

4651 SALISBURY RD, JACKSONVILLE, FL 32256

QUADRANT AT SOUTHPPOINT 1

VASHA CARTER **JOANN LYLE**
202.905.8578 904.377.0890
vcarter@svrcom.com jlyle@svrcom.com

QUADRANT AT SOUTHPOINT 1

4651 SALISBURY RD, JACKSONVILLE, FL 32256

Building Name	Quadrant at Southpoint 1
Property Type	Office
Property Subtype	Office Building
APN	152575 1000
Building Size	113,521 SF
Space Size (sqft)	7,242 SF
Building Class	A
Year Built	1985
Number of Floors	4
Number of Buildings	2

Discover the ideal subleasing opportunity at the Quadrant at Southpoint 1. This modern office space offers a prime location with excellent visibility and ample parking. Convenient access to major highways and nearby amenities make it an attractive choice for any business. The property is characterized by well-maintained, attractive landscaping and offers flexibility with its modern floor plan. On-site management and maintenance ensure a hassle-free leasing experience, making this space the perfect fit for a variety of professional endeavors.



- Prime location in Jacksonville, FL
- Modern and professional office space
- Tenant Fitness Center with lockers fully equipped with showers
- Lake views with outdoor seating
- Lobbies and restrooms recently renovated throughout building
- High-visibility building with ample parking
- Easy access to major highways
- Close proximity to amenities and services
- Well-maintained and attractive landscaping
- On-site management and maintenance

VASHA CARTER **JOANN LYLE**
 202.905.8578 904.377.0890
 vcarter@svrcom.com jlyle@svrcom.com



QUADRANT AT SOUTHPOINT 1

4651 SALISBURY RD, JACKSONVILLE, FL 32256



SMART SPACE HIGHLIGHTS

- Two-factor physical security at front door server room door, and security operations center (SOC) door, i.e., card and PIN, with ability to restrict access to server room and SOC
- Fiber directly to the suite
- Server room built out with racks, UPS, and dedicated HVAC
- WiFi with four existing access points configured with two segregated networks
- Dual purpose conference room with modular tables and power running across both walls to allow both boardroom and classroom configurations
- Security Operations Center has dedicated two-factor security, i.e., card + PIN with ability to restrict access, dedicated HVAC with UPS, raised floor, configured and built out with furniture and physical workstations for 11 analyst and 2 managers, 8 TV's mounted and wired to support "operations center" workflows.

VASHA CARTER **JOANN LYLE**
202.905.8578 904.377.0890
vcarter@svrcom.com jlyle@svrcom.com

QUADRANT AT SOUTHPOINT 1

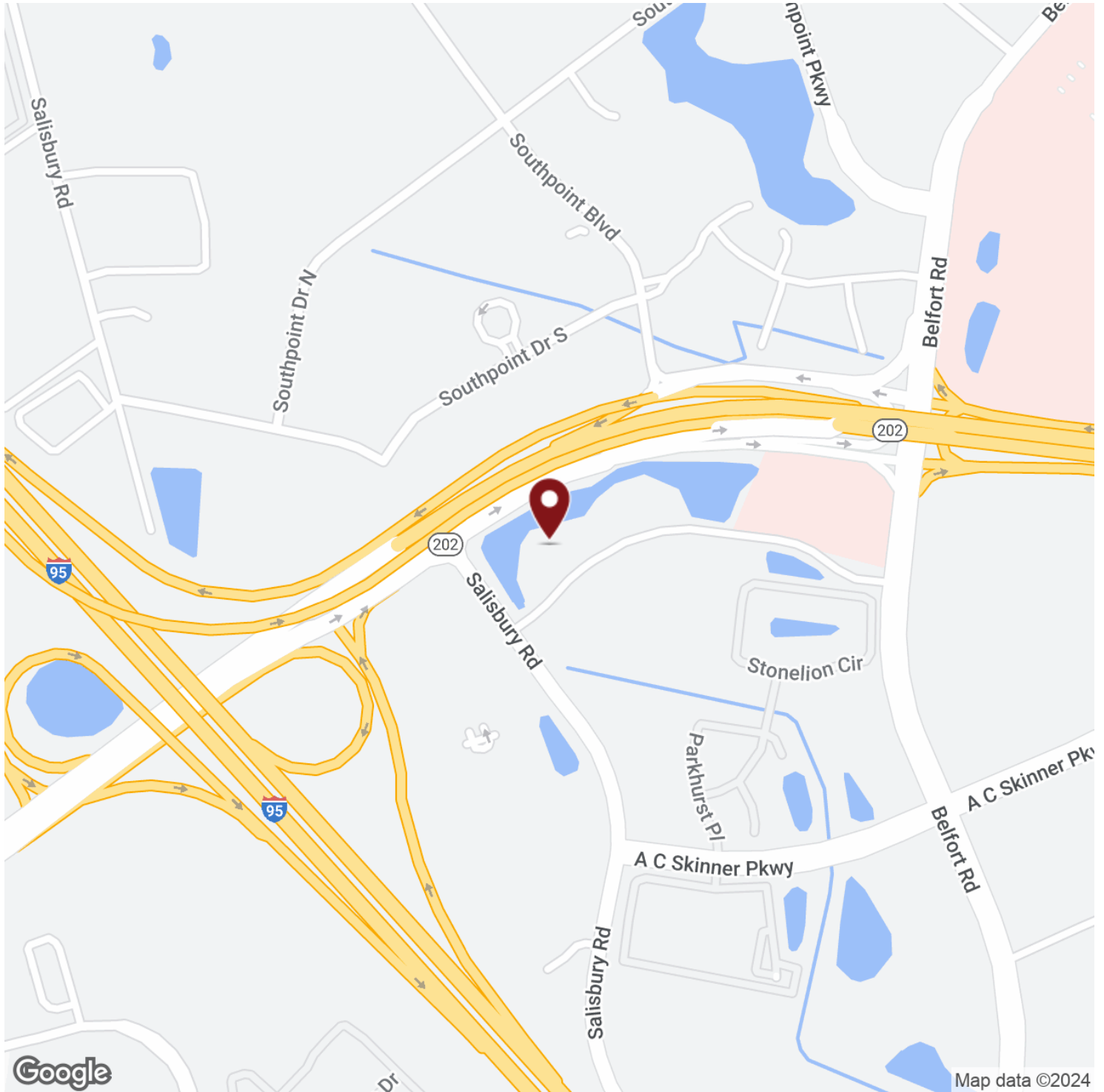
4651 SALISBURY RD, JACKSONVILLE, FL 32256



VASHA CARTER **JOANN LYLE**
202.905.8578 904.377.0890
vcarter@svrcom.com jllye@svrcom.com

QUADRANT AT SOUTHPOINT 1

4651 SALISBURY RD, JACKSONVILLE, FL 32256



VASHA CARTER **JOANN LYLE**
202.905.8578 904.377.0890
vcarter@svrcom.com jlyle@svrcom.com