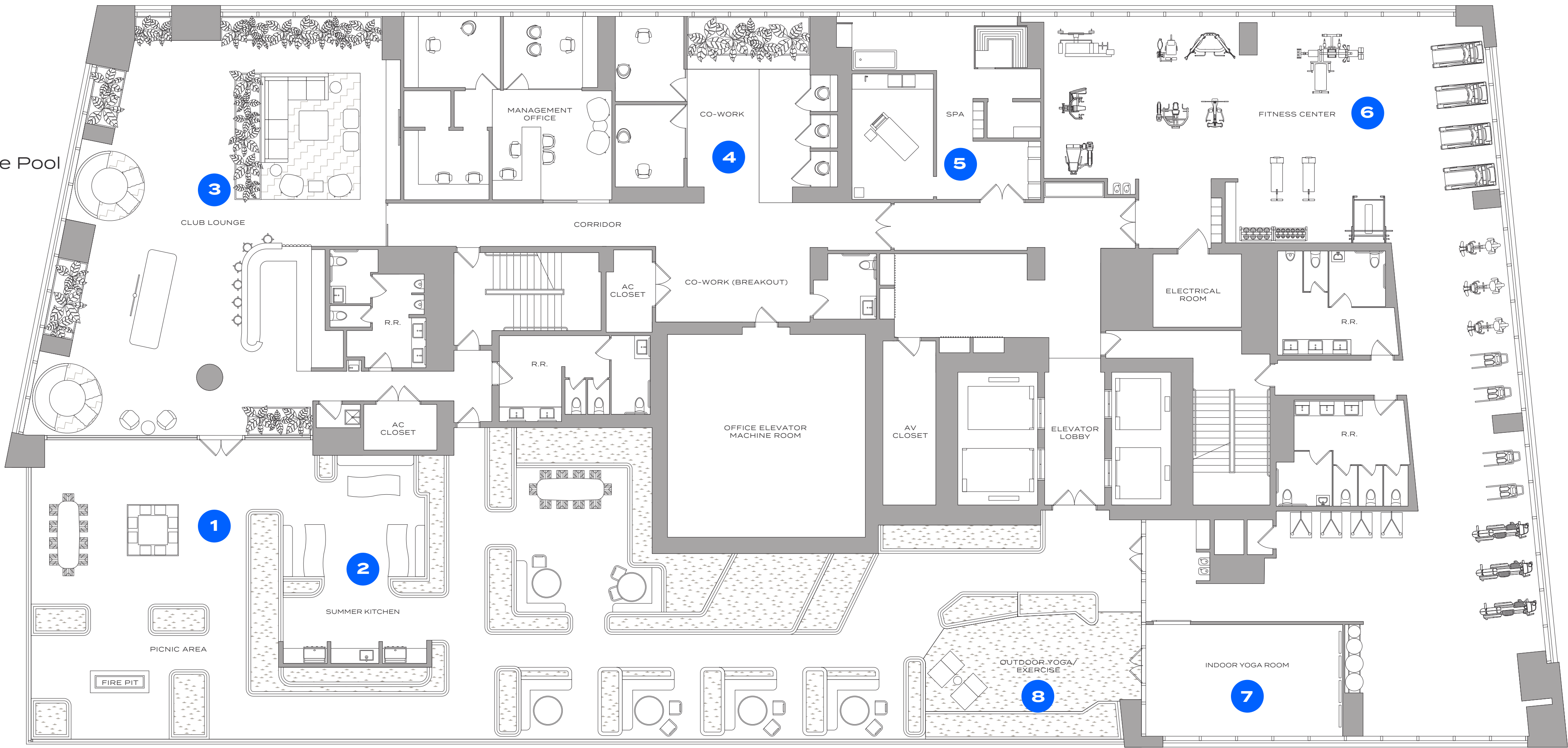




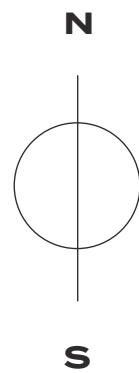




- 1. Picnic Area & Fire Pit
- 2. Summer Kitchen
- 3. Club Lounge
- 4. Co-working
- 5. Spa with Sauna & Plunge Pool
- 6. Fitness Center
- 7. Indoor Yoga
- 8. Outdoor Yoga



Level 22  
Social Areas





Lounge

AMENITIES













*Outdoor Yoga*

AMENITIES





Spa

AMENITIES





*Co-Working*

AMENITIES





*Co-Working*

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





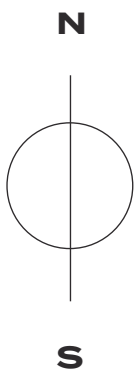
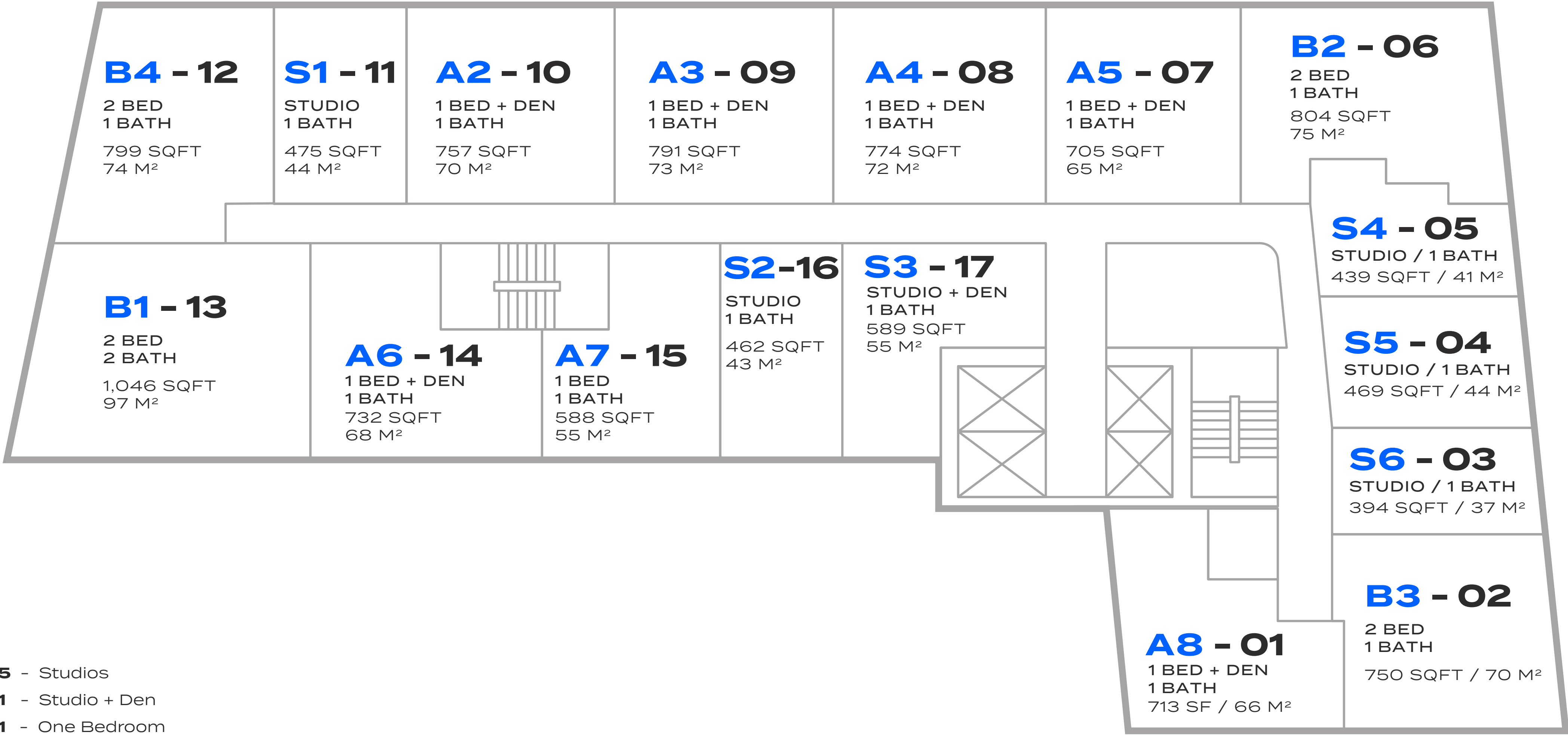
# Primary Bathroom

RESIDENCES





# RESIDENTIAL FLOORPLATE



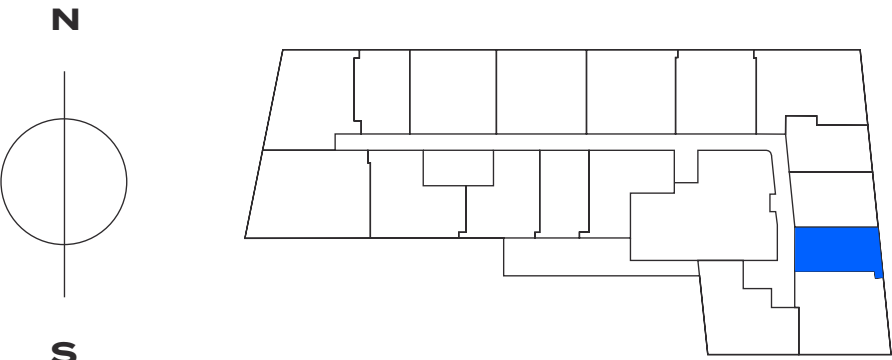
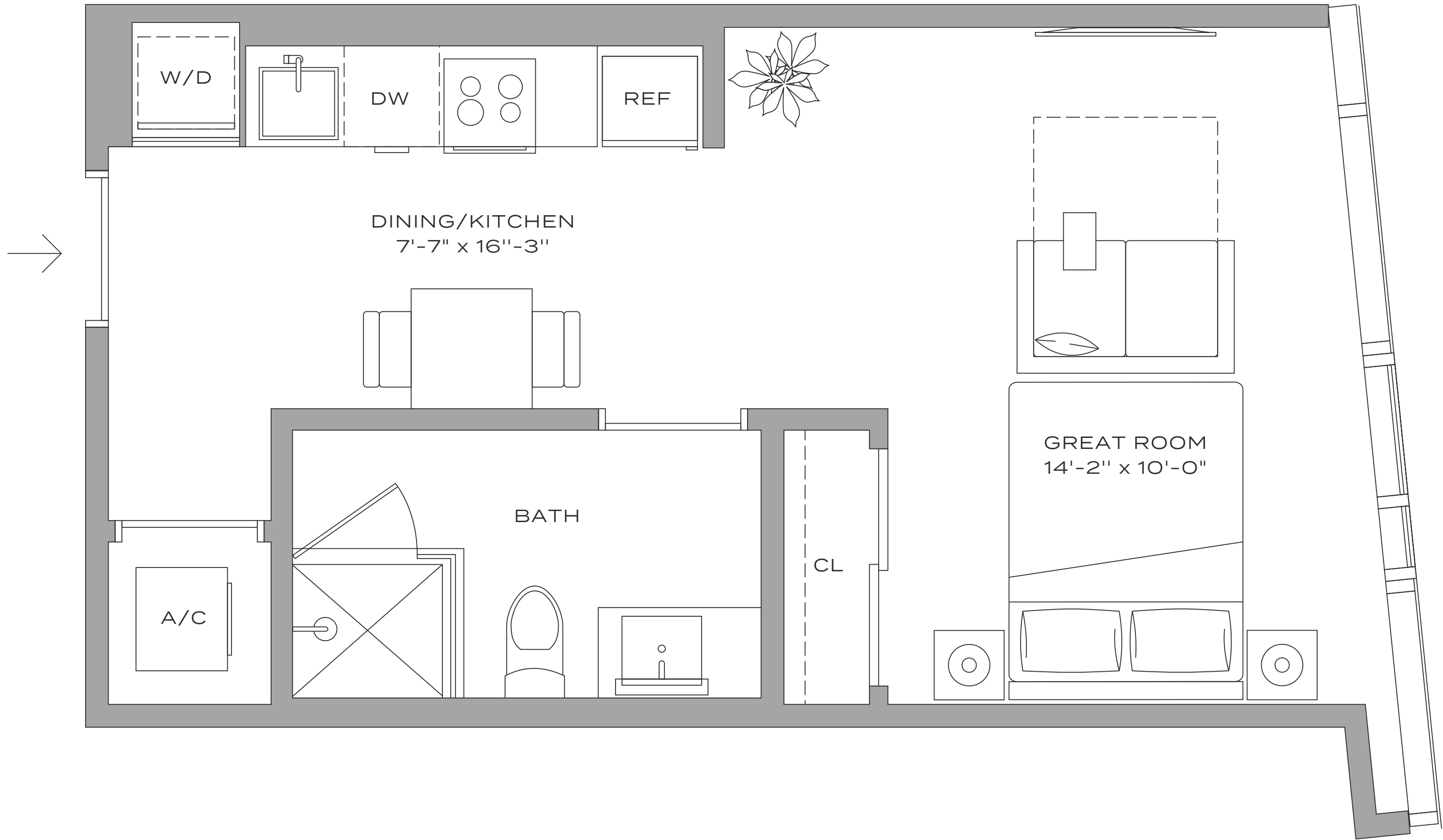
- 5 - Studios
- 1 - Studio + Den
- 1 - One Bedroom
- 6 - One Bedroom + Den
- 4 - Two Bedroom



