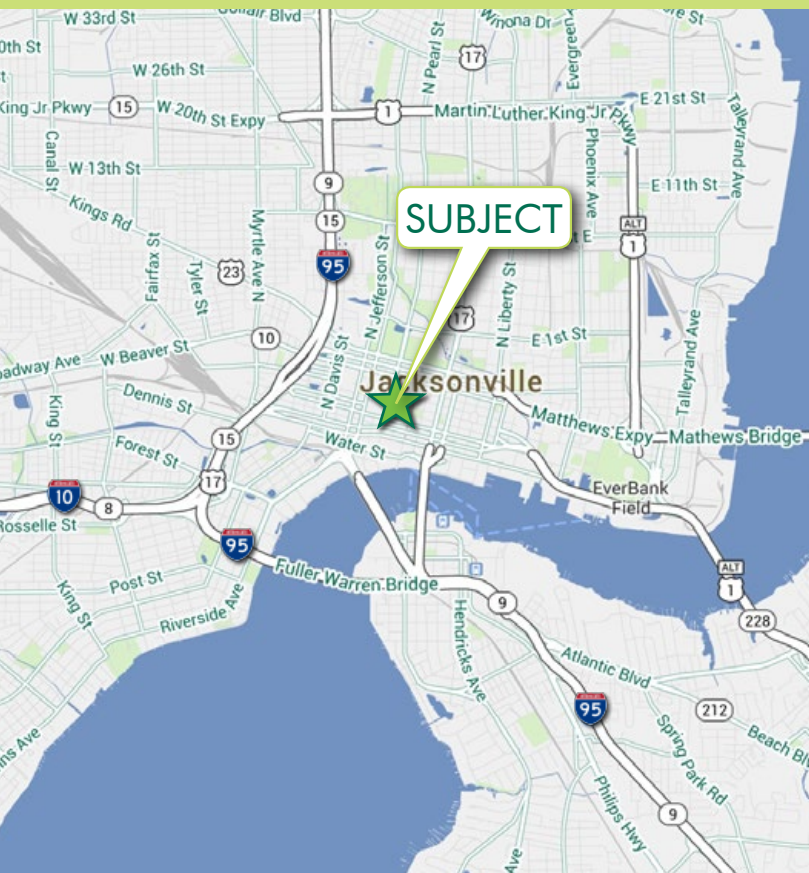




404 NORTH JULIA STREET

FORMER TELECO FACILITY | JACKSONVILLE, FL 32202



PROPERTY DETAILS

- Former Level 3 Point of Presence ("POP")
- Across the street from AT&T Central Office (CO) and 421 West Church Street (Cologix)
- "Ground Zero" Fiber Connectivity
- ±33,750 SF, 3-Story Building
- Includes Fenced Yard Area for Generators and Parking

SALE PRICE: \$1,950,000 (\$56.00/GSF Building)

FOR MORE INFORMATION PLEASE CONTACT:

