

2019-2020 STATE OF DOWNTOWN REPORT

APPENDIX A:

2019-2020 NOTABLE COMMERCIAL BUILDING SALES

Source: Duval County Property Appraiser

Property	Buyer	Sale Date	Sale Price	Square Feet	Cost Per SF
841 Prudential Dr.	ShareMD	2020 Q1	\$67,000,000	495,000	\$135.35
100 W Bay St.	VyStar Credit Union	2019 Q1	\$5,000,000	72,792	\$68.69
701 W. Adams St.	Community First	2020 Q1	\$4,600,000	32,300	\$142.41
233 W Duval St.	PEP10 LLC	2019 Q3	\$3,700,000	133,889	\$27.63
817 Clay St.	Laurvell Florida LLC	2019 Q1	\$2,040,000	6,864	\$297.20
128 West Adams St.	Lotus Commercial USA	2020 Q1	\$1,320,000	56,198	\$23.49
101 E Adams St.	East Adams Holdings LLC	2019 Q1	\$1,200,000	12,909	\$92.96
54 May St.	2018 Leila Jax LLC	2019 Q3	\$1,093,600		
10 N Newnan St.	10 N Newnan LLC	2019 Q2	\$915,000	10,363	\$88.29
170 N. Hogan St.	Ash Properties	2019 Q4	\$900,000	18,405	\$48.90
411 E Monroe St.	444 East Duval LLC	2019 Q1	\$810,000	23,715	\$34.16
231 E Adams St.	Davis Real Estate Holdings LLC	2019 Q2	\$517,000	5,736	\$90.13
245 E Adams St.	245 East Adams LLC	2019 Q1	\$450,000	7,366	\$61.09
525 W Beaver St.	Viti Ryan R Et Al	2019 Q4	\$350,000	4,175	\$83.83
505 N Liberty St.	GM 1 Partnership	2019 Q1	\$260,100	12,802	\$20.32
211 Liberty St.	Hoose Homes and Investments LLC	2019 Q1	\$235,000	2,730	\$86.08
334 E Duval St.	Weldon Law Group Office LLC	2019 Q3	\$220,000	3,740	\$58.82
806 W Adams St.	5355 Shawland Road LLC	2019 Q2	\$220,000		
Total			\$93,430,700	898,984SF+	

2019-2020 SIGNIFICANT OFFICE LEASE TRANSACTIONS

Source: CBRE Group, Inc., Colliers International Northeast Florida & Cushman & Wakefield, JLL

Tenant	Property	Lease Date	Square Feet
Gatehouse Media	1 Independent Dr.	2019 Q3	30,176
Riverside Business Center	501 Riverside Ave.	2019 Q1	25,442
Smith, Hulsey & Busey	1 Independent Dr.	2019 Q1	22,944
SunTrust Bank	50 N. Laura St.	2019 Q4	18,215
Live Oak Contracting	100 N. Laura St.	2019 Q1	13,949
Morgan & Morgan	76 S. Laura St.	2019 Q2	9,123
Total			119,849

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