# Residence S6 – 03

STUDIO / 1 BATHROOM

394 SQFT / 37 M²

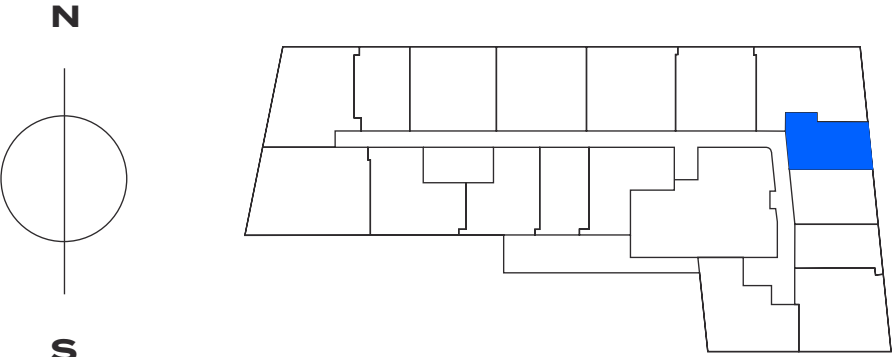
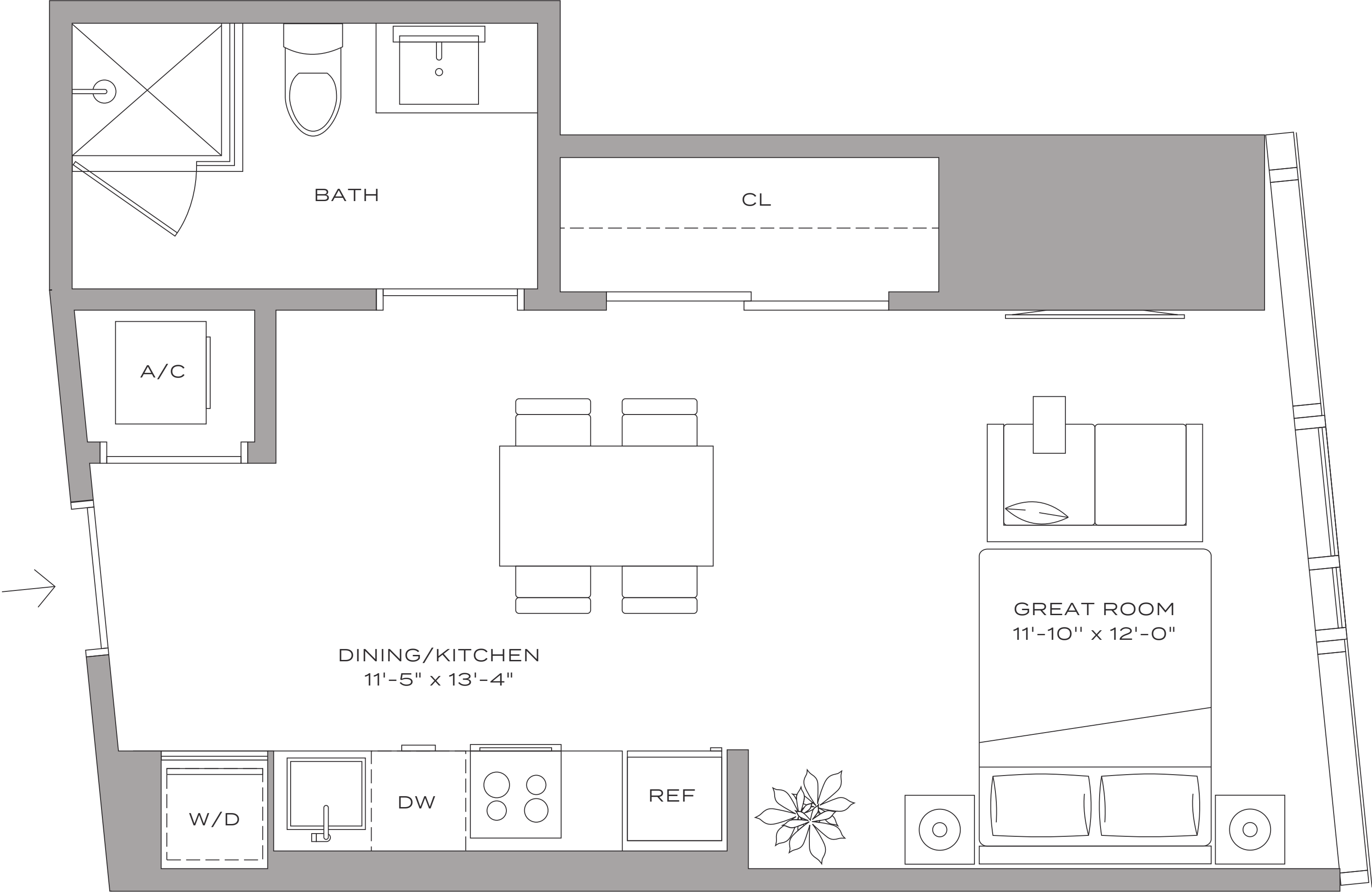




# Residence S4 – 05

STUDIO / 1 BATHROOM

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

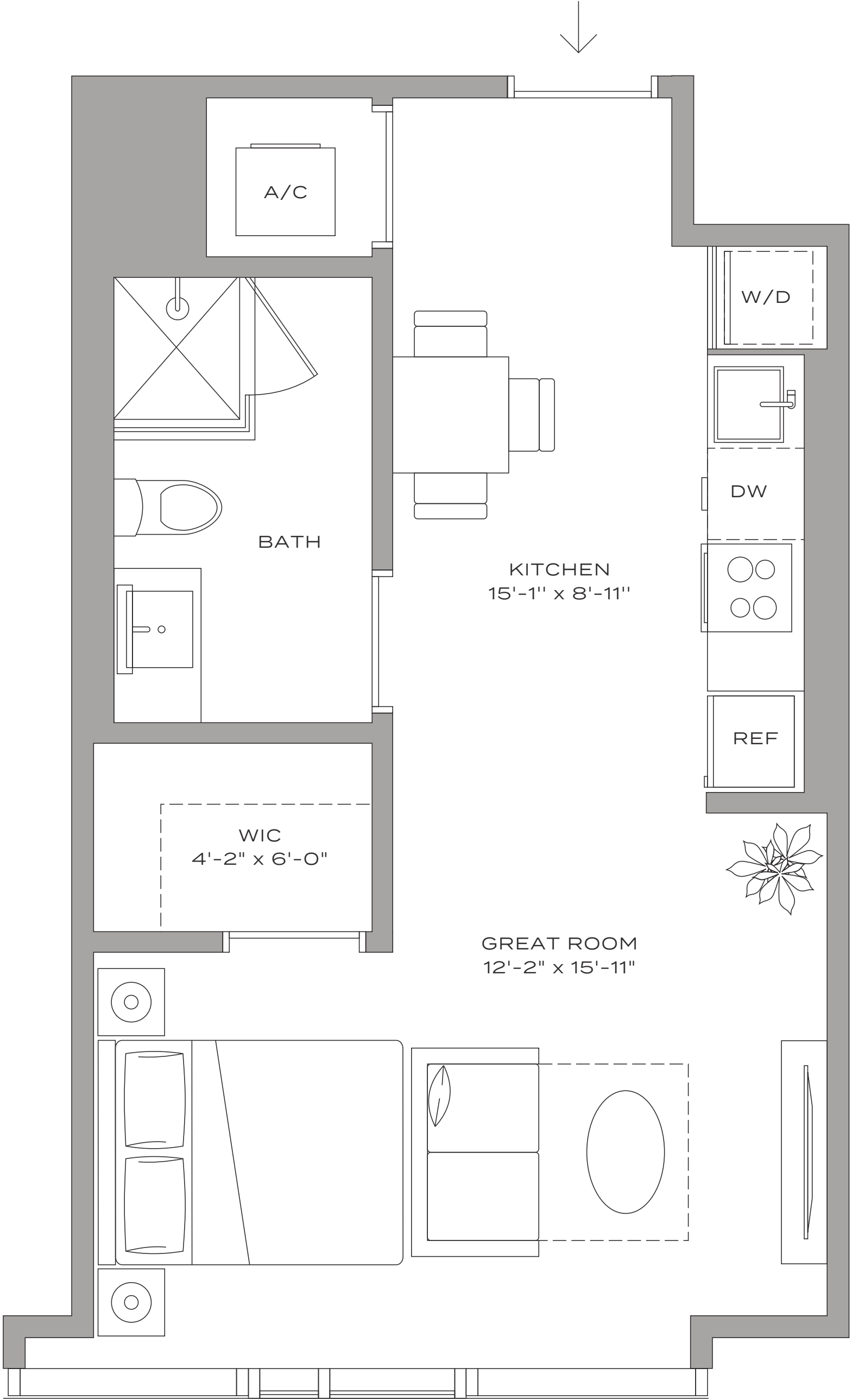
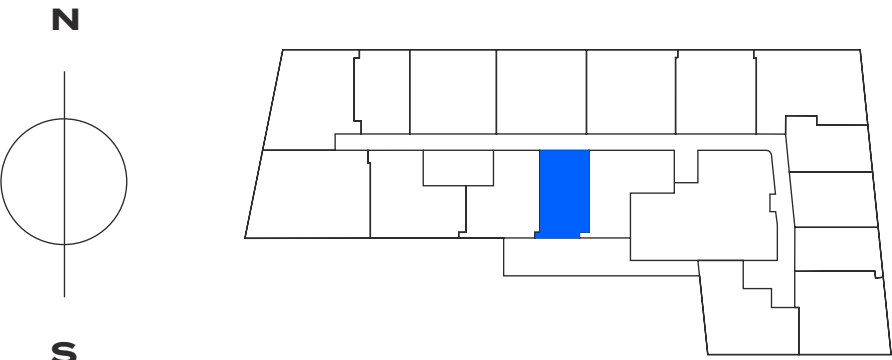




# Residence S2 – 16

STUDIO / 1 BATHROOM

462 SQFT / 43 M²

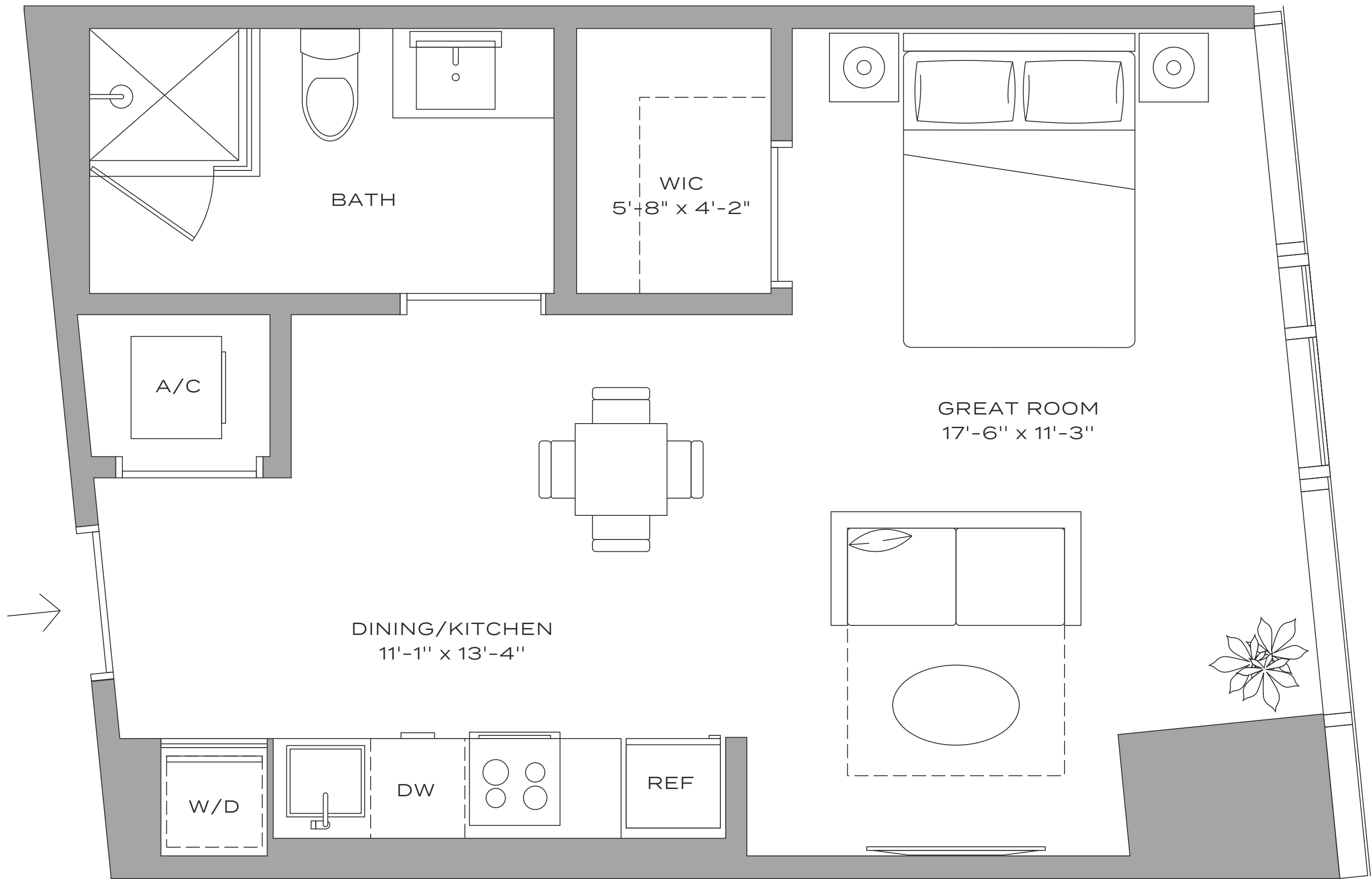
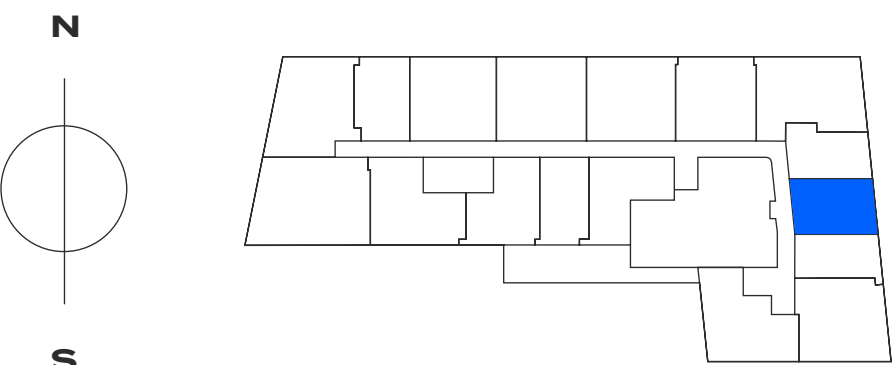




