









## FLOOR PLANS

# Studio. One Bathroom

Choose from thoughtfully designed studio, 1-bedroom, or 2-bedroom residences, all delivered fully furnished and ready for immediate move-in.





FLOOR PLANS

# Studio. One Bathroom

From **\$1,302** a month.  
**Fully Furnished**

*Leasing Starts December 2025*

## Modern Living, Made Smarter

- 1A Fully Furnished
- 2A Modern Cabinets with Soft Close Technology
- 3A Built-In Energy Star Appliances:  
Stove, Fridge, Microwave/Oven,  
Washer/Dryer
- 4A Oak LVP Flooring
- 5A Exposed Concrete Ceiling
- 6A Quartz Countertop & Backsplash
- 7A Floating Vanity & Large Mirrors
- 8A Designer LED Lighting and Fixtures
- 9A Floor to Ceiling Impact windows
- 10A Private Balcony
- 11A Smart Lock Doors

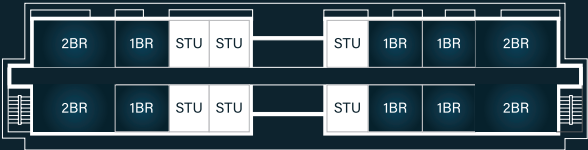
info@thehuehub.us — thehuehub.us

Floor plans, square footage, materials, appliances, amenities, and other details depicted or listed herein reflect the anticipated buildout as of June, 2025. They are provided for illustrative purposes only and are subject to change without notice. These should not be relied upon as representations, express or implied, of the final specifications of any rental unit. Any listed dimensions are approximate. Views vary by unit; no particular view is guaranteed. Please refer to final plans and official documentation before signing any lease agreement.

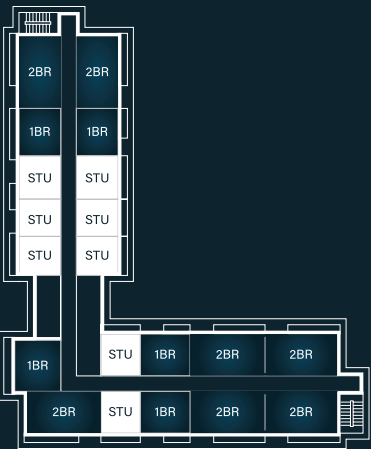
The HueHub is committed to the principles of the Fair Housing Act and proudly supports equal housing opportunity. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, or any other protected class. ©2025 The HueHub Living Spaces



BUILDING TYPE A



BUILDING TYPE B





FLOOR PLANS

# One Bedroom. One Bathroom





FLOOR PLANS

# One Bedroom. One Bathroom

From **\$1,598** a month.  
**Fully Furnished**

*Leasing Starts December 2025*

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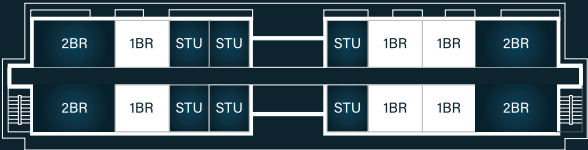
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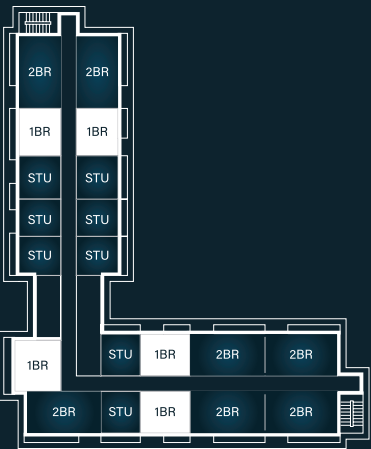
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BUILDING TYPE A



