



PEBB ENTERPRISES

HUB MIAMI

525 NW 2ND AVENUE | MIAMI, FL 33136

RETAIL SPACE AVAILABLE



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

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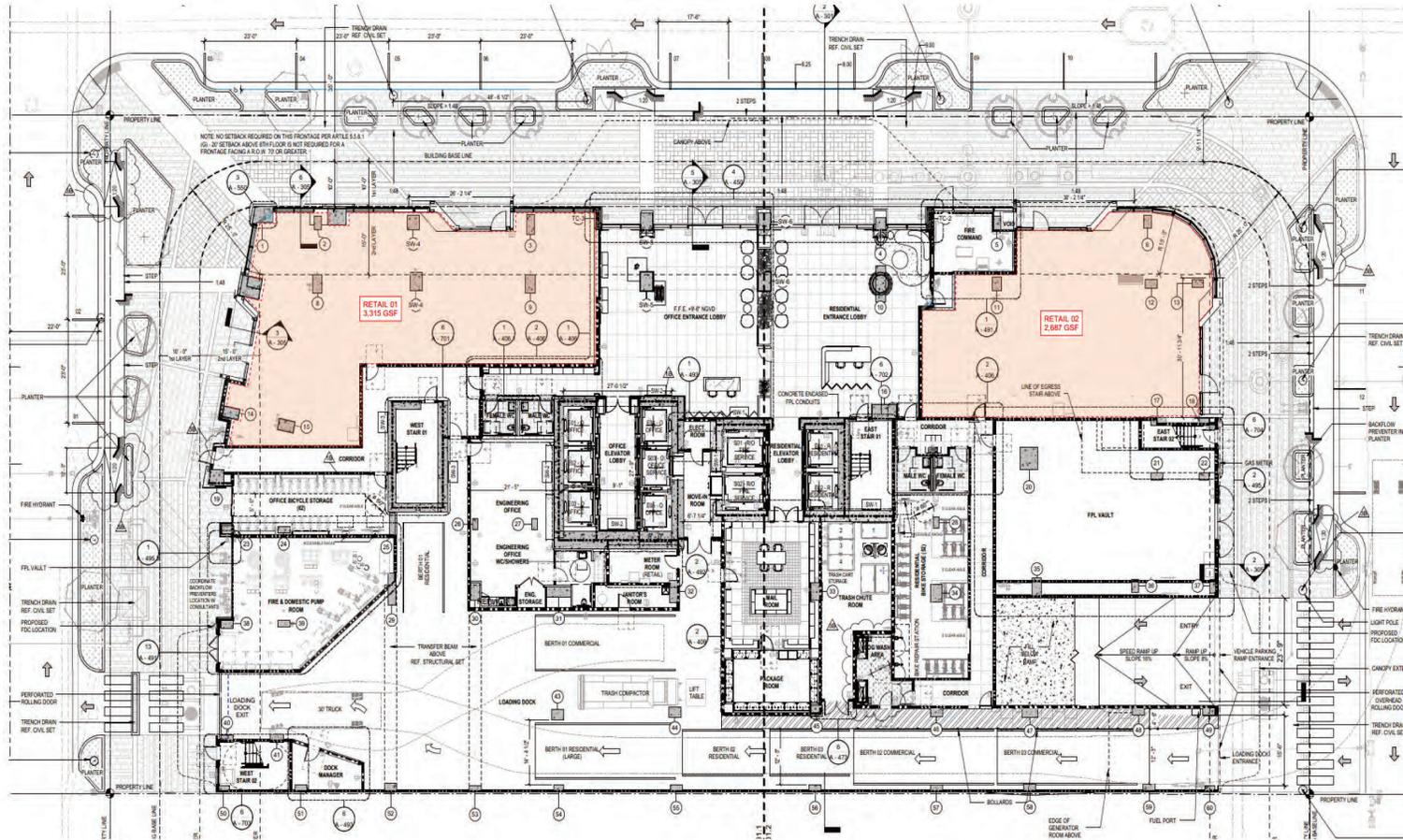
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BUILDING SUMMARY