# Residence S5 – 04

STUDIO / 1 BATHROOM

469 SQFT / 44 M²

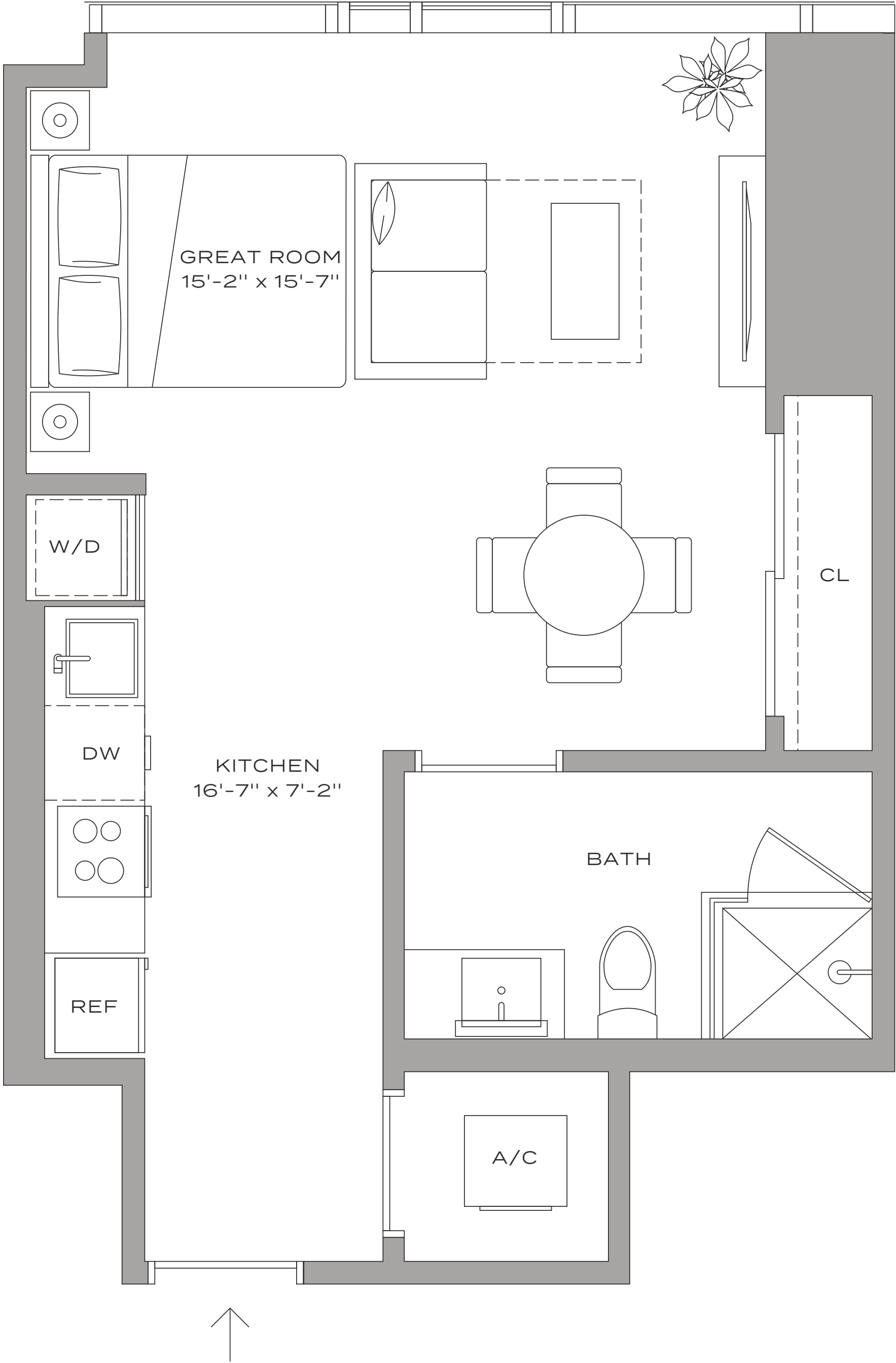
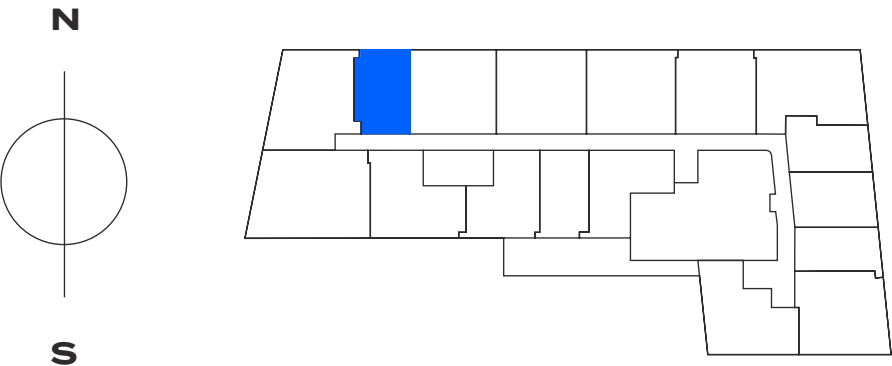




Residence S1 – 11

STUDIO / 1 BATHROOM

475 SQFT / 44 M²

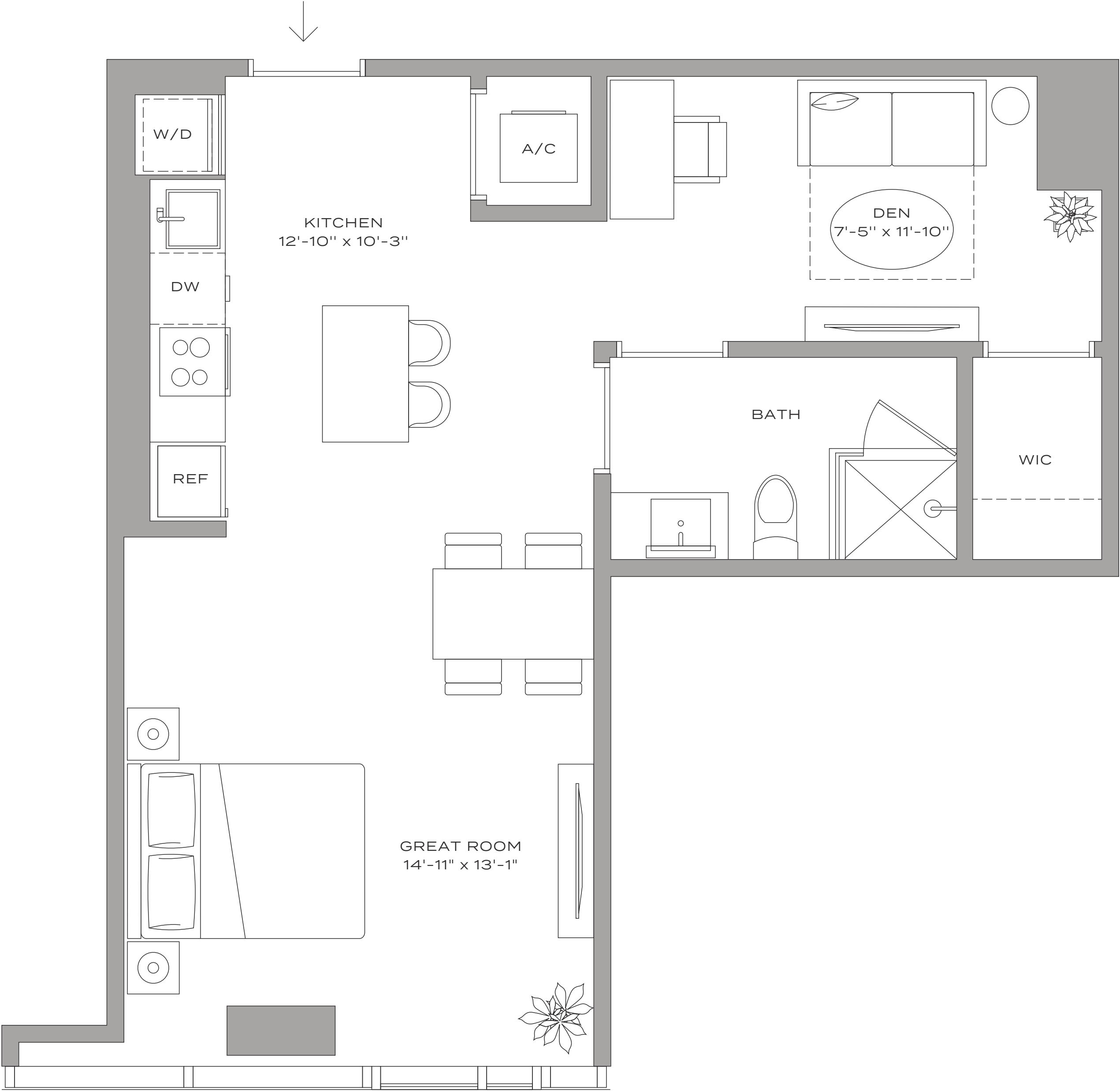
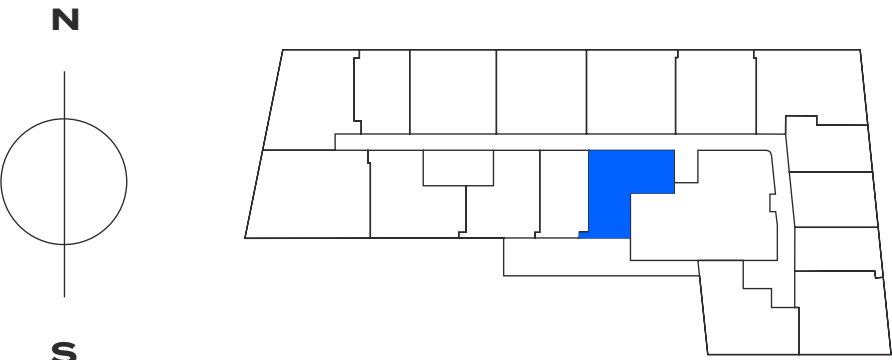