BUILDING TYPE B





FLOOR PLANS

# Two Bedroom. Two Bathroom





FLOOR PLANS

# Two Bedroom. Two Bathroom

From **\$1,903** a month.  
**Fully Furnished**

*Leasing Starts December 2025*

## Modern Living, Made Smarter

- 1A Fully Furnished
- 2A Modern Cabinets with Soft Close Technology
- 3A Built-In Energy Star Appliances:  
Stove, Fridge, Microwave/Oven,  
Washer/Dryer
- 4A Oak LVP Flooring
- 5A Exposed Concrete Ceiling
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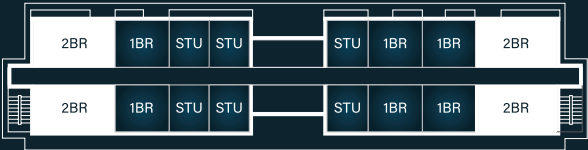
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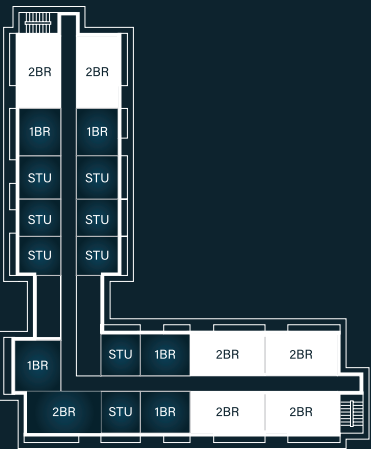
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BUILDING TYPE A



BUILDING TYPE B





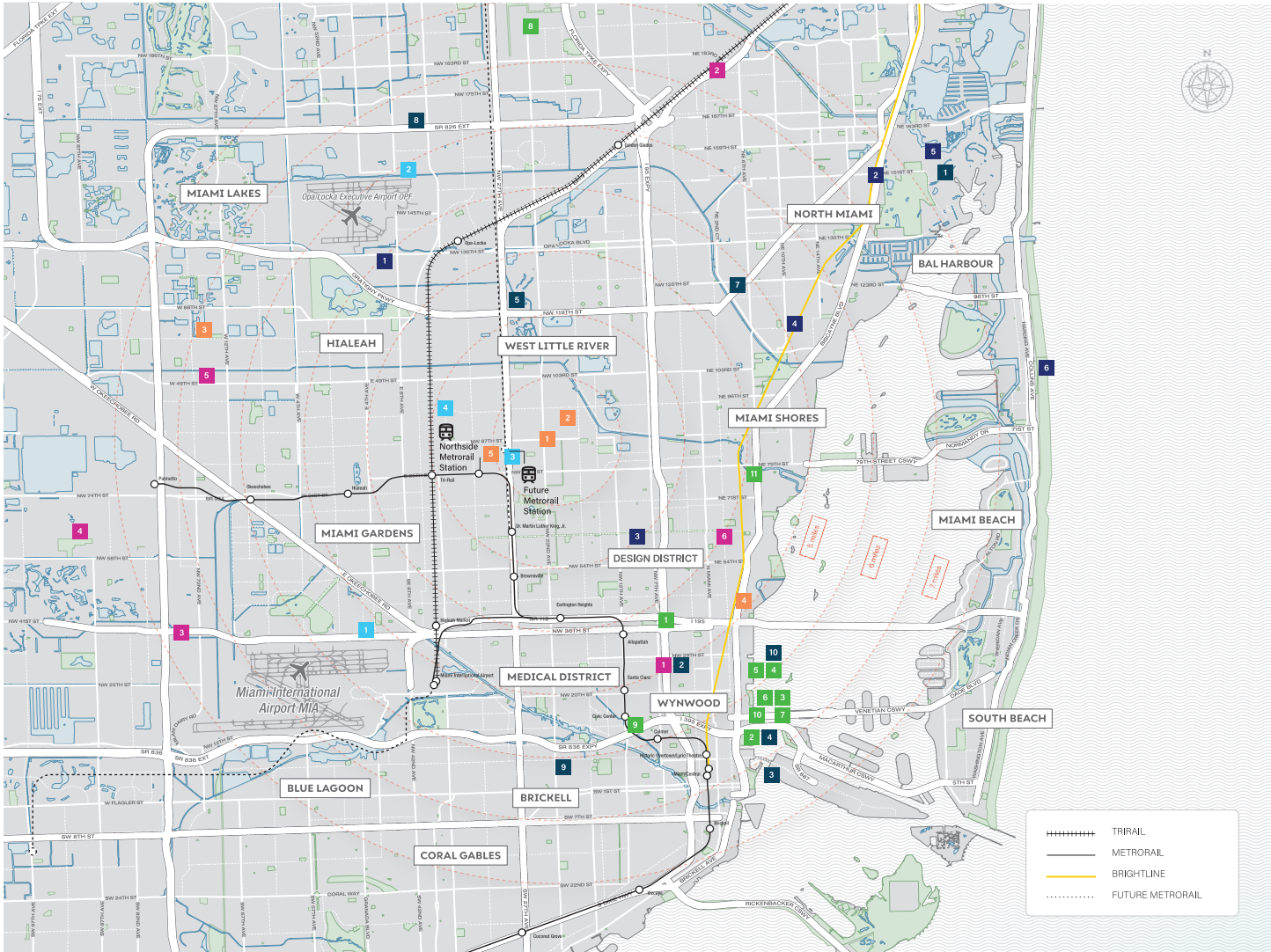
INTRODUCING THE HUEHUB

# A City Within A City

Here, time isn't wasted in traffic or on logistics, it's spent on what truly matters. At The HueHub, your life is synced with convenience, community, and purpose.







