

Sold Office Buildings

Property Address	Property City	Asking Price	Sale Price	Sale Date	Building SF	Price Per SF	Land Area SF	Actual Cap Rate	Year Built	Zoning
3500 Hollywood Blvd	Hollywood	\$1,030,000	\$999,999	4/21/2020	4,249	\$235.35	7,840		1965	O-2
4835 Hollywood Blvd	Hollywood		\$820,000	4/16/2020	4,003	\$204.85	13,503	6.20	1963	OM
3810 Hollywood Blvd	Hollywood	\$419,000	\$400,000	4/15/2020	1,500	\$266.67	13,939		1983	
2450 Hollywood Blvd	Hollywood		\$175,000	3/24/2020	730	\$239.73	33,976		1973	C-1
2944 Trivium Cir	Dania Beach	\$875,000	\$765,000	3/4/2020	3,200	\$239.06	226,512		2008	C-3
711-715 SE 1st Ave	Hallandale Beach		\$1,300,000	3/3/2020	4,000	\$325.00	16,740		2001	B-G
20810-20818 W Dixie Hwy	Miami	\$645,000	\$610,000	2/12/2020	1,500	\$406.67			2000	BU-1
2655 Hollywood Blvd	Hollywood	\$1,716,000	\$1,716,000	1/27/2020	5,825	\$294.59	29,620	6.50	1962	C-2, Hollywood
5100 Hollywood Blvd	Hollywood	\$1,250,000	\$980,000	12/27/2019	4,500	\$217.78	16,988	9.23	1969	OM, Hollywood
1025-1055 S Federal Hwy	Hollywood		\$1,500,000	12/10/2019	5,444	\$275.53			1973	OM
5641 Orange Dr	Davie	\$720,000	\$652,500	11/28/2019	3,000	\$217.50	9,147	7.12	1971	RAC-ND2
5827 Johnson St	Hollywood	\$260,000	\$205,000	11/27/2019	1,100	\$186.36	5,227		1952	C-3
111-117 S 17th Ave	Hollywood	\$1,200,000	\$1,150,000	11/25/2019	7,400	\$155.41	17,541	7.48	1962	RMTCRA-27
2206 Hollywood Blvd	Hollywood	\$999,000	\$920,000	10/18/2019	3,700	\$248.65	8,080		2001	C-2
5980 SW 40th Ave	Fort Lauderdale		\$730,000	10/17/2019	3,274	\$222.97	10,018		1972	C-2
1915 Harrison St	Hollywood	\$1,900,000	\$1,650,000	8/1/2019	6,015	\$274.31	3,049		2007	CCC-1
3860-3862 Sheridan St	Hollywood		\$650,000	7/31/2019	2,667	\$243.72	26,136		1984	Commercial Offc
3872-3876 Sheridan St	Hollywood		\$857,000	7/9/2019	2,739	\$312.89	8,712		1985	O-1

Average Price/SF \$253.72

**COMPARABLE GRID
SMALL OFFICE BLDGS
PRIMARY EMPHASIS**

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COMPARABLE SALE GRID PRIMARY EMPHASIS OFFICE BLDGS.