# Residence S3 – 17

STUDIO + DEN / 1 BATHROOM

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

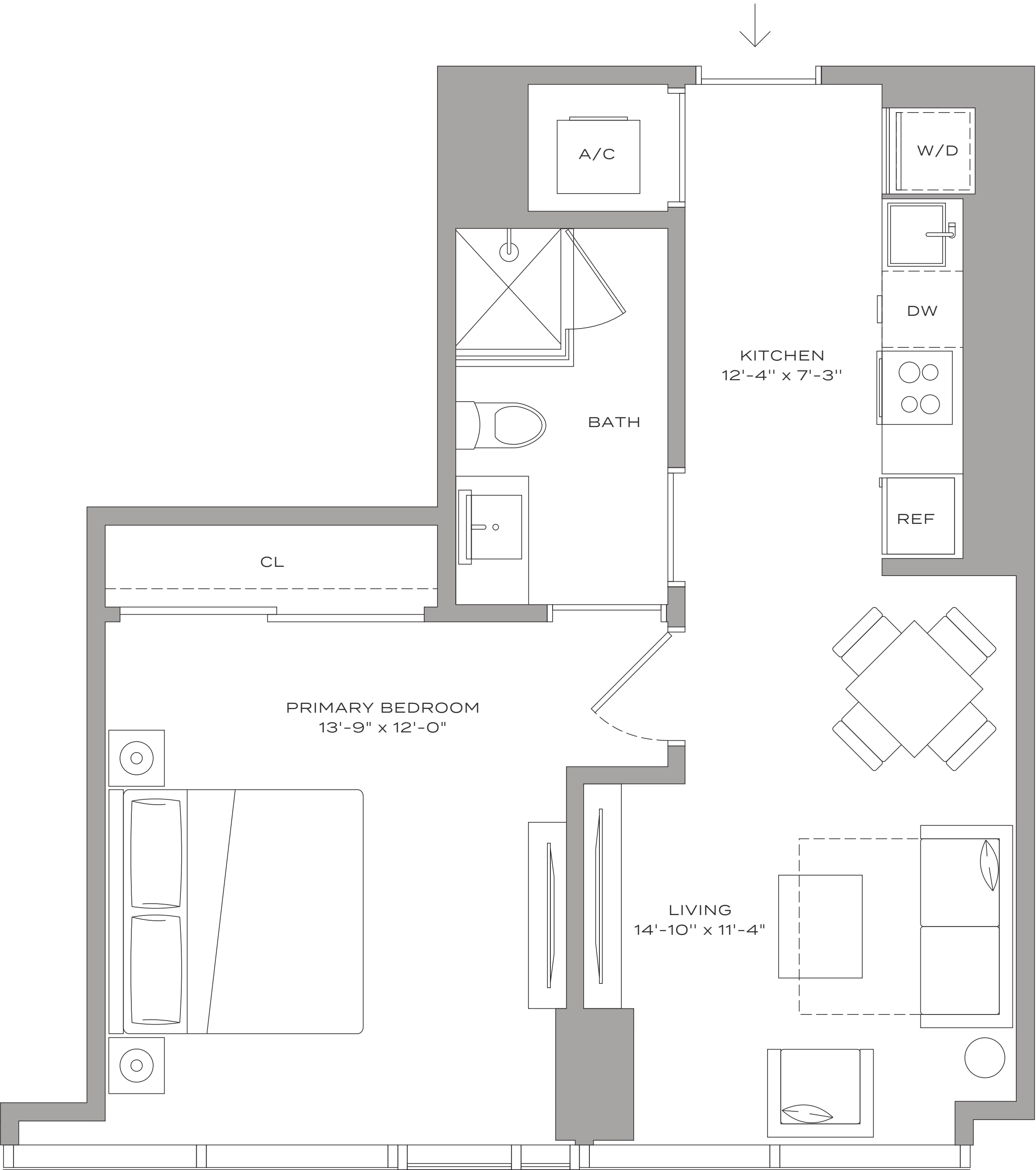
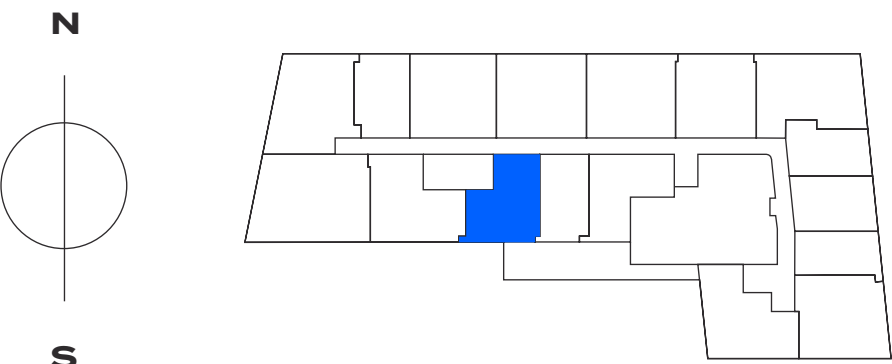




# Residence A7 – 15

1 BEDROOM / 1 BATHROOM

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

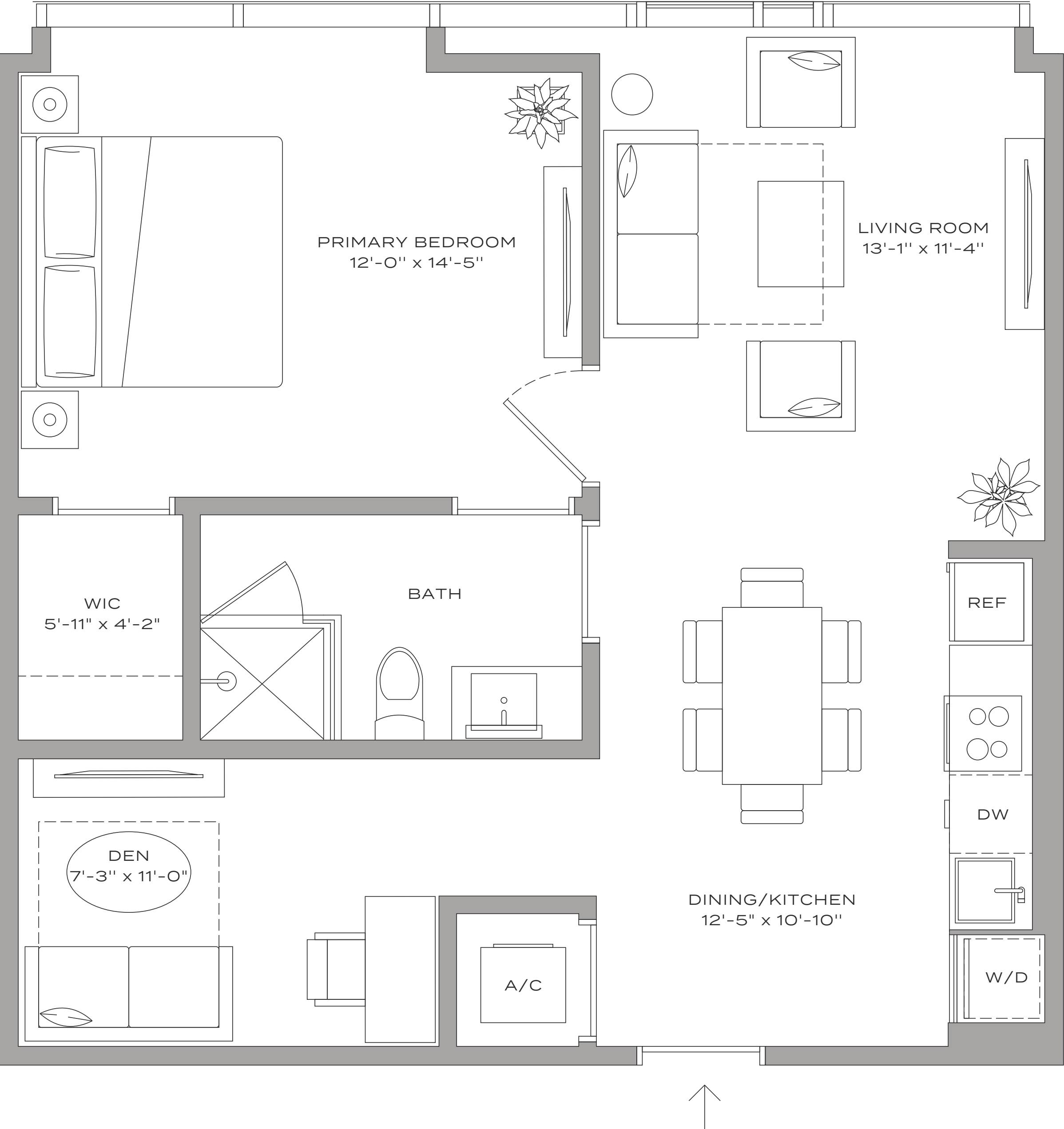
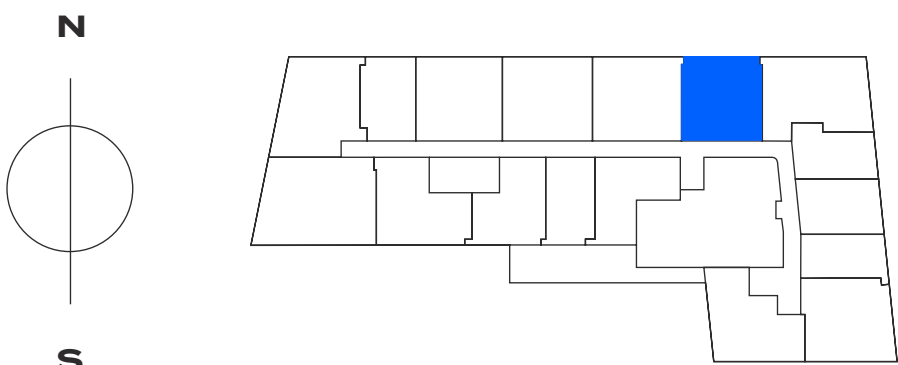




# Residence A5 – 07

1 BEDROOM + DEN / 1 BATHROOM

705 SQFT / 65 M²

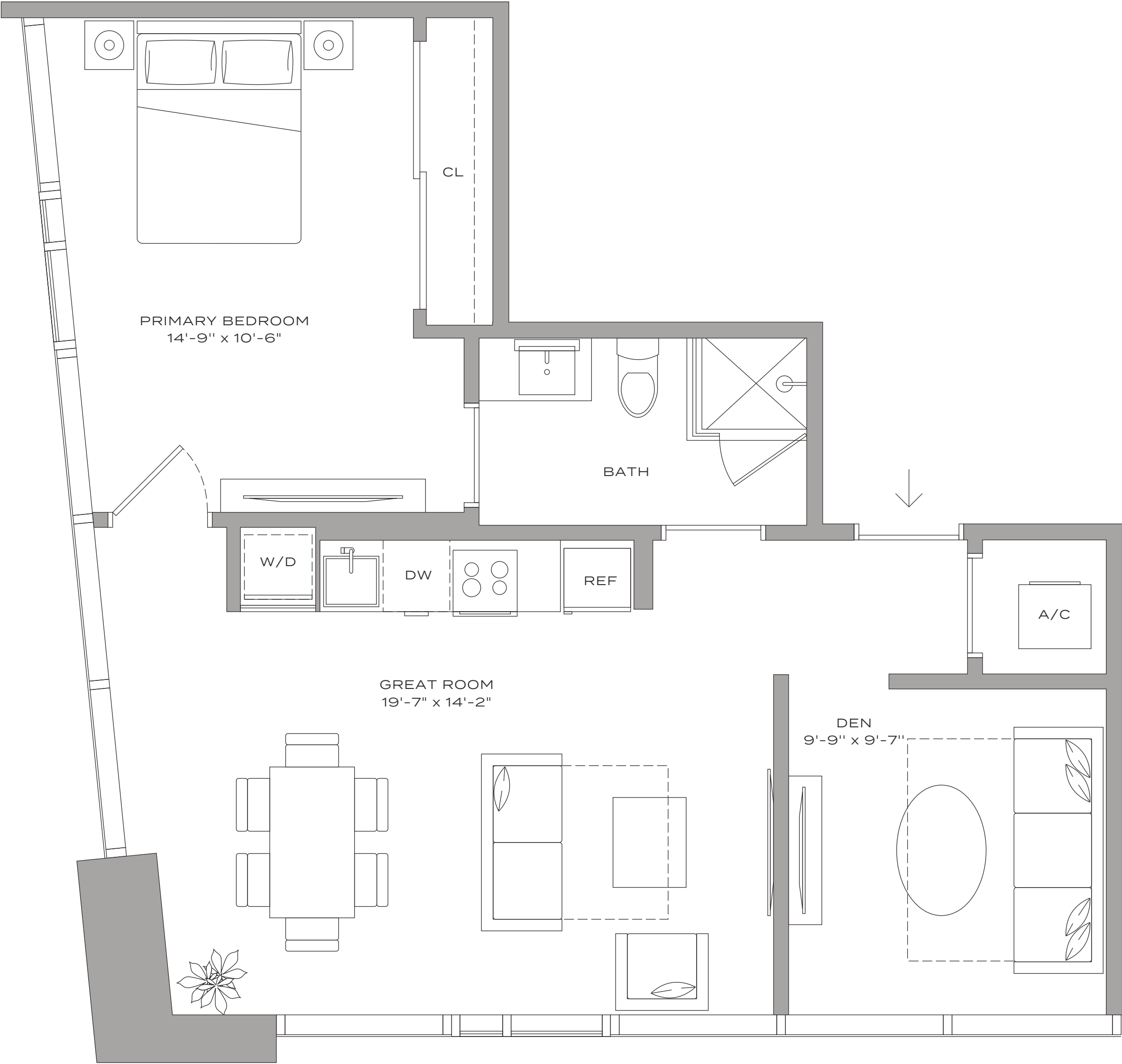
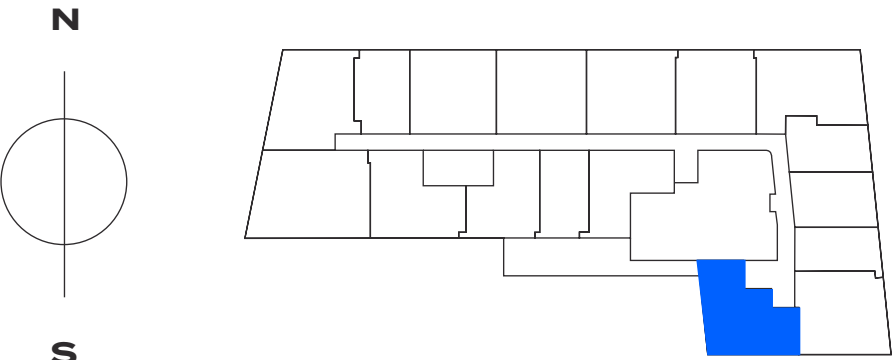