8395 NW 27TH AVE MIAMI, FL 33147

# It's All Right Here

## Innovative Living in the Magic City

Skip traffic, save time and live better. The HueHub is strategically located in West Little River, putting endless points of interest at your fingertips.

This is smart real estate and a hub of opportunity in one of the country's fastest-growing metro areas.

### Parks and Beaches

1 Amelia Earhart Park	13 min
2 Enchanted Forest	17 min
3 Charles Hadley Park	10 min
4 Miami Shores Recreation	13 min
5 Oleta River State Park	24 min
6 Miami Beach	20 min

### Education

1 Florida International University (FIU) – Biscayne Bay	20 min
2 Miller School of Medicine (University of Miami)	12 min
3 Florida International University (FIU) – Brickell	16 min
4 Miami Dade College – Wolfson Campus	14 min
5 Miami Dade College – North Campus	8 min
6 St. Thomas University	12 min
7 Barry University – Main Campus	10 min
8 Florida Memorial University	12 min
9 Miami Dade College – Eduardo J. Padrón Campus	16 min
10 Miami International University of Art & Design	16 min

### Essentials

1 Near supermarkets as: Publix, Walmart Supercenter, Winn-Dixie	22min
2 Walmart Supercenter	5 min
3 Northside Shopping Center	4 min
4 Westland Mall	17 min
5 The Shops at Midtown Miami	13 min
6 Harbor Freight Tools	5 min

### Art and Sports

1 Rubell Museum	16 min
2 History Miami Museum	16 min
3 Pérez Art Museum Miami	15 min
4 Knight Concert Hall	15 min
5 Adrienne Arsht Center	16 min
6 Frost Museum of Science	15 min
7 Kaseya Center	17 min
8 Hard Rock Stadium	18 min
9 LoanDepot Park	19 min
10 Freedom Tower	16 min
11 Ultra Padel Club	16 min

### Main Hubs

1 Miami Beach	20 min
2 Bal Harbour	22 min
3 Brickell	16 min
4 Wynwood	12 min
5 Coral Gables	16 min
6 Hialeah	6 min
7 Miami Lakes	14 min
8 Blue Lagoon	14 min
9 Design District	12 min

### Transportation

1 Miami International Airport	10 min
2 Opa Locka Executive Airport	12 min
3 Northside Metrorail Station	2 min
4 Tri-Rail/Metrorail Transfer Station	5 min

