

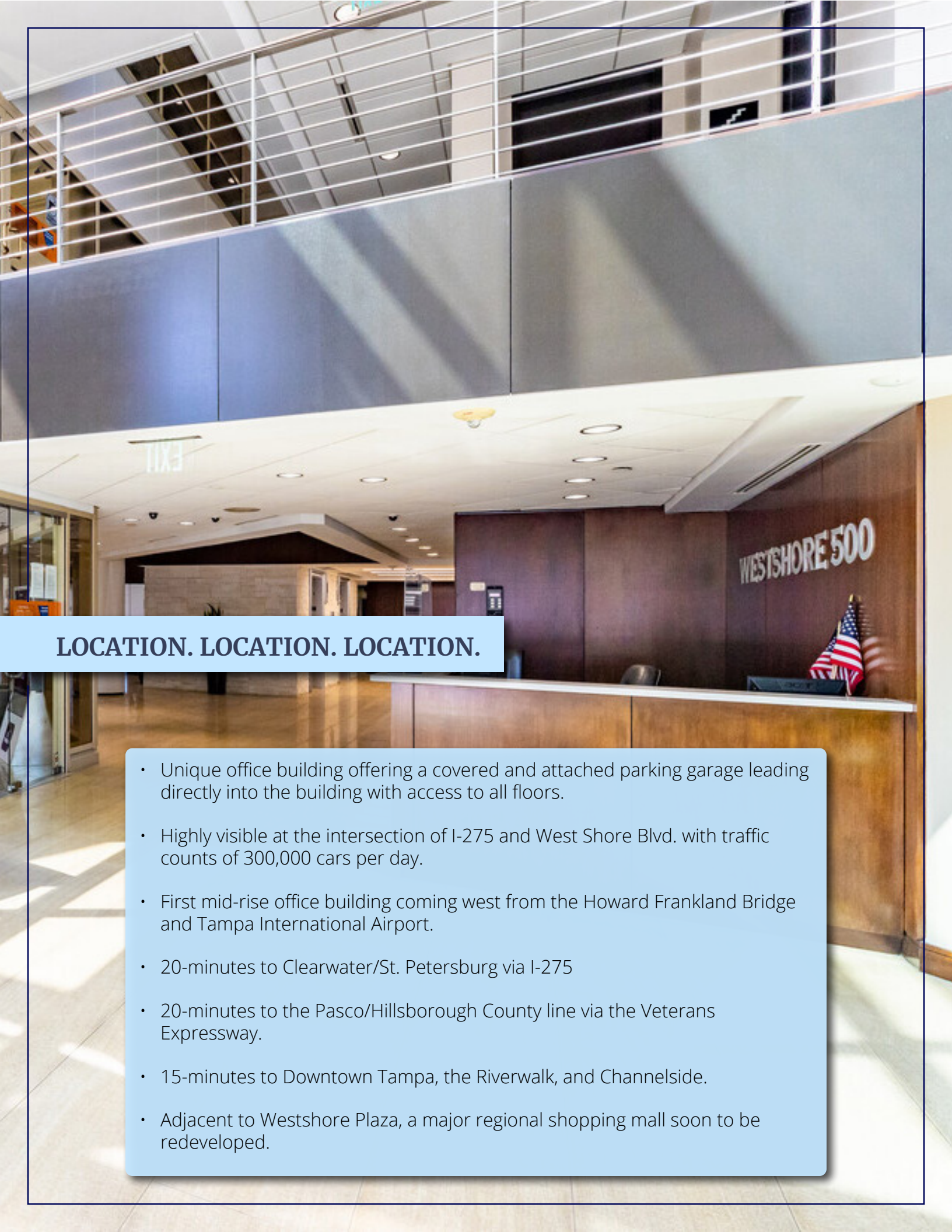


For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL



Colliers



LOCATION. LOCATION. LOCATION.

- Unique office building offering a covered and attached parking garage leading directly into the building with access to all floors.
- Highly visible at the intersection of I-275 and West Shore Blvd. with traffic counts of 300,000 cars per day.
- First mid-rise office building coming west from the Howard Frankland Bridge and Tampa International Airport.
- 20-minutes to Clearwater/St. Petersburg via I-275
- 20-minutes to the Pasco/Hillsborough County line via the Veterans Expressway.
- 15-minutes to Downtown Tampa, the Riverwalk, and Channelside.
- Adjacent to Westshore Plaza, a major regional shopping mall soon to be redeveloped.

