

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2021/2020

In January 2021, the total office sales volume was \$18,136,300 versus \$11,445,700 in JAN 2020--a +58.4% increase YOY.

- There was a total of 13 transactions in JAN 2021: 9 professional office properties, and 4 medical office properties.
 - While the sales volume went up YOY, there were fewer transactions executed in JAN 2021 than in 2020.
- The AVG \$/SF increased +6.8% from \$190 in 2020 to \$203 in 2021
 - There have been consistent YOY AVG \$/SF increases for the past 7 months since July 2020.
- The total transaction volume for DEC 2020 was \$26,606,600 versus \$23,285,400 in 2019, with a total of 19 transactions.
- The AVG \$/SF was \$186 in DEC 2020. In 2019, it was \$185.

December 2020					January 2021				
	# of Transactions	Volume	Highest Price	AVG \$/SF		# of Transactions	Volume	Highest Price	AVG \$/SF
2020	19	\$26,606,600	\$9,538,400	\$186	2021	13	\$18,136,300	\$5,520,000	\$203
2019	22	\$23,285,400	\$7,691,200	\$185	2020	21	\$11,445,700	\$1,425,000	\$190

JAN 2021 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

The largest sales transaction value for the month of January 2021 was for a medical office property in Tampa, FL. The property sold for \$5,520,000.

5013 N ARMENIA AVE, TAMPA, FLORIDA, 33603. Property specs:

- Built-in 1985
- 17,975 SF | 2.77 Acres
- Price/SF \$307

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
MEDICAL OFFICE	11031 COUNTRYWAY BLVD	TAMPA	33626	0.07	2006	3,150	\$660,000	\$210
MEDICAL OFFICE	5013 N ARMENIA AVE	TAMPA	33603	2.77	1985	17,975	\$5,520,000	\$307
MEDICAL OFFICE	607 S MAGNOLIA AVE	TAMPA	33606	0.35	1910	5,413	\$2,160,000	\$399
MEDICAL OFFICE	401 VONDERBURG DR	BRANDON	33511	0.58	1984	6,515	\$2,000,000	\$307
PROFESSIONAL OFFICE	222 CRYSTAL GROVE BLVD	LUTZ	33548	0.06	2005	2,512	\$359,000	\$143
PROFESSIONAL OFFICE	4301 N FLORIDA AVE	TAMPA	33603	0.22	1980	1,548	\$245,000	\$158
PROFESSIONAL OFFICE	3725 N BOULEVARD ST	TAMPA	33603	0.31	2003	2,202	\$550,000	\$250
PROFESSIONAL OFFICE	7002 E FOWLER AVE	TEMPLE TERRACE	33617	0.15	1954	1,884	\$300,000	\$159
PROFESSIONAL OFFICE	1901 E 7TH AVE	TAMPA	33605	0.15	1900	10,910	\$2,366,600	\$217
PROFESSIONAL OFFICE	3801 SUGAR PALM DR	TAMPA	33619	1.60	1988	24,938	\$1,665,700	\$67
PROFESSIONAL OFFICE	505 WESTBROOK AVE	BRANDON	33511	0.51	1958	3,098	\$380,000	\$123
PROFESSIONAL OFFICE	213 PROVIDENCE RD	BRANDON	33511	1.44	1990	5,392	\$930,000	\$172
PROFESSIONAL OFFICE	10841 PARK DR	RIVERVIEW	33569	0.20	2007	7,990	\$1,000,000	\$125

\$18,136,300



Considering selling your office property? Contact John Milsaps for a custom market broker opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In December 2020, the total sales volume was \$26,606,600, verses \$23,285,400 in DEC of 2019, exhibiting a +14.3% increase YOY in transaction volume

- There were a total of 19 transactions in DEC 2020: 15 of professional office properties, and 4 of medical office properties. While the sales volume went up YOY, there were three fewer transactions executed in DEC 2020 vs DEC 2019.
- In DEC, the AVG \$/SF went up slightly from \$185 in 2019 to \$186 in 2020--a slight +0.5% increase YOY.
- The total transaction volume for NOV 2020 was \$15,142,500 versus \$27,861,800 in NOV 2019, with a total of 16 transactions.
- The AVG \$/SF was \$216 in NOV 2020 vs, \$188 in 2019.