### Health

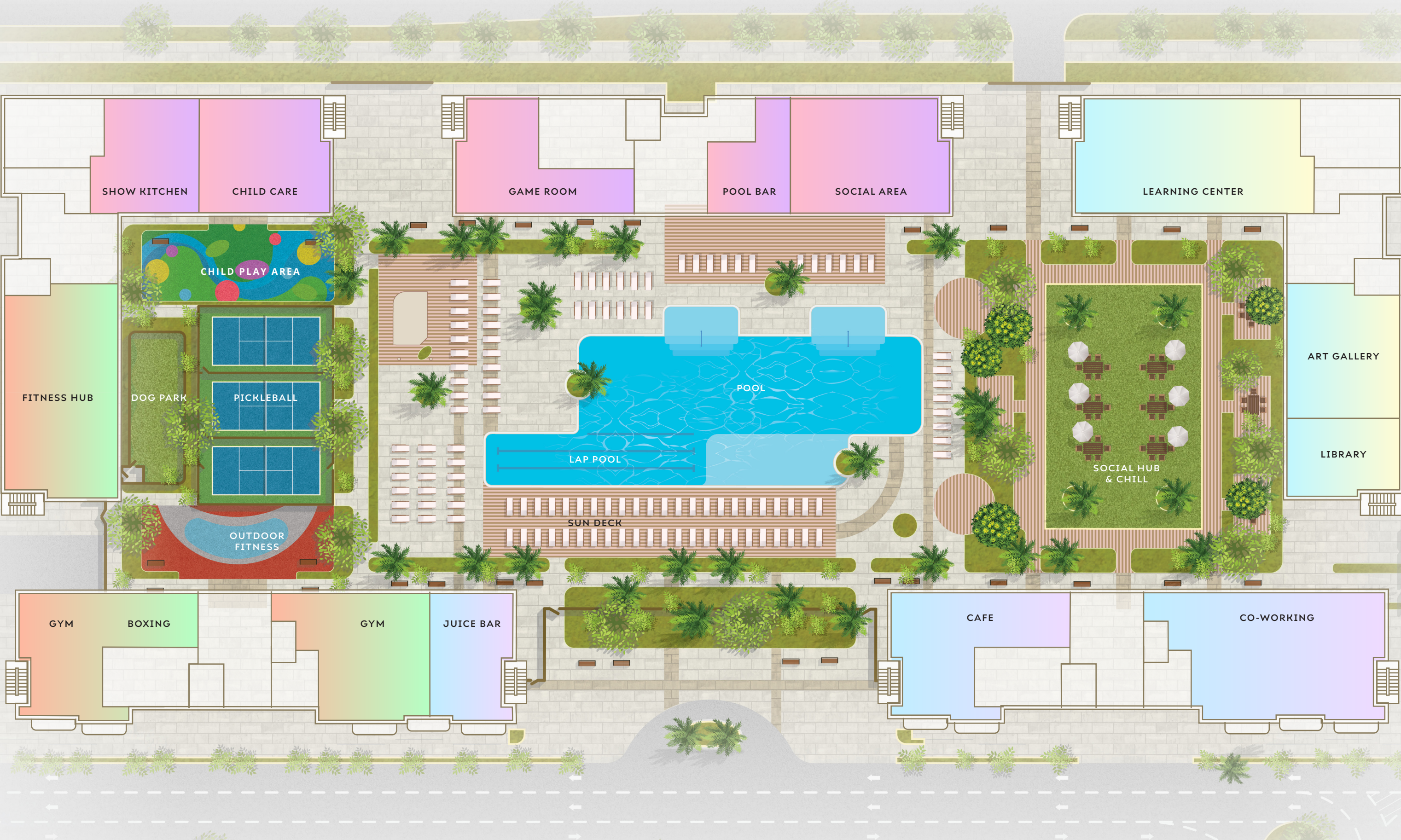
1 Medical District	15 min
2 Jackson North Medical Center	14 min
3 Jackson West Medical Center	19 min
4 Baptist Health Hospital at Doral	20 min
5 Citrus Health Network	15 min
6 Miami Jewish Health Systems	12 min

### North Corridor

The HueHub is situated in the North Corridor, a forthcoming rapid mass transportation project that promises to ignite infrastructure enhancements and stimulate economic growth. As part of this endeavor, a new Metrorail station is planned just 150 feet away, ensuring seamless connectivity to the rest of the city. A shuttle service will guarantee maximum accessibility.