# Residence A8 – 01

1 BEDROOM + DEN / 1 BATHROOM

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

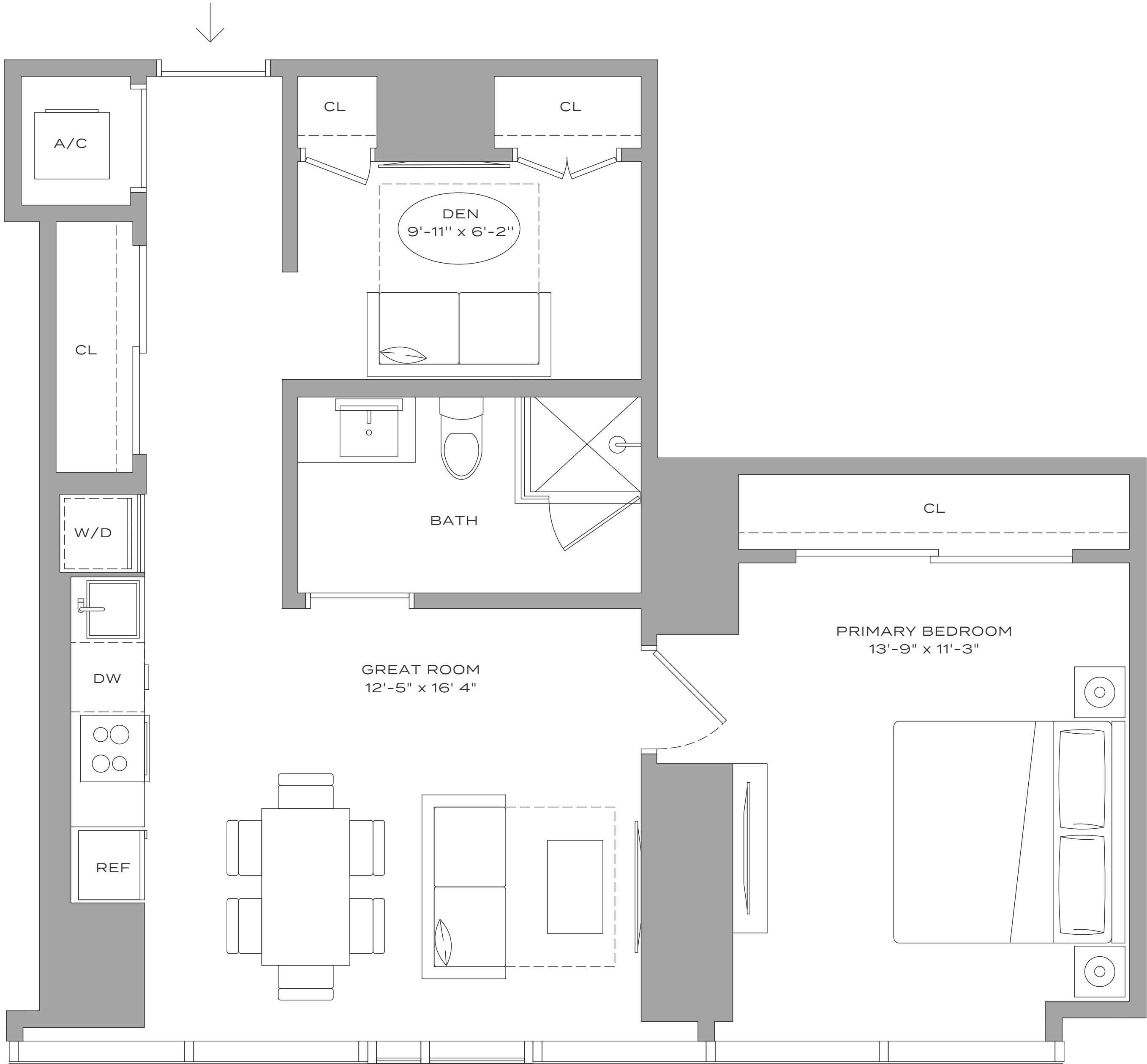
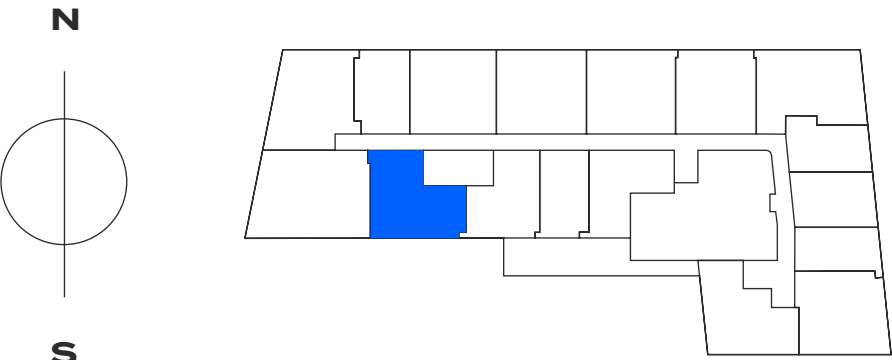




# Residence A6 – 14

1 BEDROOM + DEN / 1 BATHROOM

732 SQFT / 68 M²

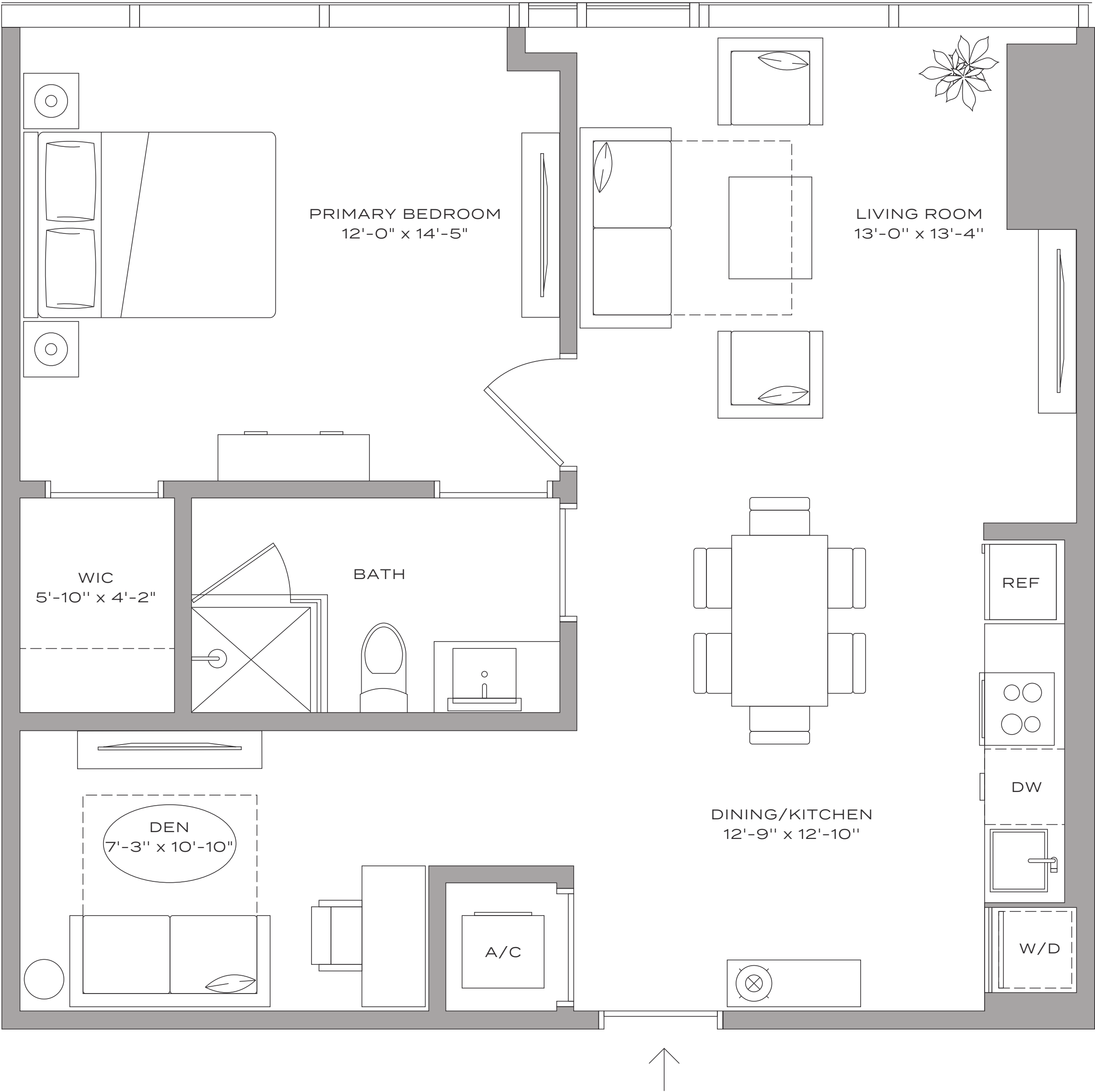
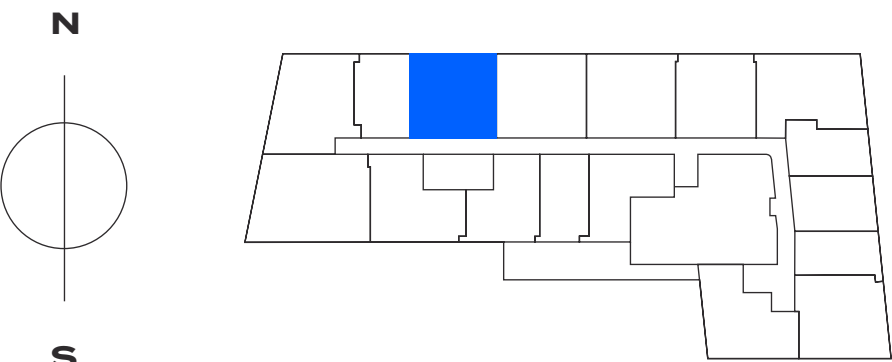