	NOVEMBER				DECEMBER			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	16	\$15,142,500	\$4,593,000	\$216	19	\$26,606,600	\$9,538,400	\$186
2019	21	\$27,861,800	\$10,700,000	\$188	22	\$23,285,400	\$7,691,200	\$185

DEC 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

The largest sales transaction value for the month of December was for a professional office property in Tampa, FL. The property sold for \$49,538,400.

610 E ZACK ST, TAMPA, FLORIDA, 33602. Property specs:

- Built-in 1976
- 233,697 SF | 1.01 Acres
- Price/SF \$41

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
MEDICAL OFFICE	2007 W REYNOLDS ST	PLANT CITY	33563	0.37	1978	1,824	\$250,000	\$137
PROFESSIONAL OFFICE	2915 N BOULEVARD ST	TAMPA	33602	0.23	1920	2,258	\$400,000	\$177
PROFESSIONAL OFFICE	6015 N 56TH ST	TAMPA	33610	1.61	1963	8,748	\$950,000	\$109
MEDICAL OFFICE	2808 W DR MARTIN LUTHER KING JR BLVD	TAMPA	33607	0.95	1977	9,895	\$5,400,000	\$546
PROFESSIONAL OFFICE	217 N LOIS AVE	TAMPA	33609	0.19	1973	2,370	\$699,000	\$295
PROFESSIONAL OFFICE	810 S STERLING AVE	TAMPA	33609	0.30	1999	3,290	\$1,020,000	\$310
COMMERCIAL CONDO	417 APOLLO BEACH BLVD UNIT O	APOLLO BEACH	33572	0.04	2006	1,890	\$450,000	\$238
PROFESSIONAL OFFICE	1444 BLOOMINGDALE AVE	VALRICO	33596	0.12	2005	3,142	\$575,000	\$183
MEDICAL OFFICE	13117 ELK MOUNTAIN DR	RIVERVIEW	33579	0.04	2007	1,800	\$369,000	\$205
PROFESSIONAL OFFICE	1004 W LINEBAUGH AVE	TAMPA	33612	0.29	1948	2,279	\$350,000	\$154
PROFESSIONAL OFFICE	610 E ZACK ST	TAMPA	33602	1.01	1976	233,697	\$9,538,400	\$41
MEDICAL OFFICE	901 N PARSONS AVE	BRANDON	33510	0.67	1958	4,125	\$500,000	\$121
COMMERCIAL CONDO	330 W BEARSS AVE UNIT 6	TAMPA	33613	0.00	1986	2,112	\$280,000	\$133
PROFESSIONAL OFFICE	13919 CARROLLWOOD VILLAGE RUN	TAMPA	33618	0.13	2000	5,610	\$847,000	\$151
COMMERCIAL CONDO	7401 TEMPLE TERRACE HWY UNIT A	TEMPLE TERRACE	33637	0.00	1983	648	\$75,200	\$116
PROFESSIONAL OFFICE	607 W HORATIO ST	TAMPA	33606	0.19	1984	4,224	\$1,275,000	\$302
PROFESSIONAL OFFICE	901 W DR MARTIN LUTHER KING JR BLVD	PLANT CITY	33563	0.45	1984	4,920	\$430,000	\$87
PROFESSIONAL OFFICE	3812 COCONUT PALM DR	TAMPA	33610	3.21	2007	27,122	\$2,800,000	\$103
PROFESSIONAL OFFICE	6718 N HIMES AVE	TAMPA	33614	0.28	1987	3,024	\$398,000	\$132

\$26,606,600



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In November, total sales volume (as recorded by the printing of this piece) was at \$15,142,500.

Although this is a dip from the October volume of \$67,805,000, it is higher than what was recorded in October of 2019.

- The total transaction volume for NOV 2020 was \$15,142,500 versus \$27,861,800 in NOV 2019.
- A total of 16 transactions took place in the Hillsborough County/Tampa area, five fewer than the 21 executed in NOV 2019.
- Out of the 16 sales transactions, there were 13 professional offices and 3 medical office sales.
- In NOV 2020, the AVG \$/SF was \$216--a +15% YOY increase from \$188/SF in 2019.

