

PRIME REAL ESTATE for Data Centers in Northern & Central Florida

Unlock High-Value
Opportunities in the Sunshine
State

DC
AGENT



Andrey Chernyshov

Your Trusted Real Estate
Agent for Data Centers
in Florida

WHY FLORIDA?



Strategic Location

- Gateway to Latin America, the Caribbean and Europe
- Low-latency connection to US Southeast
- Growing local user base



Robust Infrastructure

- Extensive carrier-neutral fiber optic network with 100Gbps redundant network backbones (Florida ranks 3rd for most fiber miles among U.S. states)
- High-capacity power grid with diverse energy sources, including renewable options
- Ranked 1st for submarine fiber landings in U.S.



Economic Incentives

- No state income tax
- Tax incentives for data centers
- Pro-growth policies



Skilled Workforce

- Growing IT workforce exceeding 237,000 professionals
- Multilingual talent pool beneficial for international operations
- Ranked 4th for high-tech employment growth in the U.S.

WHY JACKSONVILLE?

Strategic Geographic Position

- Lower hurricane risk compared to other Florida locations
- Positioned as a connectivity hub between Atlanta and Miami
- Direct access to subsea cable networks for global connectivity

Robust Infrastructure

- Extensive 500-mile fiber-optic network throughout the metropolitan area
- Multiple carrier-neutral facilities with 100Gbps network backbones
- Hurricane-resistant infrastructure available

Economic Incentives

- Competitive real estate prices compared to other major markets
- Tax incentives for wholesale data center operators
- Incentives for data centers from local utility companies such as JEA

Power, Connectivity, and Cooling

- Home to JAX NAP (Network Access Point) with connections to over 40 countries
- Diverse energy sources including natural gas, solar, and nuclear
- Reliable power grid with redundant systems in many facilities

Growing Tech Ecosystem

- Ranked 4th nationwide for tech worker preference
- Increasing demand for colocation services
- Part of Florida's High-Tech Corridor

WHY TAMPA?

Strategic Geographic Position

- Easy access to Latin American markets
- Positioned as a connectivity hub between Atlanta and Miami
- Tampa Internet Exchange (TPA IX) is the most important connectivity hub in Florida outside of Miami

Robust Infrastructure

- Tampa Electric Company (TECO) provides reliable and abundant power
- Multiple carrier-neutral facilities
- The city boasts high-speed fiber optic connectivity, ensuring ultra-fast data transmission rates

Economic Incentives

- Competitive real estate prices compared to other major markets
- Tax incentives for wholesale data center operators
- Favorable business climate

Technological Innovation

- Part of Florida's HighTech Corridor with a significant percentage of tech workforce
- Many facilities are integrating renewable energy sources, such as solar power
- Universities like the University of South Florida produce a steady stream of IT and engineering graduates

WHY ORLANDO?

Strategic Geographic Position

- Central location in Florida provides superior connectivity to major markets
- Excellent connectivity to LATAM, the Caribbean, and Europe, rivaling Miami
- Inland location offers protection from coastal hurricanes and flooding

Economic Incentives

- Rapidly evolving into a thriving technology center
- Tourism, technology, and healthcare offer a larger market for data centers
- The city's "Future-Ready City" initiative provides additional support for tech companies, complementing Florida's state-wide tax incentives

Connectivity

- Densely interconnected ecosystem of carriers and cloud providers
- Upcoming Central Florida Internet Exchange (CFL-IX) further enhances connectivity
- Dark fiber connection from Orlando to the NAP in Miami

Growth and Innovation

- Growing Tech Ecosystem
- "Future-Ready City" initiative attracts tech companies
- Multiple business incubators and accelerators fostering innovation

OUR REAL ESTATE SERVICES

A hand holding a pen is positioned over a laptop. The laptop screen shows a pie chart and a bar chart. In the foreground, a tablet displays a detailed architectural blueprint of a building layout with various rooms and dimensions. The background is a soft-focus office setting.

Site Selection:

Identification of optimal locations based on connectivity, power, and risk assessment.

Negotiation Expertise:

Securing favorable terms for purchase or lease agreements.

Regulatory Navigation:

Assistance with zoning, permits, and compliance.

Custom Development:

Partnering with developers to design hurricane-resilient, energy-efficient facilities.

Market Insights:

In-depth knowledge of Florida's real estate trends for data center investments.

WHY PARTNER WITH US?



Access to prime locations in Northern and Central Florida



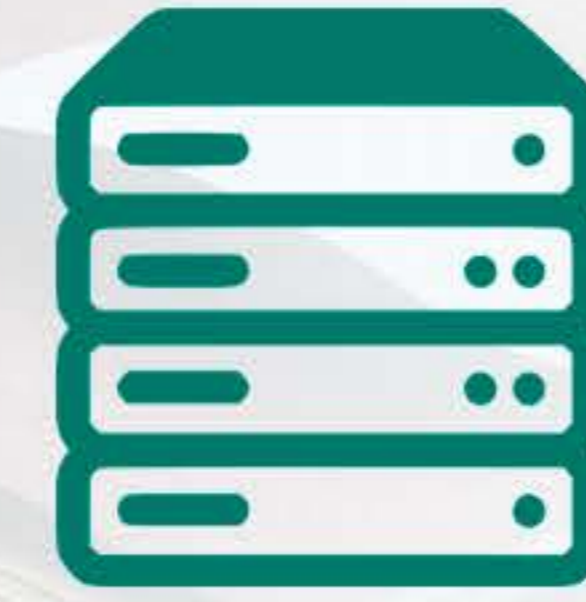
20 years expertise in operations management of data centers



Expertise in navigating local regulations and incentives



Strong relationships with utilities, regulators, and developers



End-to-end support for your data center project

DATA AGENT



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CALL US TODAY!

Let's Build Your Future
in Florida Together!