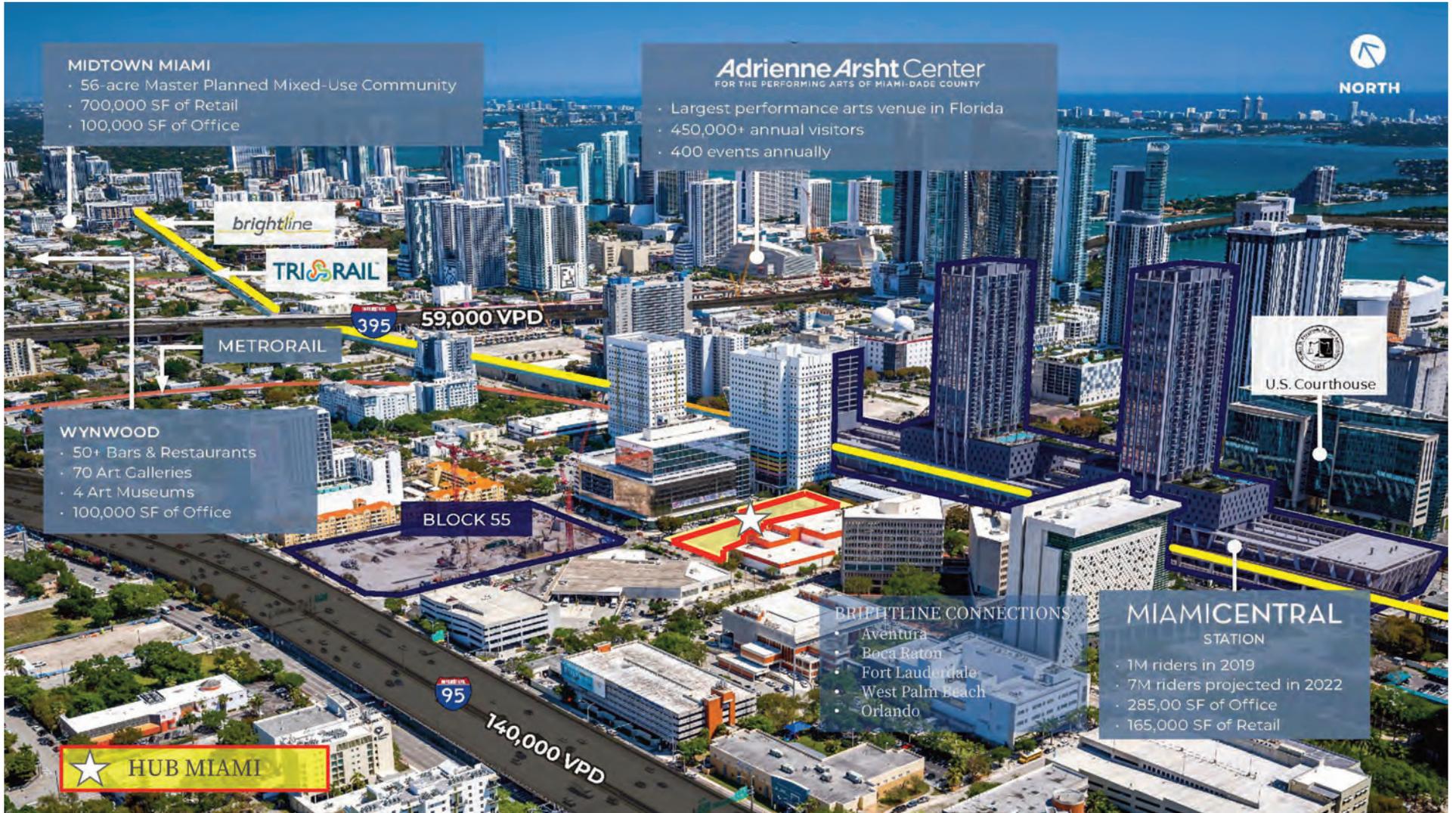
- Condominium Sellable SF: 203,166 SF Office RSF: 255,550 SF
- Office Amenity SF: 8,500 SF
- Office Balcony & Terrace SF: 13,700 Retail RSF: 6,002 SF
- Condominium Amenity SF: 31,587 Parking Stalls: 417

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



MIDTOWN MIAMI

- 56-acre Master Planned Mixed-Use Community
- 700,000 SF of Retail
- 100,000 SF of Office

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

- Largest performance arts venue in Florida
- 450,000+ annual visitors
- 400 events annually



WYNWOOD

- 50+ Bars & Restaurants
- 70 Art Galleries
- 4 Art Museums
- 100,000 SF of Office

BLOCK 55

BRIGHTLINE CONNECTIONS

- Aventura
- Boca Raton
- Fort Lauderdale
- West Palm Beach
- Orlando

MIAMICENTRAL
STATION

- 1M riders in 2019
- 7M riders projected in 2022
- 285,00 SF of Office
- 165,000 SF of Retail

HUB MIAMI

EAST VIEW

MIAMI WORLDCENTER

- \$4 billion investment
- 18,000 jobs supported
- 600,000 SF of Class A office space
- 2,000+ residential units
- 450,000 SF of Retail

BAYSIDE MARKETPLACE

- 160+ stores and restaurants
- 140,000 SF of Retail

HUB MIAMI

NORTH

PORTMIAMI

- \$4.3 billion annual economic impact
- 334,500+ jobs supported

BAYFRONT PARK

- 32-acre park
- Hosts Ultra Music Festival
- \$995M annual economic impact

SOUTH BEACH

FTX arena

- Home of Miami Heat
- 80+ non-basketball events annually
- 21,000-seat capacity

FISHER ISLAND

2 MIAMICENTRAL

- 190,000 SF of Office

Miami Dade College

- 27,000 students

Publix

ALDI

Starbucks

Target

Block 55

- 355,000+ SF of Retail

brightline Station

- 1.1 million annual riders

BRIGHTLINE CONNECTIONS

- Aventura
- Boca Raton
- Fort Lauderdale
- West Palm Beach
- Orlando

TRI RAIL

METRORAIL

95 140,000 VPD