# Residence A2 – 10

1 BEDROOM + DEN / 1 BATHROOM

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

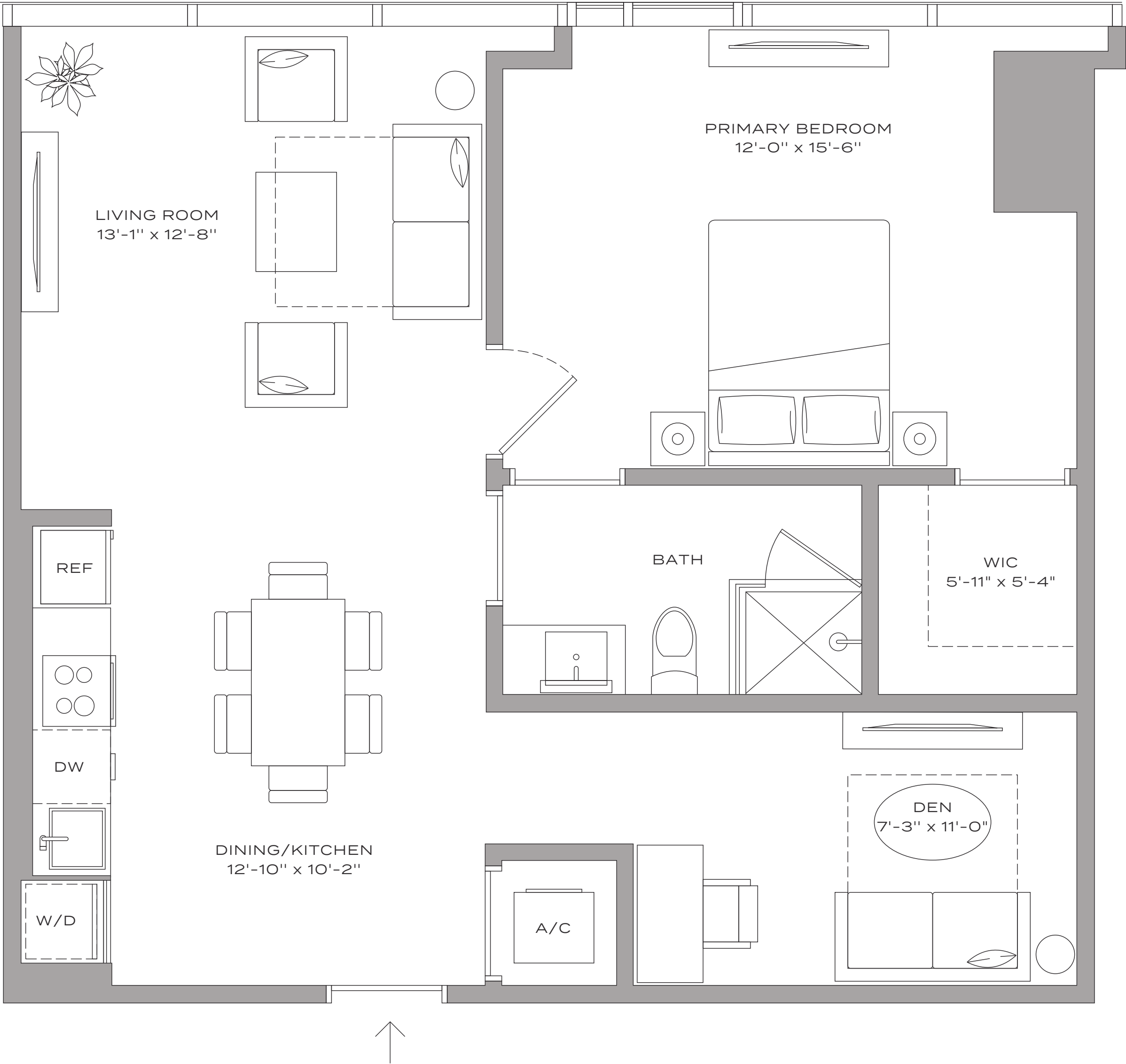
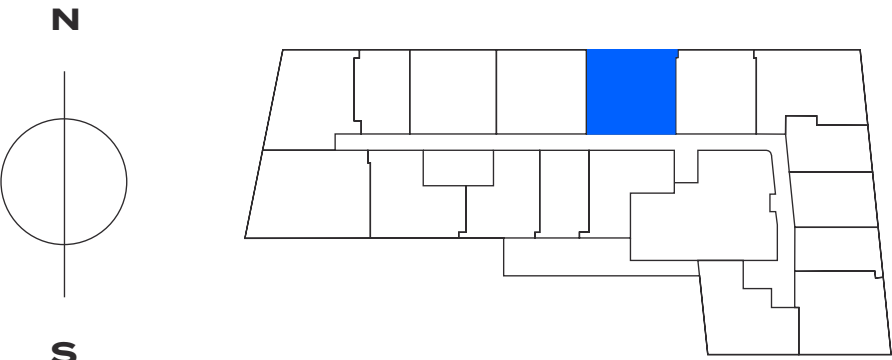




# Residence A4 – 08

1 BEDROOM + DEN / 1 BATHROOM

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

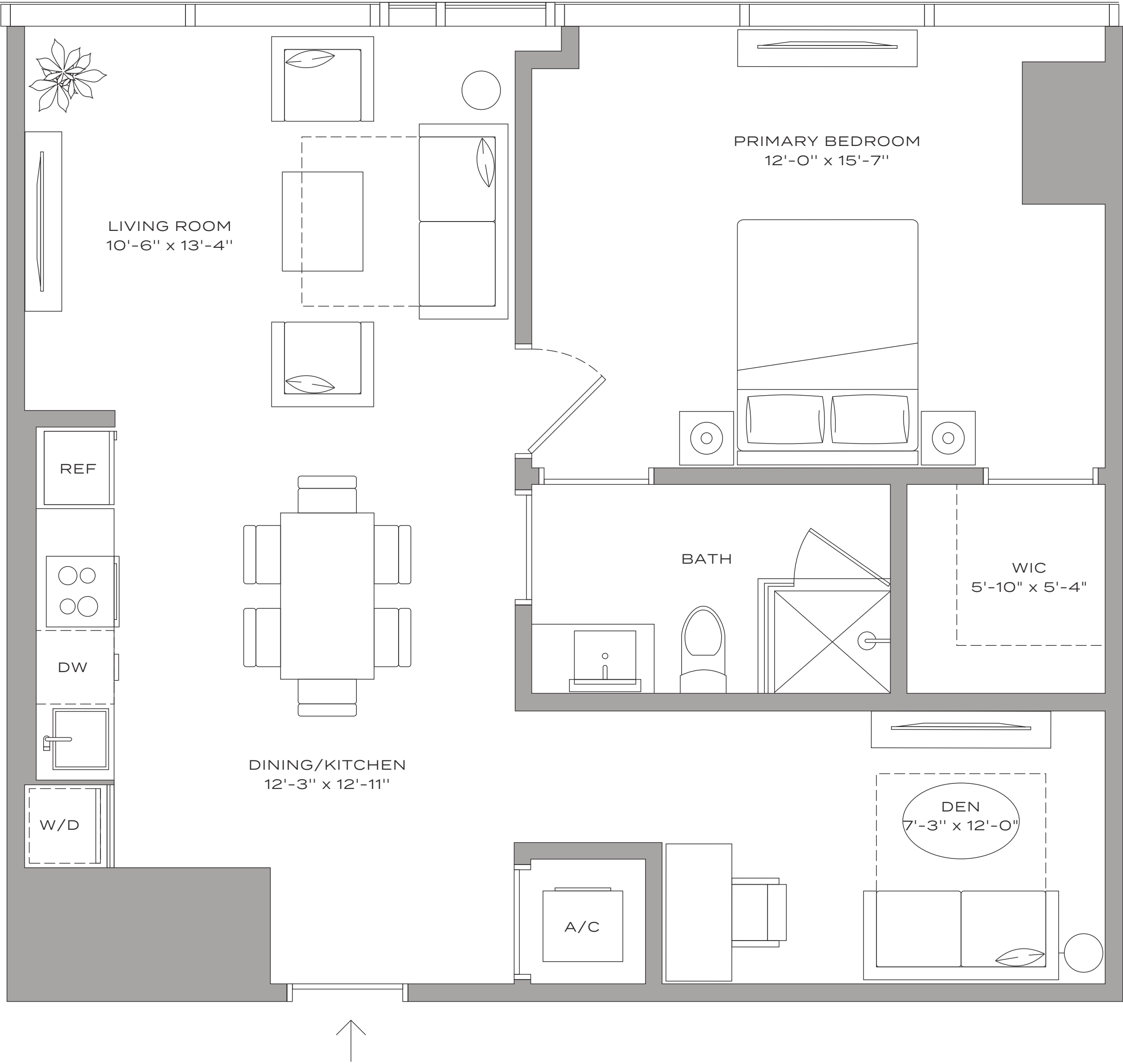
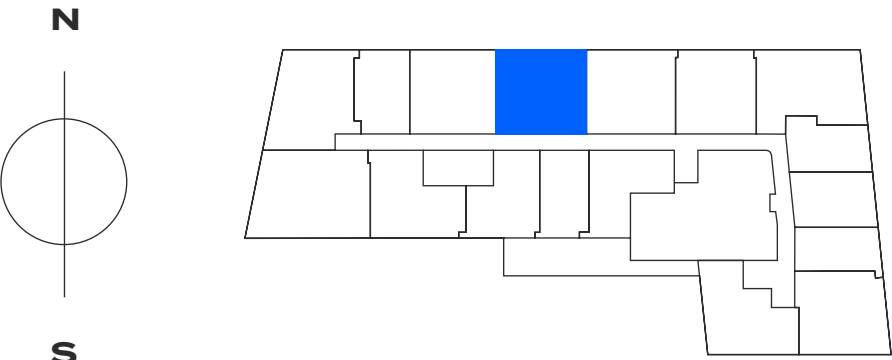




# Residence A3 – 09

1 BEDROOM + DEN / 1 BATHROOM

791 SQFT / 73 M²

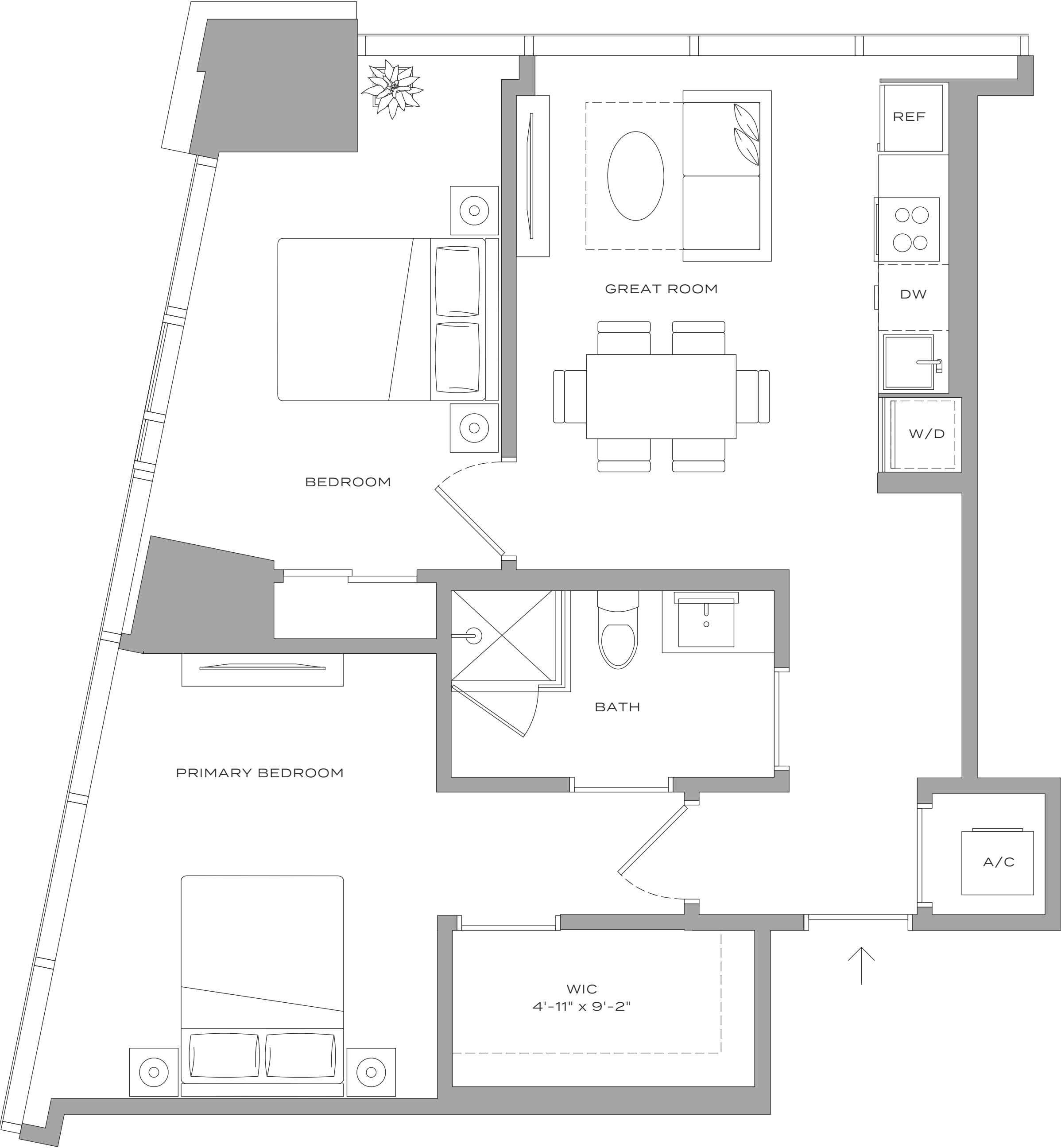
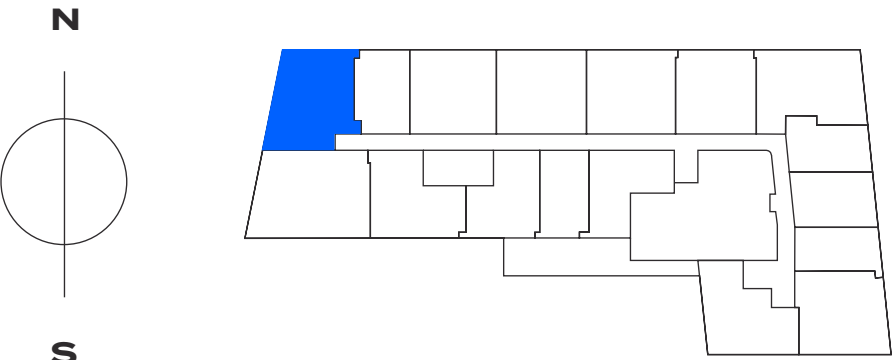




