

# TAMPA OFFICE SALES COMPS REPORT

## SNAPSHOT YEAR-OVER-YEAR 2021/2020

In February 2021, the total office sales volume was \$33,778,600. There was a +177% YOY increase when compared to \$12,183,500 recorded in FEB 2020.

- There was a total of 14 transactions in FEB 2021: 10 professional office properties, and 4 medical office properties.
  - There was a +16.7% YOY increase in the number of transactions, from 12 in 2020.
- The AVG \$/SF increased +95.6% from \$147 in 2020 to \$286 in 2021
  - *It is important to note that while there has been consistent YOY AVG \$/SF increases for the past 8 months, this large increase could be affected by one property that sold with a higher than average \$1,319 \$/SF.*
- The total transaction volume for JAN 2021 was \$18,136,300 versus \$11,445,700 in 2020, with a total of 13 transactions.
- The AVG \$/SF was \$203 in JAN 2021. In 2020, it was \$190.

	January				February				
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF	
<b>2021</b>	13	\$18,136,300	\$5,520,000	\$203	<b>2021</b>	14	\$33,778,600	\$15,200,000	\$286
<b>2020</b>	21	\$11,445,700	\$1,425,000	\$190	<b>2020</b>	12	\$12,183,500	\$3,200,000	\$147

## FEB 2021 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

The largest sales transaction value for the month of February 2021 was for a professional office property in Tampa, FL. The property sold for \$15,200,000.

201 PALM DR, TAMPA, FLORIDA, 33613. Property specs:

- Built-in 1967
- 11,520 SF | 23.84 Acres
- Price/SF \$1,319

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
COMMERCIAL CONDO	4818 W GANDY BLVD	TAMPA	33611	0.00	1983	568	\$60,000	\$106
COMMERCIAL CONDO	4822 W GANDY BLVD	TAMPA	33611	0.00	1983	568	\$120,000	\$211
COMMERCIAL CONDO	217 N HOWARD AVE	TAMPA	33606	0.00	2006	1,981	\$594,900	\$300
MEDICAL OFFICE	 7109 N ARMENIA AVE	TAMPA	33604	0.18	1955	2,063	\$265,000	\$128
MEDICAL OFFICE	 4910 N ARMENIA AVE	TAMPA	33603	0.44	1984	5,300	\$578,300	\$109
MEDICAL OFFICE	 2330 E FLETCHER AVE	TAMPA	33612	1.27	1997	9,513	\$4,599,000	\$483
MEDICAL OFFICE	 6222 HARNEY RD	TAMPA	33610	1.79	2018	11,114	\$4,675,900	\$421
PROFESSIONAL OFFICE	13618 W HILLSBOROUGH AVE	TAMPA	33635	0.06	2009	2,801	\$460,000	\$164
PROFESSIONAL OFFICE	14910 CASEY RD	TAMPA	33624	0.44	1962	2,311	\$270,000	\$117
PROFESSIONAL OFFICE	201 PALM DR	TAMPA	33613	23.84	1967	11,520	\$15,200,000	\$1,319
PROFESSIONAL OFFICE	10002 N FOREST HILLS DR	TAMPA	33612	0.15	1974	1,008	\$190,500	\$189
PROFESSIONAL OFFICE	5707 W SLIGH AVE	TAMPA	33634	0.49	1977	1,942	\$270,000	\$139
PROFESSIONAL OFFICE	12209 N NEBRASKA AVE	TAMPA	33612	0.73	1986	2,866	\$495,000	\$173
PROFESSIONAL OFFICE	5908 BRECKENRIDGE PKWY	TAMPA	33610	6.13	1983	40,780	\$6,000,000	\$147

**\$33,778,600**



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

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