Bruce Jackson, CCIM

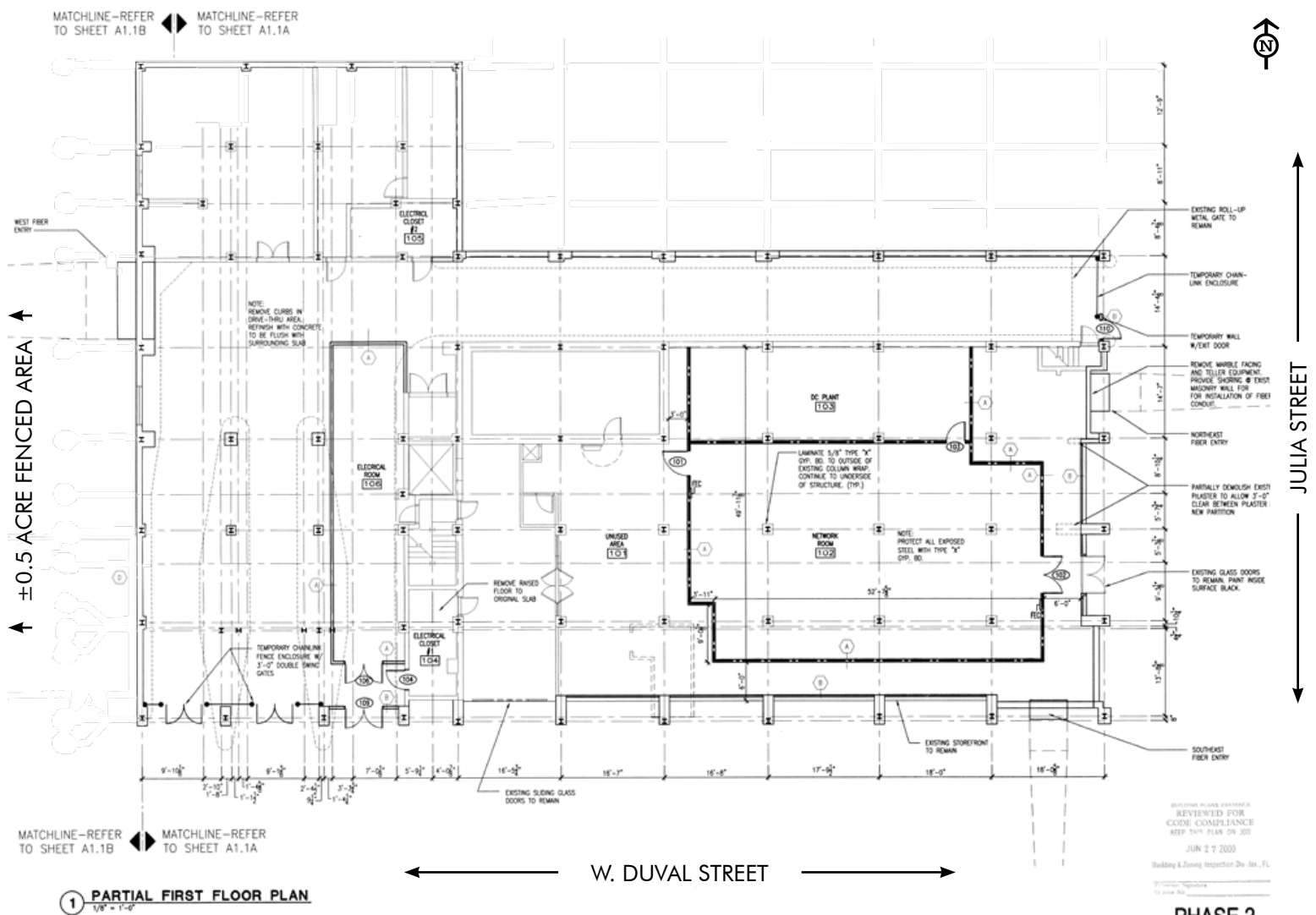
First Vice President | Data Center Solutions Group
+1 904 630 6345
bruce.jackson@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