OFFICE SPACE AVAILABILITY

Westshore 500
500 N. West Shore Blvd.
Tampa, FL 33609

Suite 425 | 2,148 RSF

[CLICK FOR SPACE PLAN](#)

Contact:
Claire Calton
Office Services
claire.calton@westshore.com

Gringer Gelsheimer
Sales Executive
gringer.gelsheimer@westshore.com

- Suite 425
- 4th Floor
- 2,148 SF
- Available Sept. 1, 2025

Westshore 500
500 N. West Shore Blvd.
Tampa, FL 33609

Suite 820 | 4,251 RSF | Available February 2026
Westerly views with double door elevator lobby entrance

[CLICK FOR SPACE PLAN](#)

Contact:
Claire Calton
Office Services
claire.calton@westshore.com

Gringer Gelsheimer
Sales Executive
gringer.gelsheimer@westshore.com

- Suite 820
- 8th Floor
- 4,251 SF
- Available February 2026
- Westerly Views with double door elevator lobby entrance

Westshore 500
500 N. West Shore Blvd.
Tampa, FL 33609

Suite 435 | 12,200 RSF

[CLICK FOR SPACE PLAN](#)

Contact:
Claire Calton
Office Services
claire.calton@westshore.com

Gringer Gelsheimer
Sales Executive
gringer.gelsheimer@westshore.com

- Suite 435
- 4th Floor
- 12,200 SF
- Available Sept. 1, 2025
- Great Westerly Views!

Westshore 500
500 N. West Shore Blvd.
Tampa, FL 33609

Suite 450 | 1,596 RSF

[CLICK FOR SPACE PLAN](#)

Contact:
Claire Calton
Office Services
claire.calton@westshore.com

Gringer Gelsheimer
Sales Executive
gringer.gelsheimer@westshore.com

- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous with Suite 455 for 3,549 SF
- Add Suite 435 and we can provide 15,749 SF

Westshore 500
500 N. West Shore Blvd.
Tampa, FL 33609

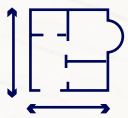
Suite 605 | 2,676 RSF

[CLICK FOR SPACE PLAN](#)

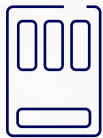
Contact:
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Office Services
claire.calton@westshore.com

Gringer Gelsheimer
Sales Executive
gringer.gelsheimer@westshore.com

- Suite 605
- 6th Floor
- 2,676 SF
- Available Now
- Great Westerly Views!



