

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2021/2020

In March 2021, the total office sales volume was \$20,504,200. Compared to \$15,506,500 recorded in MAR 2020, there was a +32.2% YOY increase.

- There was a total of 25 transactions in MAR 2021: 17 professional office properties, and 8 medical office properties.
 - There was a +150% YOY increase in the number of transactions, from 10 in 2020.
- In MAR 2021 the AVG \$/SF was \$200, when compared to \$223 recorded in MAR 2020, there was a -10.3% decrease

	February				March				
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF	
2021	14	\$33,778,600	\$15,200,000	\$286	2021	25	\$20,504,200	\$3,420,000	\$200
2020	12	\$12,183,500	\$3,200,000	\$147	2020	10	\$15,506,500	\$4,600,000	\$223

MAR 2021 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

The largest sales transaction value for the month of March 2021 was for a professional office property in Tampa, FL. The property sold for \$3,420,000.

2420 MISSISSIPPI AVE, TAMPA, FLORIDA, 33629. Property specs:

- Built-in 1986
- 7,111 SF | 0.62 Acres
- Price/SF \$481

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
COMMERCIAL CONDO	334 W BEARSS AVE	TAMPA	33613	0.00	1986	2,112	\$335,000	\$159
COMMERCIAL CONDO	4710 N HABANA AVE	TAMPA	33614	0.00	1984	1,190	\$154,700	\$130
COMMERCIAL CONDO	707 N FRANKLIN ST	TAMPA	33602	0.00	1926	3,846	\$685,000	\$178
COMMERCIAL CONDO	8913 REGENTS PARK DR	TAMPA	33647	0.01	1998	580	\$110,000	\$190
MEDICAL OFFICE	6502 GUNN HWY	TAMPA	33625	0.06	2002	2,972	\$670,000	\$225
MEDICAL OFFICE	1502 W FLETCHER AVE	TAMPA	33612	1.21	1988	12,537	\$1,850,000	\$148
MEDICAL OFFICE	4600 N HABANA AVE	TAMPA	33614	0.22	1965	2,262	\$362,000	\$160
MEDICAL OFFICE	4600 N HABANA AVE	TAMPA	33614	0.23	1965	2,474	\$645,900	\$261
MEDICAL OFFICE	4600 N HABANA AVE	TAMPA	33614	0.22	1965	2,170	\$600,000	\$276
MEDICAL OFFICE	2803 W SAINT ISABEL ST	TAMPA	33607	0.46	1996	4,640	\$1,200,000	\$259
MEDICAL OFFICE	2204 S PARSONS AVE	SEFFNER	33584	1.16	2006	5,520	\$900,000	\$163
MEDICAL OFFICE	1102 BLOOMINGDALE AVE	VALRICO	33596	0.23	1997	5,740	\$775,000	\$135
PROFESSIONAL OFFICE	14934 N FLORIDA AVE	TAMPA	33613	0.62	1998	5,504	\$925,000	\$168
PROFESSIONAL OFFICE	502 W FLETCHER AVE	TAMPA	33612	0.32	1985	2,691	\$425,000	\$158
PROFESSIONAL OFFICE	1317 W BUSCH BLVD	TAMPA	33612	0.15	1954	1,747	\$210,000	\$120
PROFESSIONAL OFFICE	4020 W CAYUGA ST	TAMPA	33614	0.18	1959	1,501	\$250,000	\$167
PROFESSIONAL OFFICE	3419 SAINT JOHN ST	TAMPA	33607	0.11	1947	1,230	\$220,000	\$179
PROFESSIONAL OFFICE	1025 WESTLAND AVE	TAMPA	33606	0.15	2004	1,650	\$550,000	\$333
PROFESSIONAL OFFICE	606 S BOULEVARD	TAMPA	33606	0.46	1953	5,016	\$1,720,000	\$343
PROFESSIONAL OFFICE	2420 MISSISSIPPI AVE	TAMPA	33629	0.62	1986	7,111	\$3,420,000	\$481
PROFESSIONAL OFFICE	11210 N 30TH ST	TAMPA	33612	0.67	1971	4,137	\$650,000	\$157
PROFESSIONAL OFFICE	5101 E HILLSBOROUGH AVE	TAMPA	33610	2.38	1953	30,877	\$531,600	\$17
PROFESSIONAL OFFICE	114 S 12TH ST	TAMPA	33602	0.14	1953	6,782	\$2,700,000	\$398
PROFESSIONAL OFFICE	13113 VAIL RIDGE DR	RIVERVIEW	33579-	0.07	2007	3,448	\$435,000	\$126
PROFESSIONAL OFFICE	4734 N ALEXANDER ST	PLANT CITY	33565	2.43	1954	2,864	\$180,000	\$63

\$20,504,200



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

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