PROPERTY HIGHLIGHTS

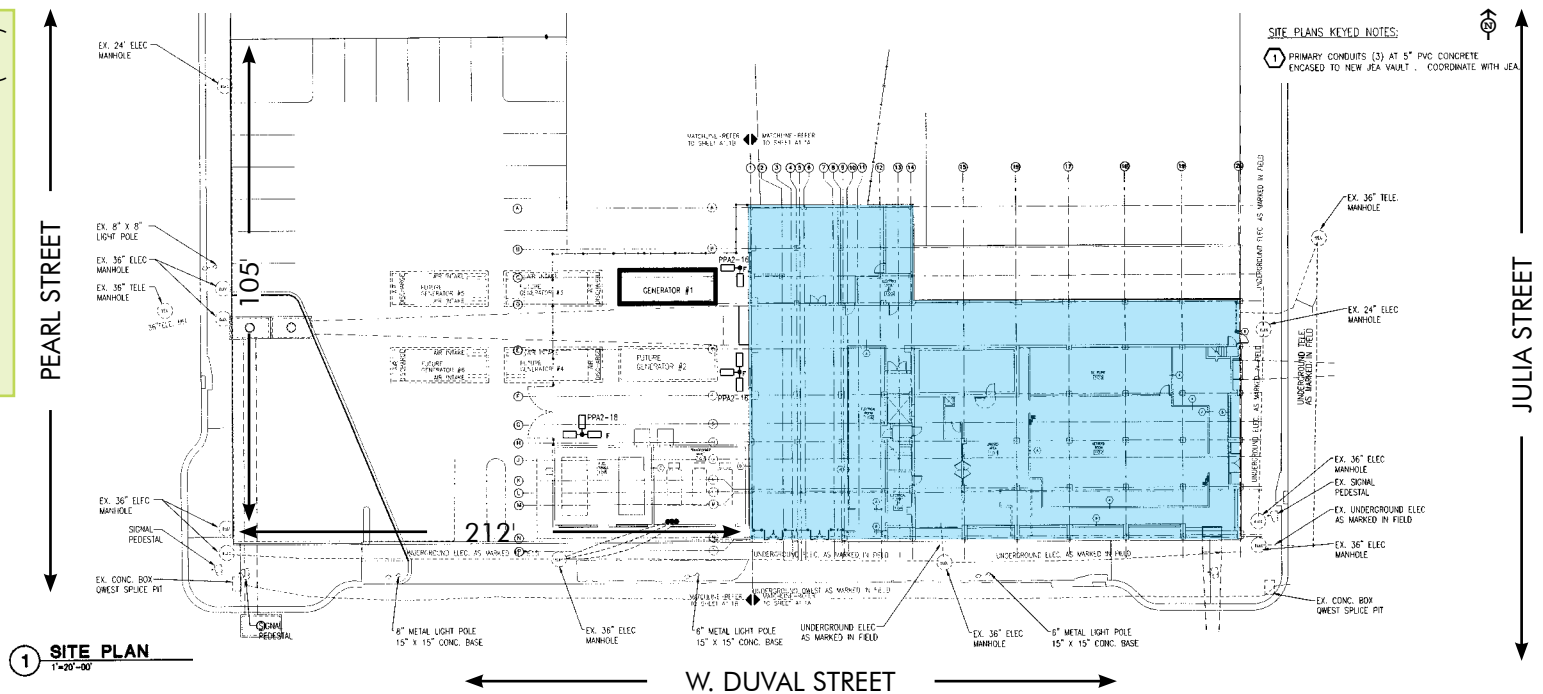
- Former Level 3 Point of Presence (“POP”) Facility 1st Floor
- Across the street from AT&T Central Office (CO) and Cologix Hub/MMR at 421 West Church Street
- “Ground Zero” Fiber Connectivity (see Fiber Map)
- Diverse Fiber Vaults in place (E, S, W)
- ±33,750 SF, 3-Story Building (±11,250 SF per floor)
- Includes Fenced Yard Area for Generators / Parking (±1/2 Acre)





SITE PLAN

1ST FLOOR | FLOOR PLAN





FOR MORE INFORMATION VISIT:
www.cbre.com/404NJuliaSt

FOR MORE INFORMATION PLEASE CONTACT:

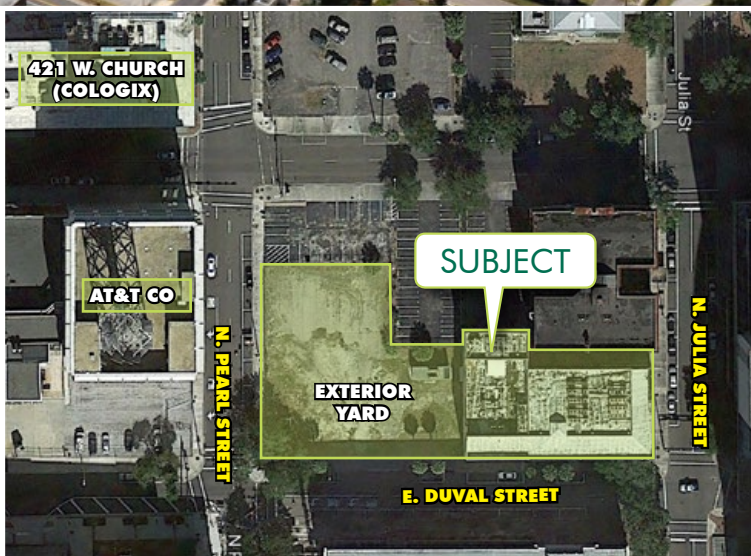
Bruce Jackson, CCIM

First Vice President | Data Center Solutions Group
 +1 904 630 6345

bruce.jackson@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

225 Water Street | Suite 110 | Jacksonville, FL 32202



CBRE