

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

Total Transaction Volume in Tampa for August of this year was \$11,611,600. Compared to \$120,458,500 in AUG 2019, this reflects an approximate -90% YOY decline.

- The huge difference in volume can be largely attributed to three large transactions in AUG 2019.
 - The first was for \$80M for 262,369 SF situated on 14.68 acres at 3000 Bay Port Drive in Tampa.
 - The other two were for \$15.1M and \$16.9M in Tampa and Brandon, respectively. The Tampa transaction was for 131,908 SF, while the Brandon sale was for 54,028 SF.

However, while sales volume experienced a sharp decline for the July/August period on a YOY basis, the number of transactions remained relatively steady and strong.





- AUG 2020 had a total of 19 transactions, only a slight -9.5% YOY decrease when compared to AUG 2019 which had 21 transactions.

	JULY				AUGUST			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	11	\$12,580,200	\$4,670,200	\$279	19	\$11,611,600	\$3,000,000	\$210
2019	19	\$252,231,000	\$106,000,000	\$246	21	\$120,458,500	\$80,000,000	\$185

AUG 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

AUGUST HIGHLIGHTS:

- The highest sales transaction value for the month of August was for a professional office property located in Tampa which sold for \$3,000,000. With 18,112 square feet, the Price/SF was \$166.

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL OFFICE	13041 W LINEBAUGH AVE	TAMPA	33626	0.07	2007	3,000	\$549,000	\$183
MEDICAL OFFICE 	719 W ROBERTSON ST	BRANDON	33511	0.23	1985	3,420	\$564,300	\$165
PROFESSIONAL OFFICE	10906 N NEBRASKA AVE	TAMPA	33612	0.56	1961	1,642	\$850,000	\$518
PROFESSIONAL OFFICE	2504 W AZEELE ST	TAMPA	33609	0.18	1929	1,644	\$735,800	\$448
MEDICAL OFFICE 	16680 N DALE MABRY HWY	TAMPA	33618	0.08	2004	3,440	\$740,000	\$215
PROFESSIONAL OFFICE	3709 W JETTON AVE	TAMPA	33629	0.96	1974	18,112	\$3,000,000	\$166
PROFESSIONAL OFFICE	7507 ALLOWAY ST	TAMPA	33625	0.13	1959	744	\$100,000	\$134
COMMERCIAL CONDO	8913 REGENTS PARK DR 640	TAMPA	33647	0.01	1998	580	\$108,000	\$186
PROFESSIONAL OFFICE	1202 N ARMENIA AVE	TAMPA	33607	0.11	1946	1,082	\$370,000	\$342
COMMERCIAL CONDO	4710 N HABANA AVE 405	TAMPA	33614	-	1984	1,240	\$188,500	\$152
PROFESSIONAL OFFICE	2201 N STERLING AVE	TAMPA	33607	0.17	2015	1,054	\$375,000	\$356
MEDICAL OFFICE 	613 MEDICAL CARE DR	BRANDON	33511	0.06	2002	2,654	\$460,000	\$173
PROFESSIONAL OFFICE	4030 HENDERSON BLVD	TAMPA	33629	0.14	1957	4,866	\$985,000	\$202
MEDICAL OFFICE 	12425 N FLORIDA AVE	TAMPA	33612	0.36	1980	3,614	\$335,000	\$93
COMMERCIAL CONDO	1317 W FLETCHER AVE	TAMPA	33612	-	1995	1,950	\$340,000	\$174
PROFESSIONAL OFFICE	6916 W LINEBAUGH AVE	TAMPA	33625	0.09	2008	3,700	\$417,000	\$113
PROFESSIONAL OFFICE	200 FRANDORSON CIR 101	APOLLO BEA	33572	0.75	1981	7,018	\$580,000	\$83
PROFESSIONAL OFFICE	132 LITHIA PINECREST RD	BRANDON	33511	0.63	1974	1,920	\$185,000	\$96
COMMERCIAL CONDO	4712 N ARMENIA AVE 102	TAMPA	33603	-	2006	3,893	\$729,000	\$187

\$11,611,600



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