OCTOBER					NOVEMBER			
	# of Transactions	Volume	Highest Price	AVG /SF	# of Transactions	Volume	Highest Price	AVG /SF
2020	16	\$67,805,000	\$56,500,000	\$194	16	\$15,142,500	\$4,593,000	\$216
2019	11	\$9,006,400	\$4,600,000	\$163	21	\$27,861,800	\$10,700,000	\$188

NOV 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

LARGEST DEAL OF THE MONTH:

The largest sales transaction value for the month of November was for a medical office property in Valrico, FL. The medical office property sold for \$4,593,000.

1291 E BLOOMINGDALE AVE, VALRICO, FL 33596. Property specs:

- Built in 2020
- 9,907 SF
- Price/SF \$464

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
COMMERCIAL CONDO	212 APOLLO BEACH BLVD, UNIT A	APOLLO BEACH	33572	0.00	1988	1,942	\$340,000	\$175
PROFESSIONAL OFFICE	705 N PARSONS AVE	BRANDON	33510	0.24	1961	1,517	\$245,000	\$162
PROFESSIONAL OFFICE	1765 S KINGS AVE	BRANDON	33511	0.06	2005	2,520	\$470,000	\$187
PROFESSIONAL OFFICE	787 W LUMSDEN RD	BRANDON	33511	0.72	1990	6,550	\$2,000,000	\$305
PROFESSIONAL OFFICE	1216 OAKFIELD DR	BRANDON	33511	0.29	1981	3,887	\$600,000	\$154
PROFESSIONAL OFFICE	204 N COLLINS ST	PLANT CITY	33563	0.13	1931	1,225	\$290,000	\$237
PROFESSIONAL OFFICE	1701 JAMES L REDMAN PKWY	PLANT CITY	33563	0.39	1954	3,409	\$610,000	\$179
COMMERCIAL CONDO	3140 S FALKENBURG RD, UNIT 102	RIVERVIEW	33578	0.00	2015	4,812	\$2,100,000	\$436
PROFESSIONAL OFFICE	2307 N FLORIDA AVE	TAMPA	33602	0.10	1929	2,250	\$350,000	\$156
PROFESSIONAL OFFICE	8325 W HILLSBOROUGH AVE	TAMPA	33615	0.79	1967	2,368	\$452,500	\$191
MEDICAL OFFICE	4178 N ARMENIA AVE	TAMPA	33607	0.40	1974	5,793	\$815,000	\$141
MEDICAL OFFICE	13015 W LINEBAUGH AVE	TAMPA	33626	0.08	2016	3,300	\$650,000	\$197
PROFESSIONAL OFFICE	3347 W BEARSS AVE	TAMPA	33618	0.06	1999	2,484	\$452,000	\$182
PROFESSIONAL OFFICE	3106 W BAY TO BAY BLVD	TAMPA	33629	0.11	1985	2,660	\$515,000	\$194
PROFESSIONAL OFFICE	3840 N 50TH ST	TAMPA	33605	0.53	1983	6,853	\$660,000	\$96
MEDICAL OFFICE	1291 E BLOOMINGDALE AVE	VALRICO	33596	2.01	2020	9,907	\$4,593,000	\$464

\$15,142,500



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

Metrics for October 2020 show a continuation of the upward trend, including transaction volume growth, increase in the number of transactions, and climbing AVG \$/SF to reflect the ongoing recovery.

- Total transaction volume reached \$67,805,000 resulting in a YOY increase of +653% from \$9,006,400 in OCT 2019.
- A total of 16 transactions took place in the Hillsborough County/ Tampa area, delivering a +45.5% increase in the number of deals from 11 in OCT 2019
- Out of the 16 sales transactions, there were 9 professional office and 7 medical office sales
- In OCT 2020, the AVG \$/SF was \$194--a +19% YOY increase from \$163/SF in 2019.

	SEPTEMBER				OCTOBER			
	# of Transactions	Volume	Highest Price	AVG /SF	# of Transactions	Volume	Highest Price	AVG /SF
2020	14	\$20,455,900	\$12,700,000	\$226	16	\$67,805,000	\$56,500,000	\$194
2019	12	\$21,659,500	\$10,489,500	\$200	11	\$9,006,400	\$4,600,000	\$163

OCT 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

LARGEST DEAL OF THE MONTH:

The largest sales transaction value for the month of October was for a professional office property in Tampa, FL. The professional office property sold for \$56,500,000.