# Residence B4 – 12

2 BEDROOMS / 1 BATHROOM

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

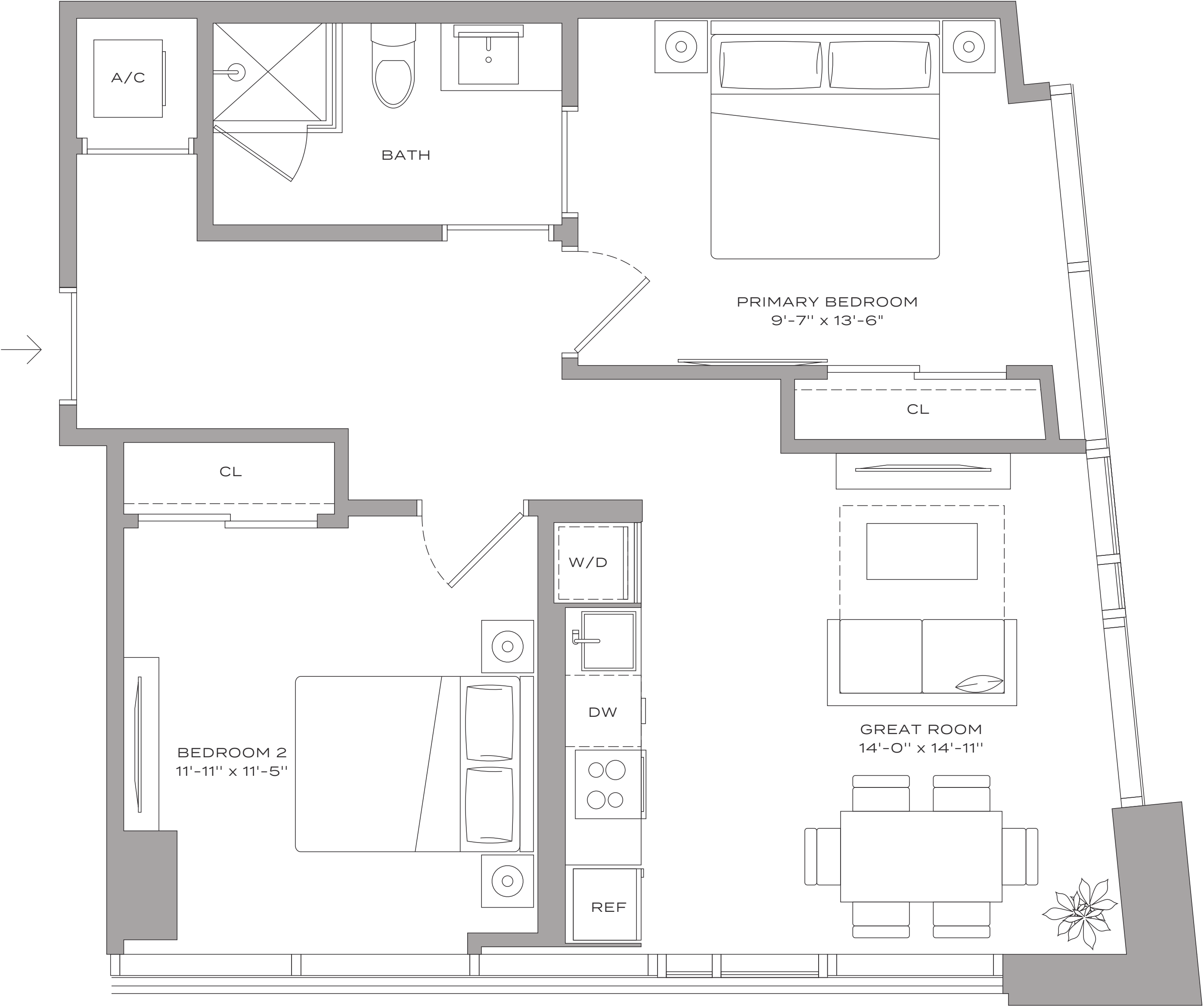
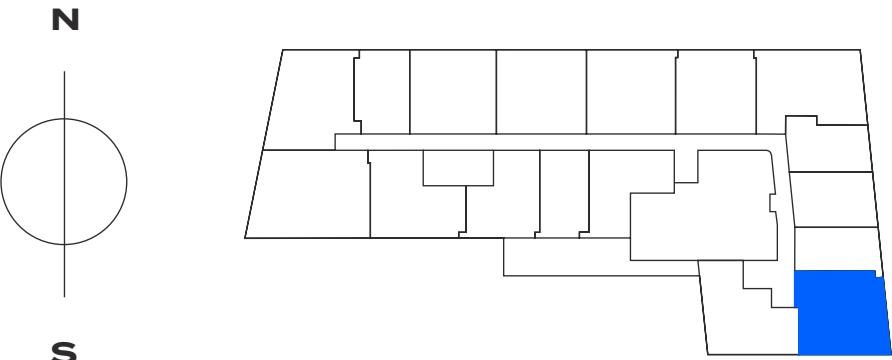




# Residence B3 – 02

2 BEDROOMS / 1 BATHROOM

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

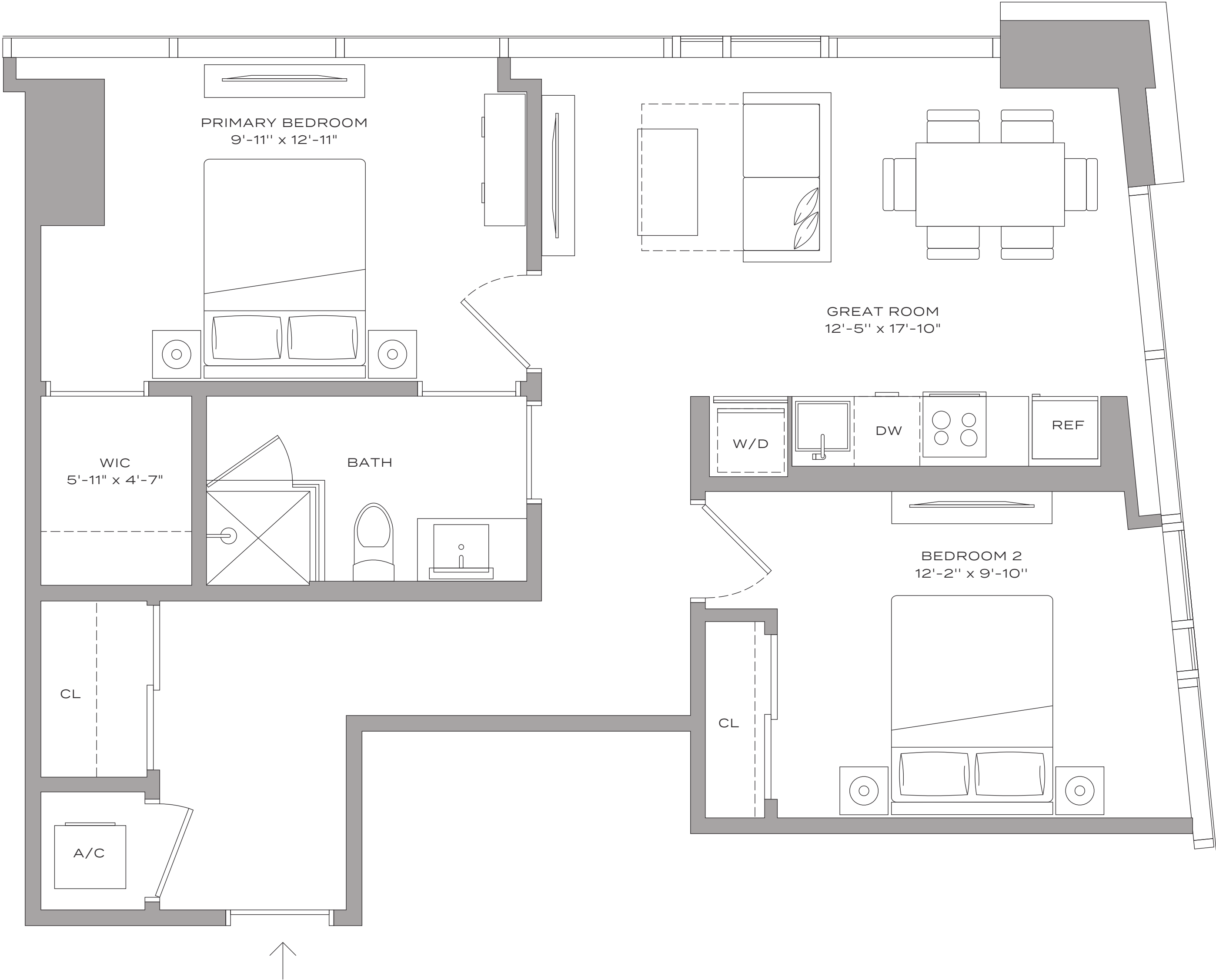
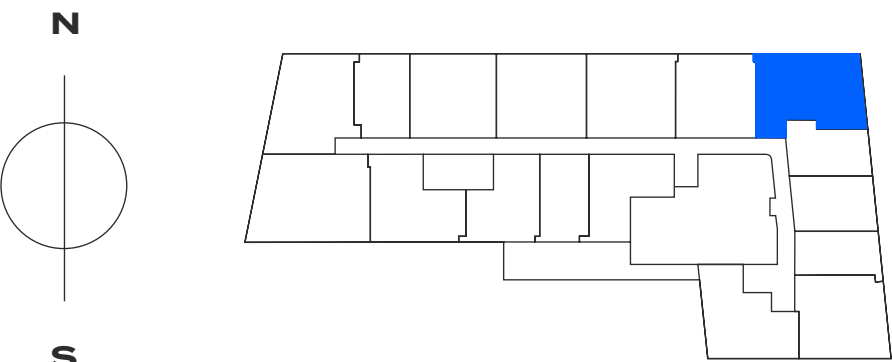




# Residence B2 – 06

2 BEDROOMS / 1 BATHROOM

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

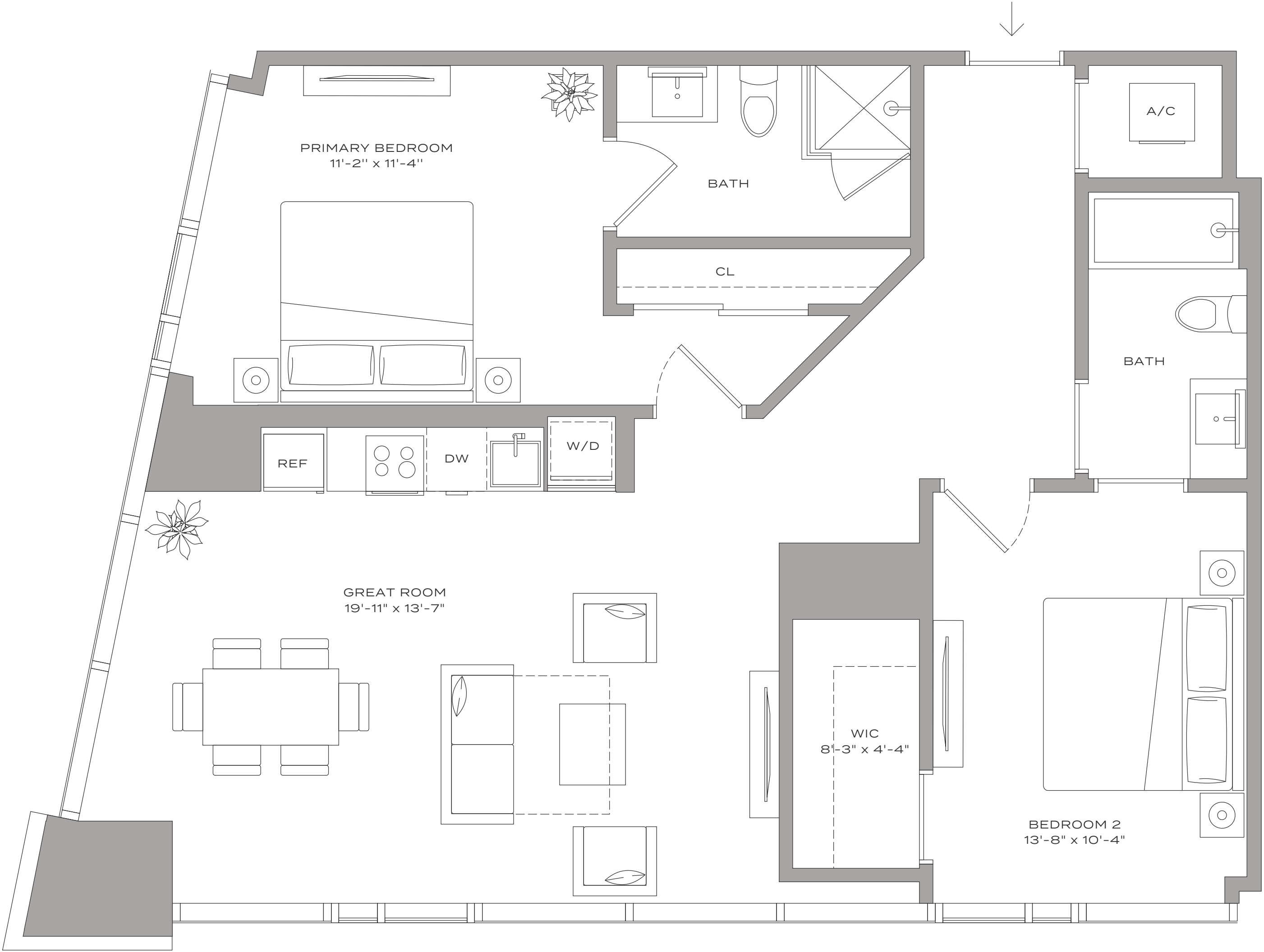
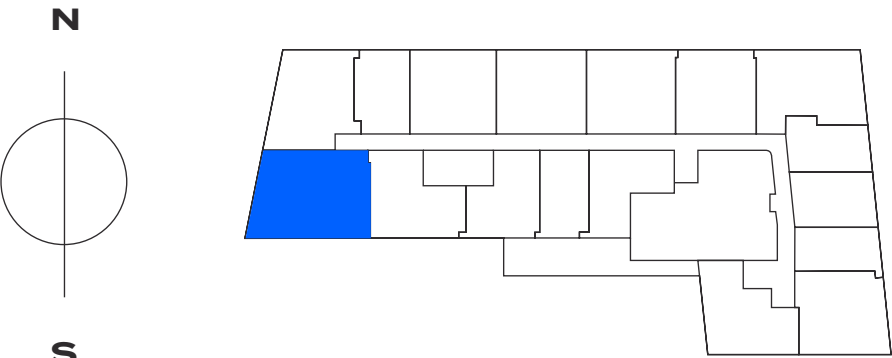




