

Tampa Bay Commercial Real Estate Update



The Dikman Company Inc.
Licensed Estate Broker
Commercial/Industrial Real Estate Services

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City of Tampa Promotes Green Projects



The City of Tampa is adding perks to promote

environmentally sustainable construction. Building officials are reducing the permitting process for developers of green projects by three to five days. This policy only applies to building permits; it does not apply to rezoning, variances or amending the comprehensive land plan. City Council is considering the timeframe as to how long it will take to

amend the comp plan or rezone property. Rebates for LEED-certified buildings are also being considered. Mayor Pam Iorio announced in April that buildings larger than 5,000 square feet constructed by the city will adhere to LEED standards. The Mayor wants to become a certified green government by 2010.

Industrial's New Image

Long gone are the old dirty factories; no longer are there box warehouses. Today's industrial real estate is a product that demands consideration for its simplicity of management and its functionality.

Trending from smaller distribution centers around the country in the early 1990s to larger distribution centers in strategic locations, this swing has allowed developers to build higher square footage single-tenant facilities yielding advantages that were once applied only to multi-tenant facilities. With a growing demand for single

tenant properties, the spread over multi-tenant comparables has narrowed.

The investment boom in acquiring industrial properties is in part due to more distribution centers being constructed. Investors are searching for assets that they can hold long term and they are turning to industrial because the buildings tend to stay functional and attractive longer than retail. Retail, office buildings and hotel styles change. Industrial tenants are less particular about aesthetics compared to retail or office.

With regulations softening and with better ways of assessing environmental risks, today's industrial product presents very little environmental concern as these warehouses are only points of stop-overs for finished goods or products on their way to a manufacturing facility.

Special points of interest:

- CITY OF TAMPA PROMOTES GREEN PROJECTS
- INDUSTRIAL'S NEW IMAGE
- THE DIKMAN COMPANY
- THE DIKMAN COMPANY'S RECENT TRANSACTIONS

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Services Offered

Leasing
Brokerage
Property Management
Tenant Representation
Investment Counseling
Asset Analysis

The Dikman Company has been providing clients throughout Florida with a full range of commercial real estate services since 1983.

Each Dikman Company client assignment-large or small-is personally supervised by company CEO Bob Dikman, who serves as the primary client contact and assumes final responsibility for successful completion of each project.

The close, continuing hands-on involvement by one of Tampa Bay's acknowledged commercial/industrial real estate experts, is backed by a carefully selected, experienced, and extremely competent support team.

The result is highly professional service that is fast, responsive, creative, and cost effective, while achieving – or, surpassing – each client's goals.

Another result of this uniquely personalized, professional service approach is a history of long-term client relationships that have enabled The Dikman Company to experience continuing growth and diversification since 1983.

The Dikman Company Transactions Recent Transactions

Doug Belden, Hillsborough County Tax Collector exercised the option to renew their 12,330 SF lease with **Pinebrooke TIC**, located at 2211 North Falkenburg Road in Tampa for an additional 5 years. The Lessor was represented by **Bob Dikman**.

Panattoni Development Co., LLC signed a 10 year lease for 4,872 SF with the **US Department of Defense** at 1413 Tech Blvd. **Bob Dikman** represented the Landlord in this transaction.

Ben Dikman negotiated a 5 year lease for 2,500 SF lease between **Metropolitan Life Insurance Company and Progressive Flooring Services** at the Tampa Distribution Center located at 4924 Distribution Drive in Tampa. **Ben Dikman** represented the tenant.

Olympic Case Co. renewed their 22,513 SF lease with **Mark 60, TE LLC** at 2604 Tampa E Blvd for an additional year. **Bob Dikman** negotiated the renewal on behalf of the Landlord.

Dale Owens, Inc. assumed **Galloway's** 7,500 SF lease at 2604 Tampa E Blvd. **Bob Dikman** represented the Landlord, **Mark 60, LLC**.

Tek-Source USA, Inc. signed a 3 year lease for 1,904 SF at the Interstate Business Park located at 8402 Laurel Fair. **Ben Dikman** negotiated the lease on behalf of the Landlord, **Interstate Business Park, LLC**.

James E. Albertelli, P.A. was represented by **Ben Dikman** in signing a 30 month sublease for 12,487 SF sublease located at the Westshore Corporate Center with **Lennar Homes, LLC**.