1 N Dale Mabry HWY, Tampa 33609. Property specs:

- Built in 1985
- 270,532 SF
- Price/SF \$209

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL OFFICE	509 WILBUR ST	BRANDON	33511	0.97	1985	8,388	\$730,000	\$87
MEDICAL OFFICE	401 OAKFIELD DR	BRANDON	33511	0.86	1985	3,502	\$437,500	\$125
PROFESSIONAL OFFICE	213 N PARSONS AVE	BRANDON	33510	0.44	1952	1,581	\$300,000	\$190
MEDICAL OFFICE	512 SUGAR CREEK DR	PLANT CITY	33563	0.54	2007	2,000	\$400,000	\$200
MEDICAL OFFICE	4117 HENDERSON BLVD	TAMPA	33629	0.16	1953	2,480	\$645,000	\$260
MEDICAL OFFICE	1513 W BUSCH BLVD	TAMPA	33612	0.33	1964	1,332	\$325,000	\$244
MEDICAL OFFICE	14710 BRUCE B DOWNS BLVD	TAMPA	33613	1.17	1993	3,436	\$437,500	\$127
MEDICAL OFFICE	2701 W DR MARTIN LUTHER KING JR BLVD	TAMPA	33614	0.32	1988	3,643	\$925,000	\$254
PROFESSIONAL OFFICE	8001 N DALE MABRY HWY	TAMPA	33614	0.73	1978	12,100	\$1,300,000	\$107
PROFESSIONAL OFFICE	3309 W BAY TO BAY BLVD	TAMPA	33629	0.23	1954	4,160	\$1,075,000	\$258
PROFESSIONAL OFFICE	13621 N FLORIDA AVE	TAMPA	33613	0.16	2004	2,400	\$380,000	\$158
PROFESSIONAL OFFICE	14034 N FLORIDA AVE	TAMPA	33613	1.6	1947	6,418	\$880,000	\$137
COMMERCIAL CONDO	5550 EXECUTIVE 301	TAMPA	33609	0	2007	2,788	\$820,000	\$294
MEDICAL OFFICE	501 S BOULEVARD	TAMPA	33606	0.3	1955	3,163	\$1,050,000	\$332
PROFESSIONAL OFFICE	2529 W BUSCH BLVD	TAMPA	33618	1.04	1986	12,471	\$1,600,000	\$128
PROFESSIONAL OFFICE	1 N DALE MABRY HWY	TAMPA	33609	3.27	1985	270,532	\$56,500,000	\$209
							\$67,805,000	



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

Metrics for September continue to show improvement across the board including month-over-month transaction volume growth, number of transactions YOY, and AVG \$/SF YOY.

- In September 2020, 14 transactions took place in the Hillsborough County/ Tampa area for a total transaction volume of \$20,455,900.
- While there was a slight and better-than-expected -6.0% YOY decrease in transaction volume when compared to SEPT 2019, there was a month-over-month increase over AUG of this year.
- In contrast to the -6.0% YOY transaction volume decrease, there was a +16.6% increase in the number of transactions YOY to 14 in SEPT 2020 from 12 in 2019.
- In SEPT 2020, the AVG \$/SF was \$226--a +13% YOY increase. SEPT 2019 had an AVG \$/SF of \$200.

	AUGUST				SEPTEMBER			
	# of Transactions	Volume	Highest Price	AVG /SF	# of Transactions	Volume	Highest Price	AVG /SF
2020	19	\$11,611,600	\$3,000,000	\$210	14	\$20,455,900	\$12,700,000	\$226
2019	21	\$120,458,500	\$80,000,000	\$185	12	\$21,659,500	\$10,489,500	\$200



SEPT 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

SEPTEMBER HIGHLIGHTS:

The largest sales transaction value for the month of September was for one of the two medical office property sales.

The medical office property is located in Tampa and sold for \$12,700,000.