INCLUDED AMENITIES

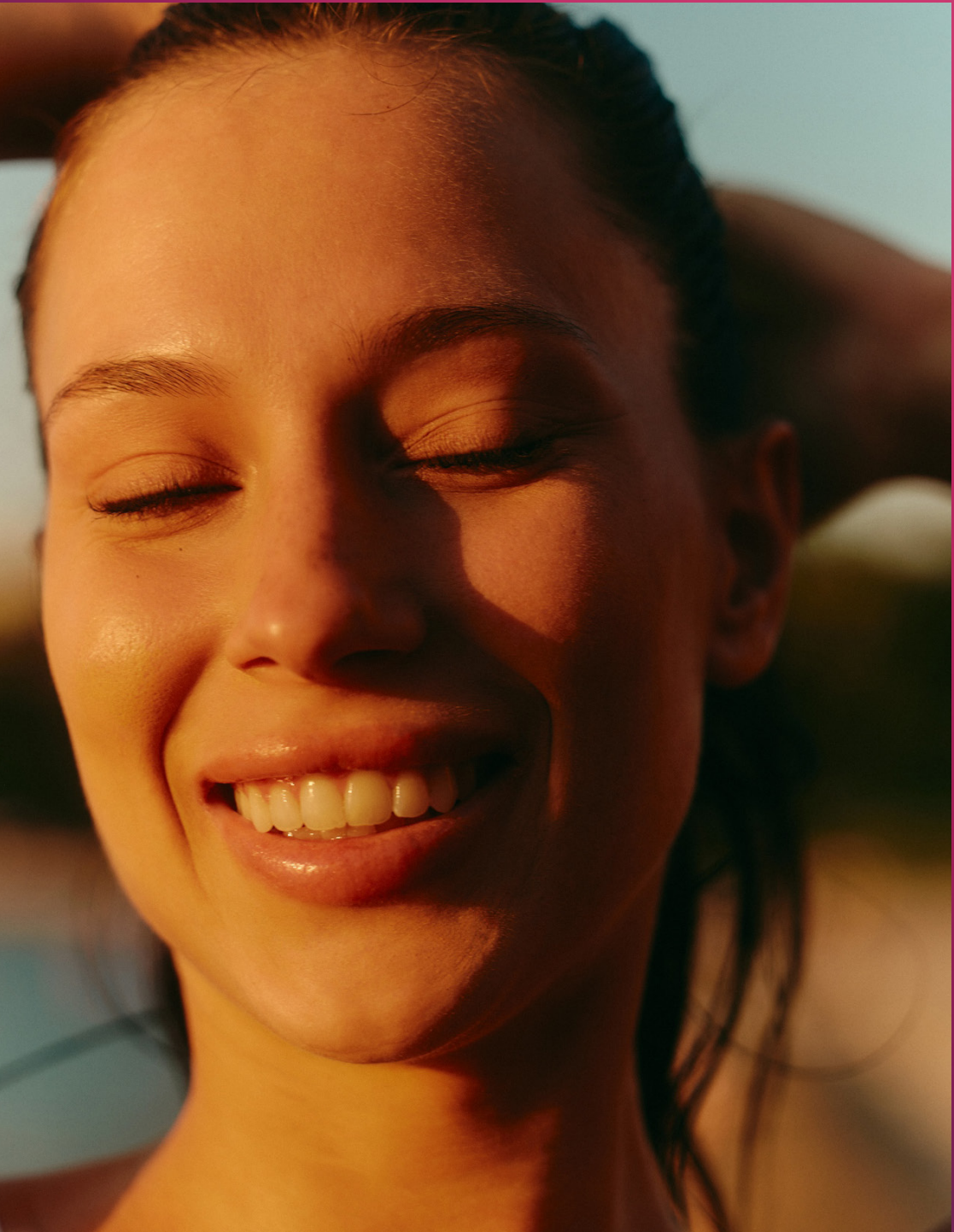
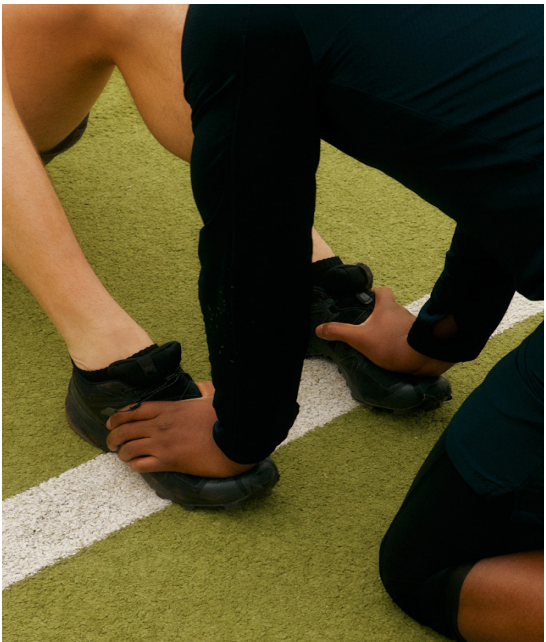
# Everything You Need to Thrive

## All included in your monthly rent

The HueHub is all about elevated community, a purpose-built ecosystem anchored by an on-site charter school, healthcare center, and resident support programs.

A series of dynamic amenity quadrants bring life into balance: flexible Co-working Hub, Modern Wellness Studios, thoughtfully designed Childcare Spaces, and vibrant Social Zones. The HueHub is more than a place to live, it's a foundation for growth, connection, and long-term well-being.

Our on-site medical facility offers convenient access to everyday healthcare, routine check-ups, urgent care, and wellness support, all without leaving the community. It's peace of mind built into where you live.