Highly efficient floor plans for small to mid-size tenants



Truist Bank, ATM & drive-thru located on property



Walk to retail shops & restaurants

CLASS A OFFICE AMENITIES



24-hour access

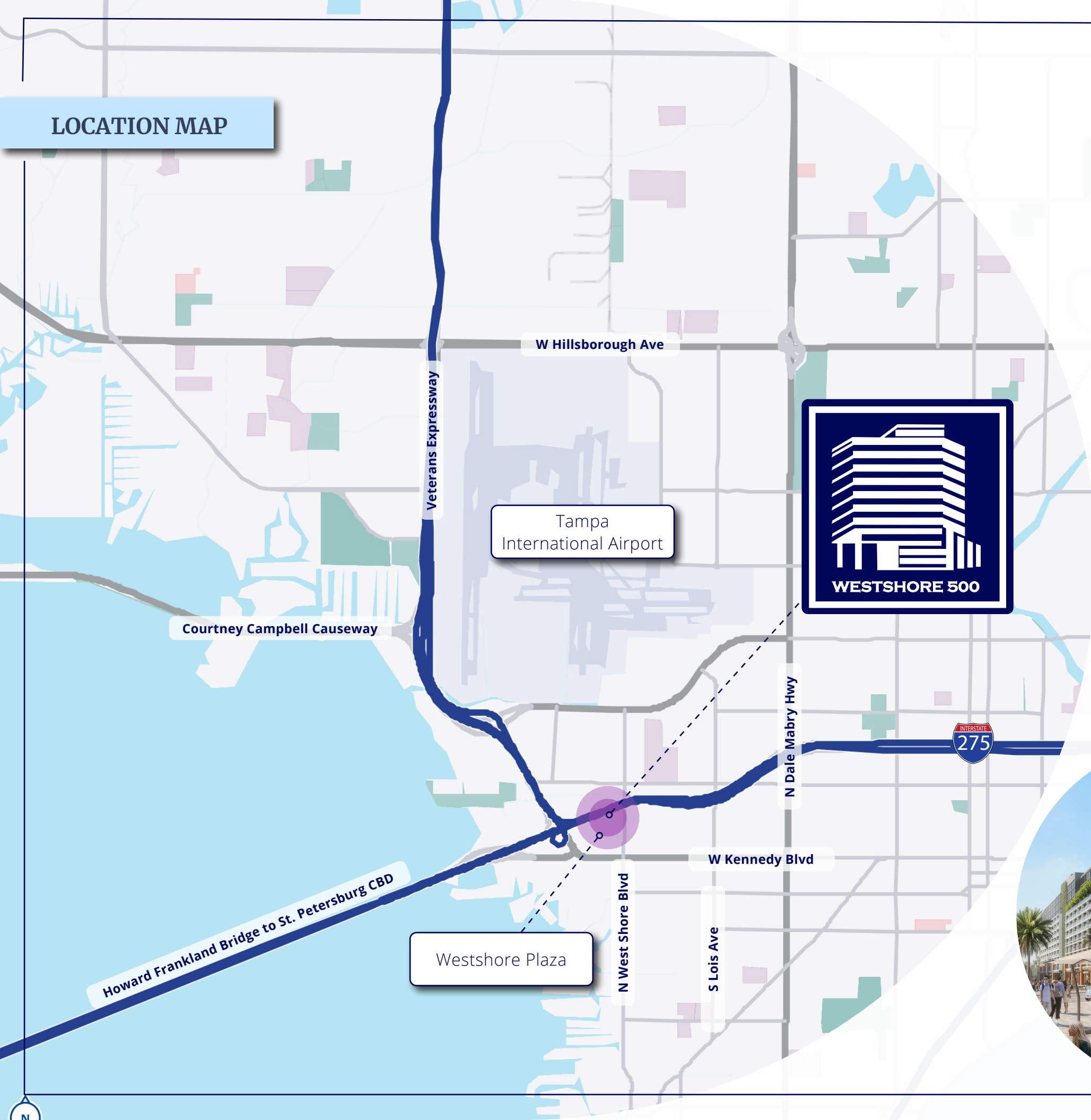


Ample parking



Coming Soon!
Common area conference room

LOCATION MAP



WESTSHORE PLAZA REDEVELOPMENT

Westshore Plaza to undergo a significant transformation into a 3.5 million square-foot mixed-use development!

The redevelopment will boast a high walkability factor, with pedestrian-friendly pathways, amenities, and proximity to shops.

- 908,831 SF Retail
- 133,119 SF Restaurant
- 380,000 SF Office
- 77,357 SF Recreational
- 120,000 SF Medical
- 2,000 Residences



SURROUNDING RETAIL



WESTSHORE KEY MARKET STATISTICS

Commercial Office Space: 15.3 M SF
 Employees: 100,000
 Restaurants: 250+
 Stores: 350+
 Residents: 15,000 - 14,000+ through 2045
 Students: 26,000
 Hotels: 45+
 Hotel Rooms: 8,300
 Retail: 6+ Million SF

TAMPA INTERNATIONAL PLAZA (2022)
 21,527,863 passengers

INTERNATIONAL PLAZA



INTERNATIONAL PLAZA AND BAY STREET MALL
 1.2 M SF Gross leasable area
 200+ Stores
 30+ Dining options
 6K Parking spaces
 293 Hotel rooms

INTERNATIONAL PLAZA
 NORDSTROM
 Neiman Marcus
 Dillard's
 ARHAUS
 RH
 Apple
 BIRCH LANE
 LOVESAC
 lululemon
 athletica
 CHANEL

43,000 AADT

WESTSHORE PLAZA REDEVELOPMENT
 901,831 square feet of retail
 380,000 square feet of professional office space
 120,000 square feet of medical office space
 1,765 multifamily residential units
 A 256,000 square foot hotel or motel
 133,119 square feet of restaurant space
 A 77,357 square foot recreational facility
 A Hillsborough Area Regional Transit Authority transfer bus station
 Macy's will remain

WESTSHORE PLAZA



WESTSHORE PLAZA
 MAGGIANO'S
 P.F. CHANG'S
 AMENDMENT XXI
 GRIMALDI'S
 Chick-fil-A
 Scrumptious
 BESITO
 KURA

WESTSHORE PLAZA
 Publix
 Colliers

TOWN SQUARE CENTER
 Starbucks
 Panera
 SoFresh

TOWN SQUARE CENTER
 petco
 US A BANK
 HAND & STONE

WALTER'S CROSSING
 NORDSTROM
 MATTRESS FIRM
 TARGET
 DSW
 PETSMART
 HomeGoods
 Burlington
 Total Wine
 UTA

37,000 AADT

LA FITNESS

MATTRESS FIRM

CHICK-FIL-A

WALGREENS

TRADER JOE'S

BAYCARE

VERIZON WIRELESS

WALGREENS

WALGREENS

WALGREENS

WALGREENS

WALGREENS

WALGREENS

WALGREENS

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WALGREENS

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WALGREENS

WALGREENS

Raymond James Stadium
 Capacity: 75,000

George M. Steinbrenner Field Ballpark
 Capacity: 10,000

Yankee's Spring Training Practice Fields

W. Columbus St.

Waffle House

30,500 AADT

Ashley

FLOOR DECOR

GameStop

UPS

Meat

SONIC

Starbucks

McDonald's

STAPLES

BEST BUY

Walmart

MacFarlane Park

210,000 AADT

MIDTOWN



MIDTOWN



HCA Florida South Tampa
 139 Beds



Miles

0 0.25 0.5

NEW DEVELOPMENT & UNDER CONSTRUCTION





For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL

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