- Built in 1996
- 25,114 SF
- Price/SF \$506

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL OFFICE	352 E BLOOMINGDALE AVE	BRANDON	33511	0.57	2001	4,590	\$695,000	\$151
PROFESSIONAL OFFICE	307 N PARSONS AVE	BRANDON	33510	0.21	1959	1,663	\$225,000	\$135
PROFESSIONAL OFFICE	1005 E REYNOLDS ST	PLANT CITY	33563	0.22	1911	1,618	\$275,000	\$170
PROFESSIONAL OFFICE	13127 VAIL RIDGE DR	RIVERVIEW	33579	0.12	2007	5,400	\$700,000	\$130
MEDICAL OFFICE 	202 N ARMENIA AVE	TAMPA	33609	0.2	1965	1,662	\$480,000	\$289
PROFESSIONAL OFFICE	1907 E FLETCHER AVE	TAMPA	33612	0.69	1957	1,173	\$380,000	\$324
COMMERCIAL CONDO	5404 HOOVER BLVD 12	TAMPA	33634	0.03	1980	1,080	\$159,900	\$148
PROFESSIONAL OFFICE	1922 E 4TH AVE	TAMPA	33605	0.14	1910	1,210	\$433,000	\$358
PROFESSIONAL OFFICE	609 W AZEELE ST	TAMPA	33606	0.14	1906	2,640	\$635,000	\$241
COMMERCIAL CONDO	13302 WINDING OAK CT	TAMPA	33612	-	1987	2,016	\$285,000	\$141
PROFESSIONAL OFFICE	7820 N 56TH ST	TAMPA	33617	0.23	1974	2,245	\$238,000	\$106
MEDICAL OFFICE 	12500 N DALE MABRY HWY	TAMPA	33618	3.72	1996	25,114	\$12,700,000	\$506
PROFESSIONAL OFFICE	1723 W KENNEDY BLVD	TAMPA	33606	0.34	1960	8,816	\$1,750,000	\$199
PROFESSIONAL OFFICE	3302 W AZEELE ST	TAMPA	33609	0.53	1967	5,568	\$1,500,000	\$269

\$20,455,900



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



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	



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

JUNE					JULY			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	12	\$17,739,000	\$10,350,000	\$215	11	\$12,580,200	\$4,670,200	\$279
2019	13	\$66,800,100	\$52,050,000	\$529	19	\$252,231,000	\$106,000,000	\$246

HIGHLIGHTS:

- Total Transaction Volume in Tampa for July of this year was \$12,580,200. Compared to \$252,231,000 in July of 2019, this reflects an approximate -95% YOY decrease.
- Total Volume in June was \$17,739,000 versus \$66,800,100 in 2019--an approximate -73.4% YOY decrease.

July 2020 had a total of 11 transactions within the month, a -42.11% YOY decrease when compared to July 2019 which had 19 transactions

PROFESSIONAL & MEDICAL OFFICES: PRICE/SF

- July of this year had an AVG \$/SF of \$279. In comparison, the rate in July of 2019 was \$246/SF. This reflects a slight +13.4% increase YOY.
- The AVG \$/SF for June 2020 was \$215. When compared to June 2019's AVG \$/SF at \$528.58, we see a YOY decline of - 59.4%.

MEDICAL OFFICES

- There was one medical office property transaction in July located in Brandon. This property also had the highest sale price for the month of July with a transaction value of \$4,670,200.
- The \$/SF was \$467.

JULY 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL	4020 E 7TH AVE	TAMPA	33605	0.21	1961	540	\$205,000	\$380
PROFESSIONAL	2918 BUSCH LAKE BLVD	TAMPA	33614	0.05	1999	1,965	\$335,000	\$170
PROFESSIONAL	8109 E DR MARTIN LUTHER KING JR	TAMPA	33619	0.59	1979	1,323	\$325,000	\$246
PROFESSIONAL	10833 PARK DR	RIVERVIEW	33569	0.07	2007	2,400	\$475,000	\$198
PROFESSIONAL	4236 W LINEBAUGH AVE	TAMPA	33624	0.06	2005	2,500	\$440,000	\$176
PROFESSIONAL	2511 W VIRGINIA AVE	TAMPA	33607	0.37	1988	7,116	\$825,000	\$116
PROFESSIONAL	210 CRYSTAL GROVE BLVD	LUTZ	33548	0.06	2005	2,400	\$355,000	\$148
COMMERCIAL CONDO	217 N HOWARD AVE 200	TAMPA	33606	-	2006	3,241	\$920,000	\$284
PROFESSIONAL	116 S MELVILLE AVE	TAMPA	33606	0.16	1914	1,064	\$330,000	\$310
MEDICAL	613 OAKFIELD DR	BRANDON	33511	1.48	1977	10,006	\$4,670,200	\$467
PROFESSIONAL	2905 BAYSHORE BLVD	TAMPA	33629	0.36	2001	6,500	\$3,700,000	\$569

\$12,580,200



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

	MAY				JUNE			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	8	\$21,942,000	\$16,000,000	\$143.28	12	\$17,739,000	\$10,350,000	\$214.75
2019	11	\$6,661,500	\$1,750,000	\$204.54	13	\$66,800,100	\$52,050,000	\$528.58

HIGHLIGHTS:

- Total Transaction Volume in Tampa for June of this year was \$17,739,000. Compared to \$66,800,100 in June of 2019, this reflects an approximate -73.4% YOY decrease.