# Work & Connection

Discover office, creative and communal spaces designed to spark new ideas and relationships.

- 1A Cafe
- 2A Juice Bar
- 3A Coworking
- 4A Podcasting Studio



1A



3A

Designed for doers, our coworking zones blend style and productivity with private pods, fast Wi-Fi, and endless creative energy.



2A



4A





# Sports & Wellness

Stay fit and active with the kind of movement experiences you find in a five-star resort.

- 1B Pool, Lap Pool
- 2B Crossfit & Spinning
- 3B Gym
- 4B Boxing
- 5B Outdoor Fitness
- 6B Pickleball

1B



2B



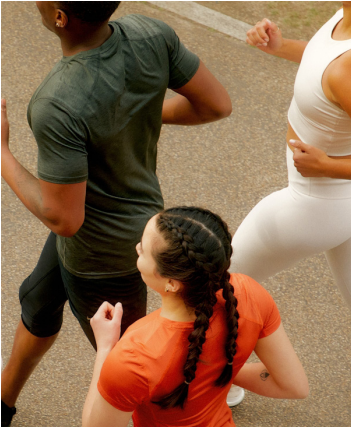
3B

The HueHub fosters a culture of attainable, holistic living, with wellness at its core.

4B



5B, 6B







1C



4C



7C

## Leisure & Convenience

Enjoy diverse restaurants and shopping right at home.

- |    |                         |    |              |
|----|-------------------------|----|--------------|
| 1C | Outdoor Social Hub      | 6C | Sun Deck     |
| 2C | Outdoor Child Play Area | 7C | Show Kitchen |
| 3C | Social Room             | 8C | Child Care   |
| 4C | Pool Bar                | 9C | Game Room    |
| 5C | Dog Park                |    |              |

The HueHub brings together multigenerational members of Miami's society, forming vibrant communities.



5C



8C, 9C

2C



3C







1D

2D



A hub for growth, where skill-building, workshops, and curiosity collide in a space made for lifelong learners.



## Art & Study

Expand your horizons at home, with resources for learning about culture, current events and more.

- 1D Learning Center
- 2D Library
- 3D Art Gallery

3D





On-site Services, On-Demand

From cleaning to car charging, child care & beyond.

- 1D Catering
- 2D Pet Care
- 3D EV Charging
- 4D Laundry
- 5D Urgent Care
- 6D Shuttle to Metrorail
- 7D Car Wash
- 8D Tailoring
- 9D Massage

And more...

3D



6D



7D



4D



Residents have convenient access to everyday healthcare, routine check-ups, urgent care, and wellness support, all without leaving the community.

5D



1D



2D



Pet Hotel & Groomer



Massages



Dry Cleaning Lockers



Catering Services



Baby Care



Tailor & Shoe cobbler



Hair & Beauty Salon



Eco Smart Car Wash



Electric Car Charging Stations



Cleaning Services



Adult Care



8D

9D













RESIDENCES

# Modern Living Made Smarter

Enjoy seamless living spaces with abundant natural light and stunning views. The well-equipped kitchen and private balcony offer both style and functionality. High ceilings, advanced security, and smart technology enhance the convenience of this inviting home.

Design Features Include:

- 1B Floor-to-ceiling impact windows
- 2B Private balconies with sweeping views
- 3B Energy-efficient smart appliances
- 4B Quartz countertops, modern fixtures
- 5B Oak floors, soft-close cabinetry
- 6B Smart locks and smartphone-based intercom

Whether you're starting fresh, relocating, or just looking for a better way to live, The HueHub makes every day feel like a fresh start.



1A



2A

FULLY FURNISHED  
OPEN CONCEPT LAYOUTS:

- 1A Studio
- 2A 1 Bedroom
- 3A 2 Bedroom



3A



## RETAIL &amp; DINING

# Street-Level Energy, Neighborhood Soul

Step out your front door and into the heart of it all. The ground floor of The HueHub is where the day unfolds. Lively dining spots, corner cafes, essential services, beauty suites, farmers market and everyday conveniences line the streets, creating a walkable hub where residents and neighbors naturally come together.

Whether you're meeting a friend for lunch, running errands between meetings, or lingering over drinks on a warm Miami evening, our retail and dining precincts transform time spent into time well-lived.



The HueHub makes life easier, tastier, and more connected. These spaces are more than amenities, they're the threads that stitch the neighborhood together.







