



HIGHLIGHTS

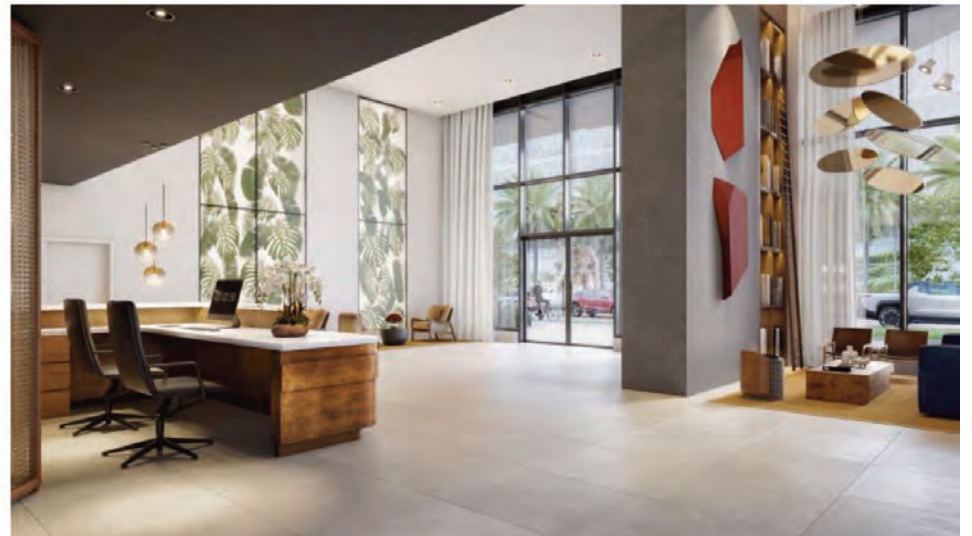
- Hub Miami is a 1.03-acre Opportunity Zone site (530 NW 1st Court and 525 & 533 NW 2nd Avenue) across the street from the transformational Brightline Station and within walking distance of the Miami World Center Development and major retail developments in the heart of Downtown Miami.
- The development will include 255,000 RSF of office space, 306 condominiums, and 6,000 RSF of ground-floor retail. The Project will be developed by a joint venture between The John Buck Company, Florida Value Partners, BH Group, and Pebb Enterprises.
- Hub Miami is located at the intersection of Miami's most rapidly growing and sought-after neighborhoods: Brickell, Edgewater, Wynwood, and Midtown Miami.
- The Property ranks amongst the city's best connected properties with a 100 Transit Score and 95 Walk Score, making it a premier live-work-play destination with the city's most well-known amenities at its doorstep.
- Downtown Miami features 11,000+ businesses, 5.7 million square feet of retail, 400 restaurants, and over six million annual visitors.
- Hub Miami is ideally connected to multiple means of mass transit including the Brightline, Metro rail, Metro mover, and Metrobus.
- Exceptional tenant and demographic base due to high-paying jobs, public transit, and accessibility. Significant demand driven by mass corporate migration

HUB MIAMI | 525 NW 2ND AVENUE | MIAMI, FL 33136



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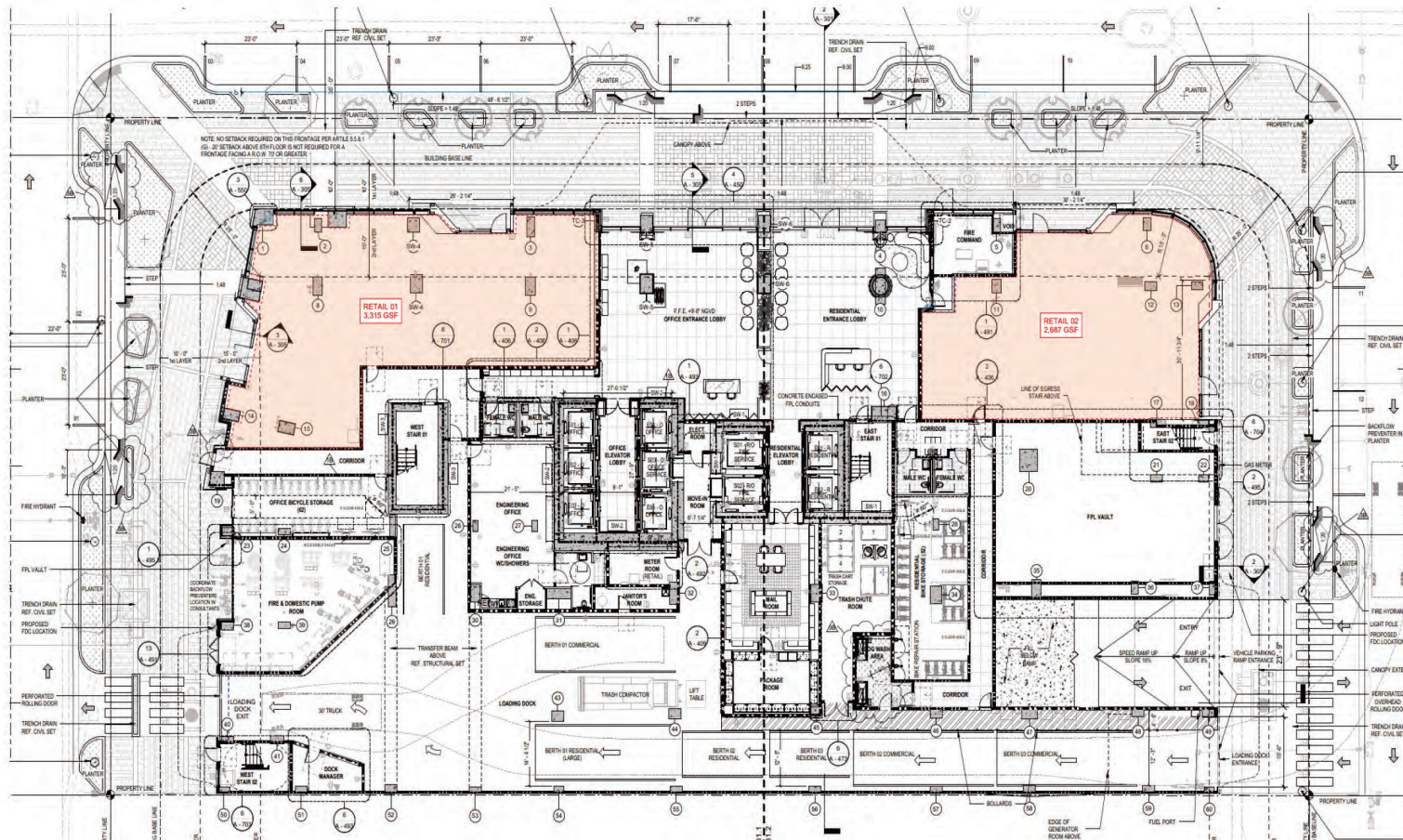


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PEBB ENTERPRISES

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BUILDING SUMMARY

- Condominium Sellable SF: 203,166 SF Office RSF: 255,550 SF
- Office Amenity SF: 8,500 SF
- Office Balcony & Terrace SF: 13,700 Retail RSF: 6,002 SF
- Condominium Amenity SF: 31,587 Parking Stalls: 417

RETAIL SUMMARY

- Retail 01 RSF: 3,315 SF
- Retail 02 RSF: 2,687 SF

CONSTRUCTION TIMELINE

- Condo Sales Commence: November 2023
- Demolition: February 2024
- Construction Commencement: 4Q 2024
- Construction Topping Off: 2Q 2026
- TCO: 2Q2027