However, May was the first month of YOY increase in transaction volume we have seen since the beginning of the public health crisis in mid March of this year.

- Total Volume in May was \$21,942,000 versus \$6,661,500 in 2019--an approximate 229% YOY increase.

PROFESSIONAL & MEDICAL OFFICES: PRICE/SF

- The AVG \$/SF for June 2020 was \$214.75. When compared to June 2019's AVG \$/SF at \$528.58, we see a YOY decline of - 59.4%.
- May 2020 also exhibited a decrease in AVG \$/SF. In May of this year the AVG \$/SF was \$143.28. In 2019 it was \$204.54, a -30% drop YOY.

MEDICAL OFFICES

- Two out of the 10 transactions in June were for medical offices. One in Tampa and the other in Valrico selling for \$252.20 and \$202.92 \$/SF, respectively.

JUNE 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
2919 W SWANN AVE 400B	TAMPA	33609	0	1984	1,359	\$275,000.00	\$202.35
4202 N HABANA AVE	TAMPA	33607	0.59	2000	3,180	\$802,000.00	\$252.20
3203 LITHIA PINECREST RD	VALRICO	33596	0.64	2001	3,696	\$750,000.00	\$202.92
4904 W CYPRESS ST	TAMPA	33607	0.52	1974	5,207	\$1,500,000.00	\$288.07
1490 E MARTIN LUTHER KING BLVD SEFFNER		33584	0.67	1955	7,382	\$285,000.00	\$38.61
6996 ANDERSON RD	TAMPA	33634	1.06	2011	3,999	\$1,200,000.00	\$300.08
7113 CAUSEWAY BLVD	TAMPA	33619	0.53	1972	1,470	\$310,000.00	\$210.88
1375 PROVIDENCE	BRANDON	33511	0.37	2014	3,036	\$585,000.00	\$192.69
13061 W LINEBAUGH AVE	TAMPA	33626	0.07	2008	3,000	\$542,000.00	\$180.67
6967 E FOWLER AVE	TEMPLE TERRACE	33617	0.04	2003	1,250	\$265,000.00	\$212.00
3350 BUSCHWOOD PARK DR	TAMPA	33614	7.6	1989	78,446	\$10,350,000.00	\$131.94
1717 E 5TH AVE	TAMPA	33605	0.22	1986	2,400	\$875,000.00	\$364.58



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS & REPORT

COVID-19 has presented challenges for everyone. As we move forward in the recovery process we are beginning to see more normalized market trends. We're living through extraordinary times, but while circumstances are changing daily, we can navigate these difficulties by looking at data, tracking evolving market trends, and looking for emerging opportunities.

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In May of this year, the total volume was \$21,942,000 versus \$6,661,500 in 2019. This reflects an approximate **229% increase** in YOY transaction volume.

We see the number of transactions declined slightly from 11 in 2019 to 8 in 2020.

May represents the first month of YOY increase we have seen since the beginning of the public health crisis in early March of this year.

In April of this year, transaction volume was \$9,385,000 versus \$22,117,957 in 2019. This exhibits a **-58% YOY decrease** in sales.

The number of transactions in April also decreased from 21 in 2019 to 8 in 2020.

April and May of 2020 both had declines in average \$/SF from 2019. In April we saw a YOY decrease of **-29%**, and a decrease of **-30%** for the month of May.

