

TAMPA & HILLSBOROUGH COUNTY

PROPERTY SALES COMPS

In November, there were 19 medical and professional office sales transactions executed in the Hillsborough County/Tampa area*:

- **Total Transaction Volume:** ~ \$26,117,800
- **AVG Sale Price:**
 - **Professional:** \$1,362,282 | **Medical:** \$1,479,500
- **The AVG Price/SF:**
 - **Professional:** \$183.21 | **Medical:** \$270.40

The largest deal of the month was in Tampa:

- **By Sales Price, \$/SF:** \$10.7 M for \$121.73/SF at 405 N REO ST in Tampa
- **By \$/SF:** \$350.38 at 693 W. Lumsden Rd A in Brandon

PROFESSIONAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACRES	YEAR BUILT	SF	SALE PRICE	\$/SF
3409 W FLETCHER AVE	TAMPA	33618	0.05	1998	2,061	\$ 485,000	\$ 235.32
3210 MOTT RD	DOVER	33527	1.02	1995	654	\$ 125,000	\$ 191.13
2211 E 3RD AVE	TAMPA	33605	0.11	1925	1,296	\$ 229,000	\$ 176.70
105 S ALBANY AVE	TAMPA	33606	0.15	1922	1,650	\$ 490,500	\$ 297.27
11412 N CENTRAL AVE	TAMPA	33612	0.21	1964	1,815	\$ 262,000	\$ 144.35
905 S KINGS AVE	BRANDON	33511	1.47	1958	1,916	\$ 412,500	\$ 215.29
13049 W LINEBAUGH AVE	TAMPA	33626	0.07	2007	3,000	\$ 580,000	\$ 193.33
4905 W LAUREL ST	TAMPA	33607	1.33	1985	25,743	\$ 5,225,000	\$ 202.97
405 N REO ST	TAMPA	33609	4.21	1981	87,899	\$ 10,700,000	\$ 121.73
1138 KYLE WOOD LN	BRANDON	33511	0.09	2007	3,982	\$ 690,000	\$ 173.28
4260 W LINEBAUGH AVE	TAMPA	33624	0.11	2005	4,500	\$ 933,500	\$ 207.44
8461 W LINEBAUGH AVE	TAMPA	33625	0.06	2005	2,470	\$ 407,500	\$ 164.98
8593 W LINEBAUGH AVE	TAMPA	33625	0.06	2005	2,490	\$ 405,000	\$ 162.65
6730 W LINEBAUGH AVE	TAMPA	33625	0.13	2006	10,715	\$ 1,625,000	\$ 151.66
501 S EICHENFELD DR 103	BRANDON	33511	-	1,984.00	1,000	\$ 150,000	\$ 150.00
539 MEDICAL OAKS DR 2	BRANDON	33511	0.04	2008	1,904	\$ 123,800	\$ 65.02
508 S HABANA AVE 100	TAMPA	33609	-	1,991.00	1,205	\$ 315,000	\$ 261.41
TOTAL SALES						\$ 23,158,800	\$ 183.21
AVERAGE						\$ 1,362,282	

MEDICAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACRES	YEAR BUILT	SF	SALE PRICE	\$/SF
2506 W VIRGINIA AVE	TAMPA	33607	1.09	1979	10,503	\$ 2,000,000	\$ 190.42
693 W LUMSDEN RD A	BRANDON	33511	0.19	2003	2,737	\$ 959,000	\$ 350.38
TOTAL SALES						\$ 2,959,000	\$ 270.40
AVERAGE						\$ 1,479,500	

*Transaction included are those publicly recorded at the time of the report.



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opinion of value for your property.

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