

TAMPA & HILLSBOROUGH COUNTY

PROPERTY SALES COMPS

In Aug, there were 21 office sales transactions executed:

- Total Transaction Volume was approximately \$120,458,500
- AVG Sale Price: Professional: 6,674,333 | Medical: \$3,390,583
- The AVG Price/SF: Professional Office: \$177.77 | Medical \$203

The largest deal of the month was in Tampa:

- By Sales Price, \$/SF: \$80M consisting of 262,369 SF at \$304.91/SF situated on 14.68 acres

PROFESSIONAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACREAGE	BUILT	SF	SALE PRICE	\$/SF
4907 S WEST SHORE BLVD A22	TAMPA	33611	0	1983	596	\$ 105,000	\$ 176.17
4710 N HABANA AVE 200	TAMPA	33614	0	1984	1,653	\$ 237,500	\$ 143.68
8340 STONE RUN CT 3	TAMPA	33615	0	2007	3,162	\$ 490,000	\$ 154.97
500 VONDERBURG DR 213	BRANDON	33511	0	1982	1,998	\$ 195,000	\$ 97.60
2919 W SWANN AVE 400B	TAMPA	33609	0	1984	1,359	\$ 340,000	\$ 250.18
701 HOWARD AVE 203	TAMPA	33606	0	2002	3,424	\$ 925,000	\$ 270.15
219 COOK ST	BRANDON	33511	0.34	1954	1,929	\$ 333,500	\$ 172.89
14497 N DALE MABRY HWY	TAMPA	33618	9.74	1986	131,908	\$ 15,100,000	\$ 114.47
110 W COLUMBUS DR	TAMPA	33602	0.27	1948	2,572	\$ 475,000	\$ 184.68
2904 W COLUMBUS DR	TAMPA	33607	0.15	1965	2,214	\$ 300,000	\$ 135.50
11963 N FLORIDA AVE	TAMPA	33612	0.27	1984	1,980	\$ 305,000	\$ 154.04
1727 W COLUMBUS DR	TAMPA	33607	0.06	1951	810	\$ 159,000	\$ 196.30
3109 LITHIA PINECREST RD	VALRICO	33596	0.84	2001	5,382	\$ 845,000	\$ 157.00
11961 N FLORIDA AVE	TAMPA	33612	0.24	1984	1,980	\$ 305,000	\$ 154.04
3000 BAY PORT DR	TAMPA	33607	14.68	1985	262,369	\$ 80,000,000	\$ 304.91

MEDICAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACREAGE	BUILT	SF	SALE PRICE	\$/SF
10933 COUNTRYWAY BLVD	TAMPA	33626	0.05	2006	2,500	\$ 503,100	\$ 201.24
560 S LAKEWOOD DR	BRANDON	33511	11.15	2018	54,028	\$ 16,948,400	\$ 313.70
1442 W BUSCH BLVD	TAMPA	33612	0.37	1970	2,566	\$ 320,000	\$ 124.71
619 EICHENFELD DR	BRANDON	33511	2.14	1996	6,823	\$ 1,170,000	\$ 171.48
10420 S 301 HWY	RIVERVIEW	33578	0.94	2008	4,482	\$ 875,000	\$ 195.23
1110 NIKKI VIEW DR 34	BRANDON	33511	0.06	2007	2,490	\$ 527,000	\$ 211.65



Contact John Milsaps for a custom market broker opinion of value for your property

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