APRIL					MAY				
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF	
2020	8	\$9,385,000	\$5,500,000	\$147.54	8	\$21,942,000	\$16,000,000	\$143.28	
2019	21	\$22,117,957	\$4,300,000	\$207.63	11	\$6,661,500	\$1,750,000	\$204.54	

MAY 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
4710 N HABANA AVE 404	TAMPA	33614	-	1984	1,190	\$89,000	\$74.79
115 SW 1ST AVE	LUTZ	33548	0.06	1954	652	\$118,000	\$180.98
5303 TECHNOLOGY DR	TAMPA	33647	-	2004	1,768	\$280,000	\$158.37
4205 E BUSCH BLVD	TAMPA	33617	0.4	1978	2,970	\$350,000	\$117.85
2103 W COLUMBUS DR	TAMPA	33607	0.29	1949	4,723	\$550,000	\$116.45
8345 GUNN HWY	TAMPA	33626	0.07	2002	2,982	\$555,000	\$186.12
3802 COCONUT PALM DR	TAMPA	33619	10.39	1983	64,850	\$4,000,000	\$61.68
14014 E FIELDSDR PL	TAMPA	33637	11.85	1996	64,000	\$16,000,000	\$250.00

\$21,942,000



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS & REPORT

MAR-APR 2020 | THE LANDSCAPE

As the coronavirus pause hit our country and the State of Florida, sales and transaction volume came to a grinding halt between March and April of this year. The stay-at-home orders and lockdowns prevented critical components of deals from being executed while new protocols stymied third-party surveys and the like. Meanwhile, investors, buyers, and sellers also paused to digest the landscape and plot their next move. That pause is reflected in the numbers for this period.

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In April of this year, sales volume was \$9,385,000 versus \$22,117,957 in 2019. That reflects an approximate 57.6% decrease in YOY transaction volume.

The number of transactions in April declined from 21 in 2019 to 8 in 2020.

In March of this year, transaction volume was \$4,600,000 versus \$17,825,000 in 2019. This reflected a YOY decrease of 74%.

The number of transactions in March also decreased from 18 in 2019 to 11 in 2020.

March and April of this year, are the first months of data that are showing the impact of the public health crisis. We expect to see the impact continue through June and potentially July as municipal offices and the economy slowly reopen.

MARCH					APRIL			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	11	\$11,784,100	\$4,600,000	\$194.00	8	\$9,385,000.00	\$5,500,000	\$147.54
2019	18	\$36,169,500	\$17,825,000	\$197.92	21	\$22,117,957.00	\$4,300,000	\$207.63

APRIL 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
101 S 12TH ST V103	TAMPA	33602	-	2005	1,269	\$365,000	\$287.63
3744 N 40TH ST	TAMPA	33610	0.43	1973	2,908	\$220,000	\$75.65
4316 NEW RIVER HILLS PKWY	VALRICO	33596	1.75	1989	4,273	\$850,000	\$198.92
3301 JOHN MOORE RD	BRANDON	33511	0.66	1969	3,097	\$440,000	\$142.07
507 E DR MARTIN LUTHER KING JR BLVD	TAMPA	33603	0.37	1964	3,810	\$850,000	\$223.10
5601 N 50TH ST	TAMPA	33610	2.53	1979	15,081	\$875,000	\$58.02
7402 N 56TH ST	TAMPA	33617	10.71	1975	111,144	\$5,500,000	\$49.49
719 N PARSONS AVE	BRANDON	33510	0.42	1962	1,960	\$285,000	\$145.41

\$9,385,000



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS & REPORT

As we begin to emerge from the COVID-19 pandemic and cities across the country begin to reopen, we are beginning to see and hear of the impact and potential changes. As more

Going forward, I will begin offering a deeper dive into the Tampa office market. The goal will be to identify trends and opportunities in the data that will bring you market insight as well as inform your office holdings.

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In February of this year, the transaction volume was \$14,366,500 versus \$6,142,900 in 2019. This reflected a YOY increase of 133.9%.

The number of transactions in February also increased YOY from 11 in 2019 to 15 in 2020.

In March of this year, the transaction volume was \$11,784,100 versus \$36,169,500 in 2019. This reflects a YOY decrease of 67.4%.

The number of transactions in March also decreased from 18 in 2019 to 11 in 2020.

March 2020 reflects the first month of COVID 19-related impacts.