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Property Address	Property City	Property Type	Asking Price	Sale Price	Sale Date	Size	Price Per SF	Price Per SF Land	Zoning
101 SW Ct	Dania Beach	Office	\$1,200,000			6,193	\$193.77		
3300 N 28th Ter	Hollywood	Office	\$3,750,000	\$3,625,000	09/13/19	15,109	\$239.92	62.10	IM-1
2699 Stirling Rd	Fort Lauderdale	Office		\$270,000	09/04/19	1,900	\$142.11		O-2
220 SW 16th St	Dania Beach	Office	\$299,925	\$259,000	08/29/19	1,764	\$146.83	146.83	RO
2055 Lee St	Hollywood	Office	\$1,999,000	\$1,600,000	08/26/19	20,000	\$80.00	80.00	IM-1
5595 Orange Dr	Fort Lauderdale	Office	\$374,999	\$355,000	08/26/19	2,296	\$154.62		
1720 Harrison St	Hollywood	Office		\$222,600	08/23/19	1,343	\$165.75		YC-B58, Hollywood
5337 Pembroke Rd	Hollywood	Office		\$300,000	08/15/19	969	\$309.60	60.17	C-3
1915 Harrison St	Hollywood	Office	\$1,900,000	\$1,650,000	08/01/19	6,015	\$274.31	541.16	CCC-1
1911 Harrison St	Hollywood	Office		\$450,000	08/01/19	2,075	\$216.87	138.46	CCC-1
3860-3862 Sheridan St	Hollywood	Office		\$650,000	07/31/19	2,667	\$243.72		Commercial Offc
800 SE 4th Ave	Hallandale Beach	Office		\$1,103,900	07/30/19	3,184	\$346.70		Office
1800 N 20th Ave	Hollywood	Office	\$399,000	\$370,000	07/10/19	2,835	\$130.51	114.84	IM-1
3872-3876 Sheridan St	Hollywood	Office		\$857,000	07/09/19	2,739	\$312.89		O-1
2450 Hollywood Blvd	Hollywood	Office	\$279,000	\$255,000	06/28/19	1,100	\$231.82		C-1
4906 Pembroke Rd	Hollywood	Office		\$120,000	06/21/19	700	\$171.43	40.66	B-3
3911 Hollywood Blvd	Hollywood	Office	\$2,750,000	\$2,450,000	05/31/19	21,519	\$113.85	101.03	O-1, Hollywood
6161 Washington St	Hollywood	Office	\$219,000	\$215,000	05/29/19	1,210	\$177.69	34.16	O-1
1835 Taft St	Hollywood	Office		\$430,000	04/30/19	1,331	\$323.07	53.56	RM-18
1500 N Dixie Hwy	Hollywood	Office		\$485,000	04/29/19	1,800	\$269.44	32.75	
20900 NE 30th Ave	Aventura	Office		\$600,000	04/15/19	1,079	\$556.07		9500 Office Park District
711-713 S 21st Ave	Hollywood	Office		\$500,000	02/22/19	3,111	\$160.72	92.61	CN-3
2450 Hollywood Blvd	Hollywood	Office	\$210,500	\$200,000	02/12/19	950	\$210.53		C-1
5700 Griffin Rd	Davie	Office		\$6,292,079	02/11/19	30,000	\$209.74	209.74	B-1
3864 Sheridan St	Hollywood	Office	\$1,000,000	\$975,000	01/31/19	4,033	\$241.76	175.01	O-1
121 S 61st Ter	Hollywood	Office		\$785,100	01/24/19	2,424	\$323.89	121.51	SR7CCD-CC
6241 Pembroke Rd	Miramar	Office		\$450,000	01/03/19	4,423	\$101.74	46.96	C-3
1109 N Federal Hwy	Hollywood	Office		\$650,000	12/21/18	5,801	\$112.05	33.22	c-2
2451 N 59th Ter	Hollywood	Office		\$430,000	11/30/18	1,864	\$230.69	57.33	O-1
5615 Dawson St	Hollywood	Office		\$74,183	11/30/18	600	\$123.64	14.14	IM-2
6260 Johnson St	Hollywood	Office	\$350,000	\$311,000	11/13/18	1,400	\$222.14	222.14	C-5
4060 Sheridan St	Hollywood	Office		\$560,000	11/05/18	1,800	\$311.11		O-1
6448 Pembroke Rd	Miramar	Office	\$475,000	\$446,000	11/01/18	2,444	\$182.49	73.14	B-2
4060 Sheridan St	Hollywood	Office		\$400,000	10/03/18	1,369	\$292.18		O-1
2206 Hollywood Blvd	Hollywood	Office	\$999,000	\$999,000		3,700	\$270.00	123.64	C-2
420 S Dixie Hwy	Hallandale Beach	Office	\$960,000	\$960,000		5,922	\$162.11	157.43	Transit Core
2820 NE 214th St	Aventura	Office	\$833,382	\$833,382		1,518	\$549.00		

\$230.86