# Residence B1 – 13

2 BEDROOMS / 2 BATHROOMS

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





THE TEAM



# A COLLECTION OF INDUSTRY EXPERTS

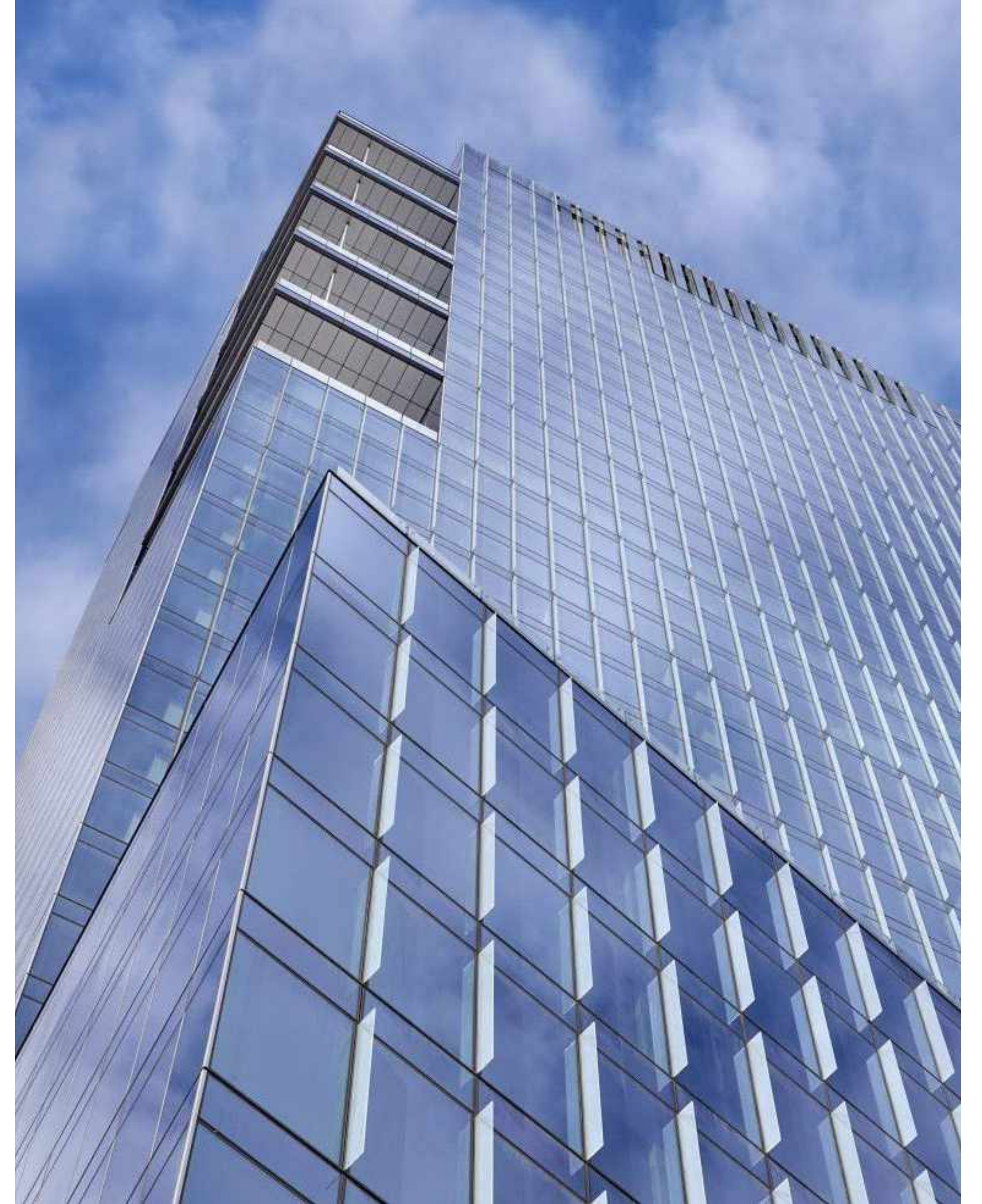




# THE JOHN BUCK COMPANY

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.

DEVELOPER



PINECREST STATION *Miami, FL*







# 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.

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*



# 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.

DEVELOPER



FLORIDA ATLANTIC UNIVERSITY *Boca Raton, FL*





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



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



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



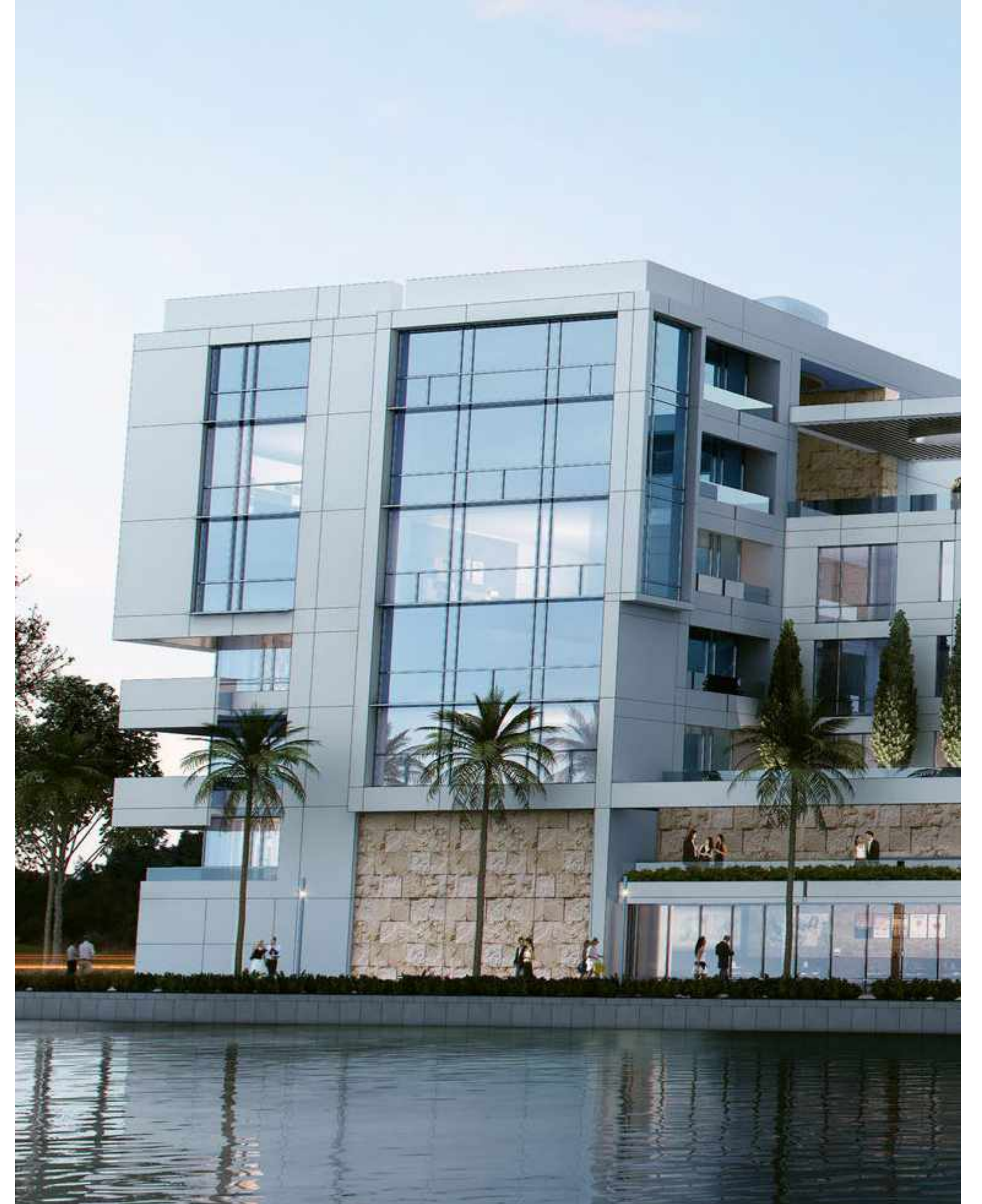
**RESTAURANT ROW** *Orlando, Florida*





# 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

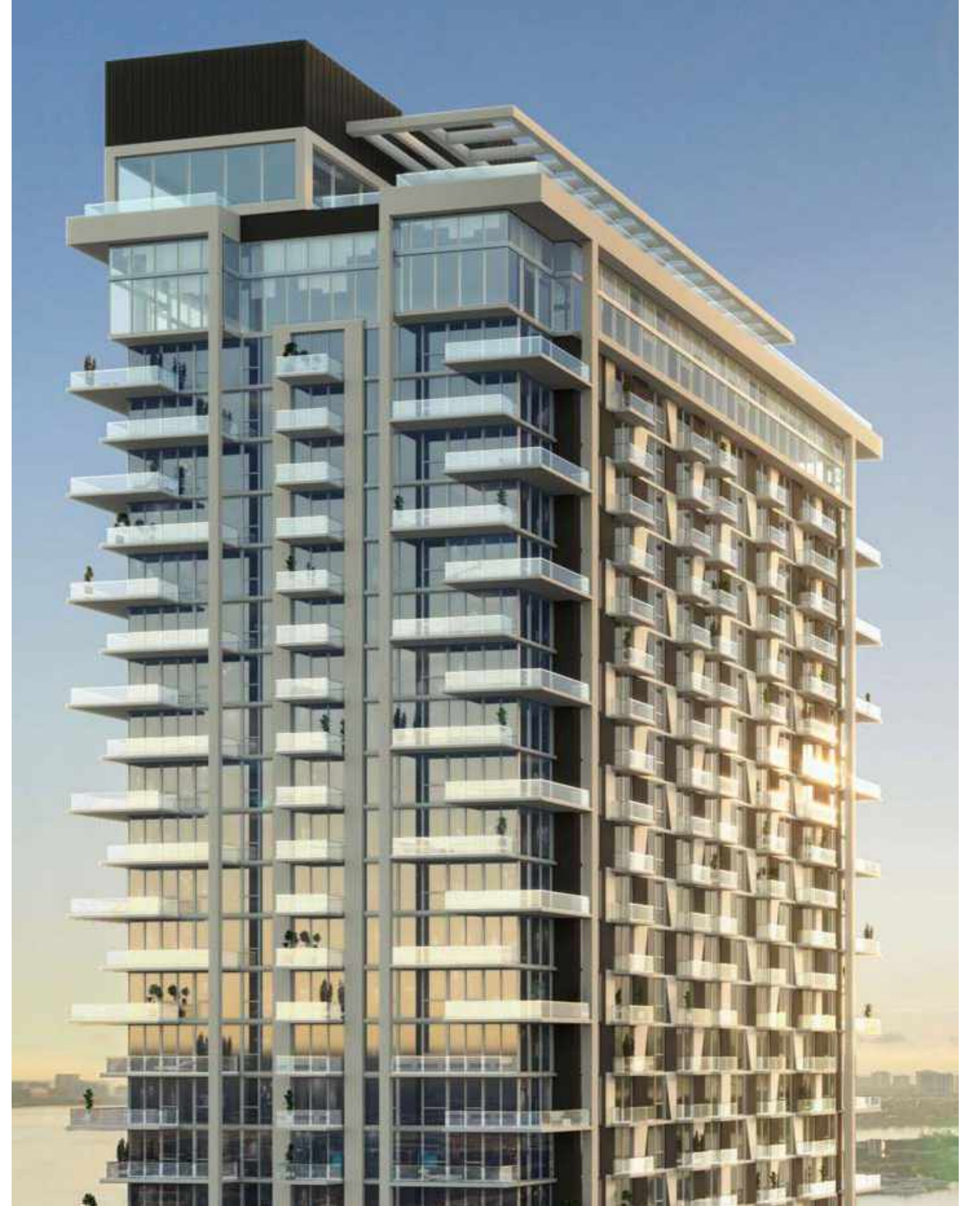


**YOTEL** Miami, Florida



# ONELAND 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.









# HUB

## MIAMI RESIDENCES

The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

PEBB ENTERPRISES  
SINCE 1973

SALES & MARKETING BY  
ONEWORLD  
PROPERTIES

¶This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. HUB Miami Residences is not the project Developer. This Condominium is being developed by The John Buck Company, Florida Value Partners, BH Group, and Pebb Enterprises. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.