	FEB				MAR			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	15	\$14,366,500	\$3,200,000	\$161.00	11	\$11,784,100	\$4,600,000	\$194.00
2019	11	\$6,142,900	\$1,500,000	\$254.00	18	\$36,169,500	\$17,825,000	\$197.92

MAR 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
215 N HOWARD AVE 200	TAMPA	33606	-	2006	5,320	\$1,425,000.00	\$267.86
708 LITHIA PINECREST RD 102	BRANDON	33511	0.05	2004	2,650	\$385,000.00	\$145.28
450 KNIGHTS RUN DR 1	TAMPA	33602	-	2007	4,630	\$1,537,500.00	\$332.07
4915 EHRlich RD	TAMPA	33624	0.73	1997	5,915	\$1,180,000.00	\$199.49
2307 W SLIGH AVE	TAMPA	33604	0.2	1955	1,234	\$190,000.00	\$153.97
5215 W LAUREL ST	TAMPA	33607	1.3	1988	22,560	\$4,600,000.00	\$203.90
3416 W SWANN AVE	TAMPA	33609	0.19	1961	3,375	\$600,000.00	\$177.78
1707 E BEARSS AVE	TAMPA	33613	0.26	1974	1,360	\$250,000.00	\$183.82
12516 N 301 HWY	THONOTOSASSA	33592	1.87	2011	6,245	\$621,600.00	\$99.54
1032 E BRANDON BLVD	BRANDON	33511	0.08	2007	2,951	\$835,000.00	\$282.95
132 LITHIA PINECREST RD	BRANDON	33511	0.63	1974	1,920	\$160,000.00	\$83.33
							\$11,784,100.00



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com



TAMPA OFFICE SALES COMPS & REPORT

As we go forward into 2020, we will emerge into a new commercial property landscape. The office market will experience changes and adjustments at the national and local levels.

Going forward, I will begin offering a deeper dive into the Tampa office market. The goal will be to identify trends and opportunities in the data that will bring you market insight as well as inform your office holdings.

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In January of this year, the volume was \$24,563,900 versus \$50,348,800 in 2019. That reflects an approximate 51% decrease in YOY transaction volume.

Interestingly, while the volume was higher in 2019 in January, the number of transactions was almost double in 2020 for the month.

In February of this year, transaction volume was \$14,366,500 versus \$6,142,900 in 2019. This reflected a YOY increase of 133.9%.

The number of transactions in February also increased YOY from 11 in 2019 to 15 in 2020.

All of this was of course, before the full impact of COVID-19.

	JAN				FEB			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	25	\$24,563,900	\$7,700,000	\$210	15	\$14,366,500	\$3,200,000	\$161
2019	14	\$50,348,800	\$28,957,500	\$189	11	\$6,142,900	\$1,500,000	\$245

FEB 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
1020 W HILLSBOROUGH AVE	TAMPA	33603	0.18	1971	1,275	\$ 150,000	\$117.65
6501 N HIMES AVE	TAMPA	33614	0.78	1947	12,826	\$ 1,125,000	\$ 87.71
8377 STANDISH BEND DR	TAMPA	33615	0.96	1987	7,736	\$ 565,000	\$ 73.04
17838 N 41 HWY	LUTZ	33548	0.07	2007	3,665	\$ 650,000	\$177.35
13301 ORANGE GROVE DR	TAMPA	33618	1.27	1965	3,398	\$ 700,000	\$206.00
4915 W CYPRESS ST	TAMPA	33607	0.77	1988	11,280	\$ 2,375,000	\$210.55
401 N PARSONS AVE 7	BRANDON	33510	0	1988	2,020	\$ 255,000	\$126.24
205 CRYSTAL GROVE BLVD	LUTZ	33548	0.05	2000	2,156	\$ 385,000	\$178.57
3707 W CHERRY ST	TAMPA	33607	0.78	1984	22,711	\$ 3,200,000	\$140.90
5404 HOOVER BLVD 24	TAMPA	33634	0.05	1980	1,978	\$ 285,000	\$144.08
5115 W GRACE ST	TAMPA	33607	0.16	1956	876	\$ 190,000	\$216.89
904 W WATERS AVE	TAMPA	33604	0.37	1981	2,944	\$ 340,000	\$115.49
3246 COVE BEND DR	LUTZ	33559	0.05	2003	1,980	\$ 406,500	\$205.30
2110 W PLATT ST	TAMPA	33606	0.15	1923	1,836	\$ 540,000	\$294.12
3102 W WATERS AVE	TAMPA	33614	2.51	1985	25,455	\$ 3,200,000	\$125.71
						\$ 14,216,500	



Considering selling your commercial property?
Contact John Milsaps for a custom market broker
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600
www.TampaCRE.com

