

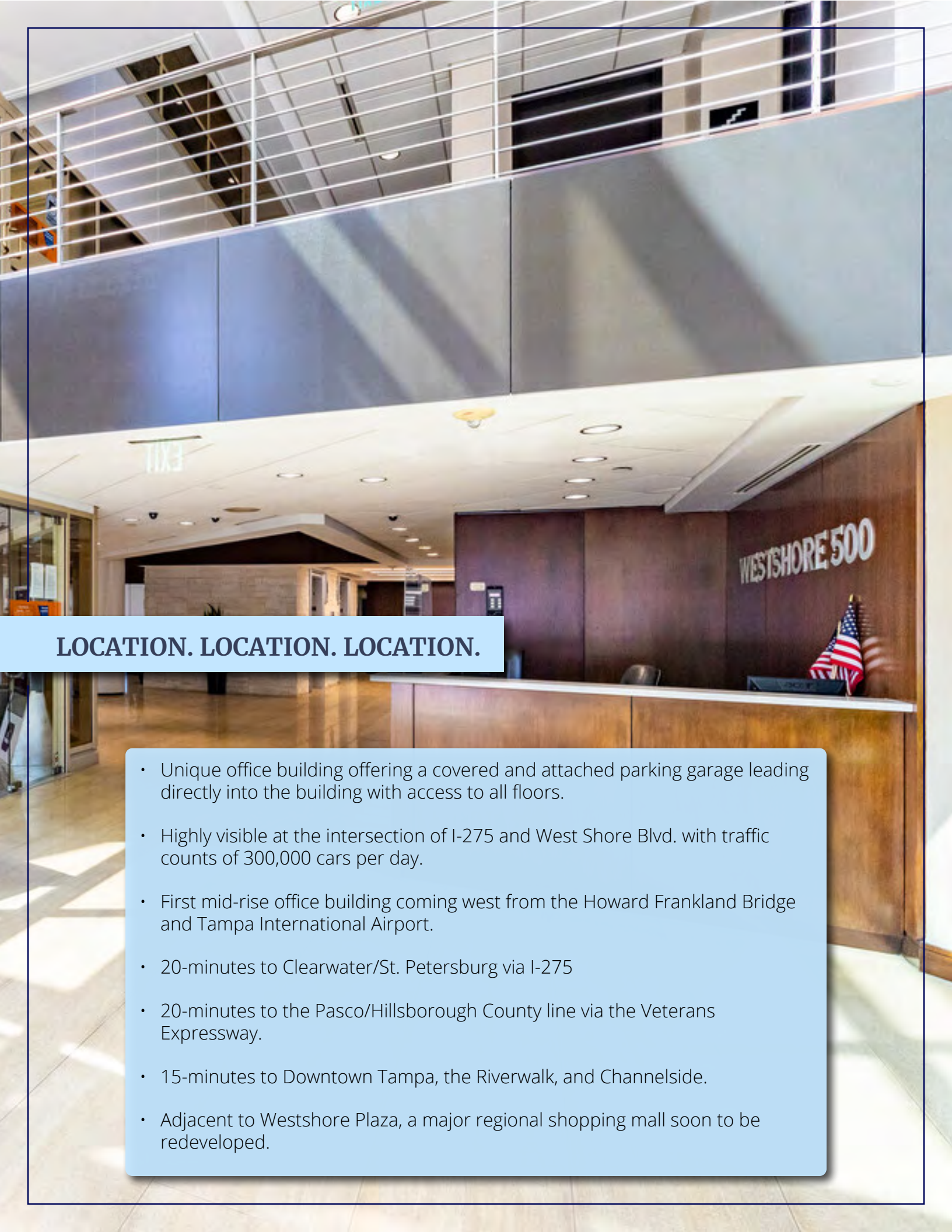


For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL



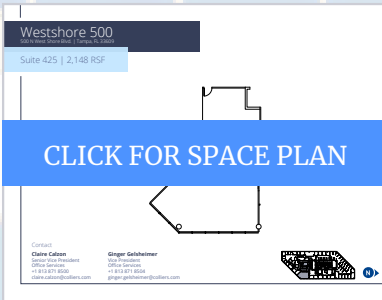
Colliers



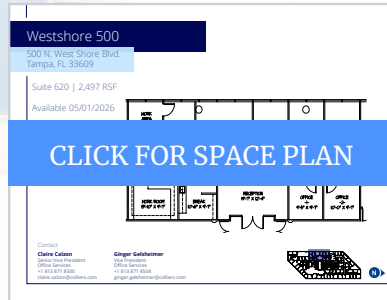
LOCATION. LOCATION. LOCATION.

- 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.

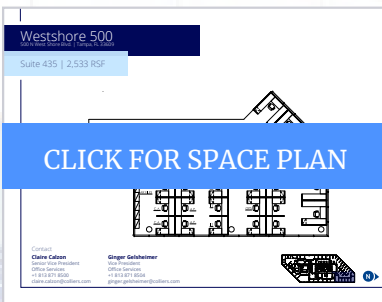
OFFICE SPACE AVAILABILITY



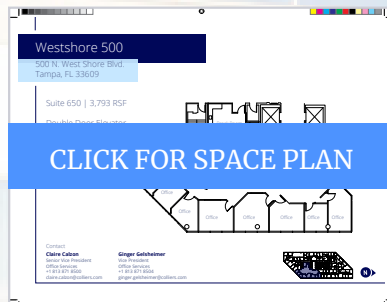
- Suite 425
- 4th Floor
- 2,148 SF



- Suite 620
- 6th Floor
- 2,497 SF
- Available 05/01/2026
- Great Westerly Views!



- Suite 435
- 4th Floor
- 2,533 SF



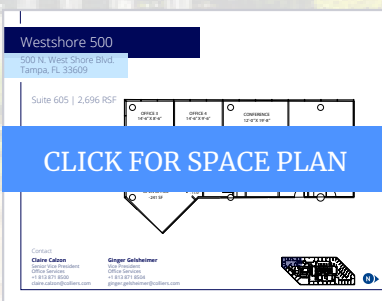
- Suite 650
- 6th Floor
- 3,793 SF
- Westerly Views with double door elevator lobby entrance



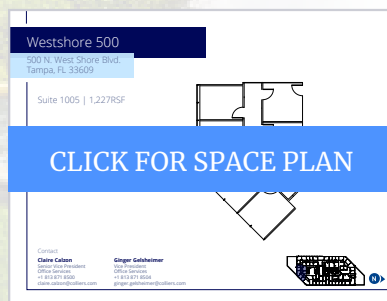
- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous to Suite 435 for 3,744 SF



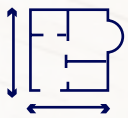
- Suite 820
- 8th Floor
- 4,251 SF
- Available February 2026
- Westerly Views with double door elevator lobby entrance



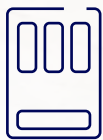
- Suite 605
- 6th Floor
- 2,696 SF
- Great Westerly Views!



- Suite 1001
- 10th Floor
- 1,297 SF
- 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

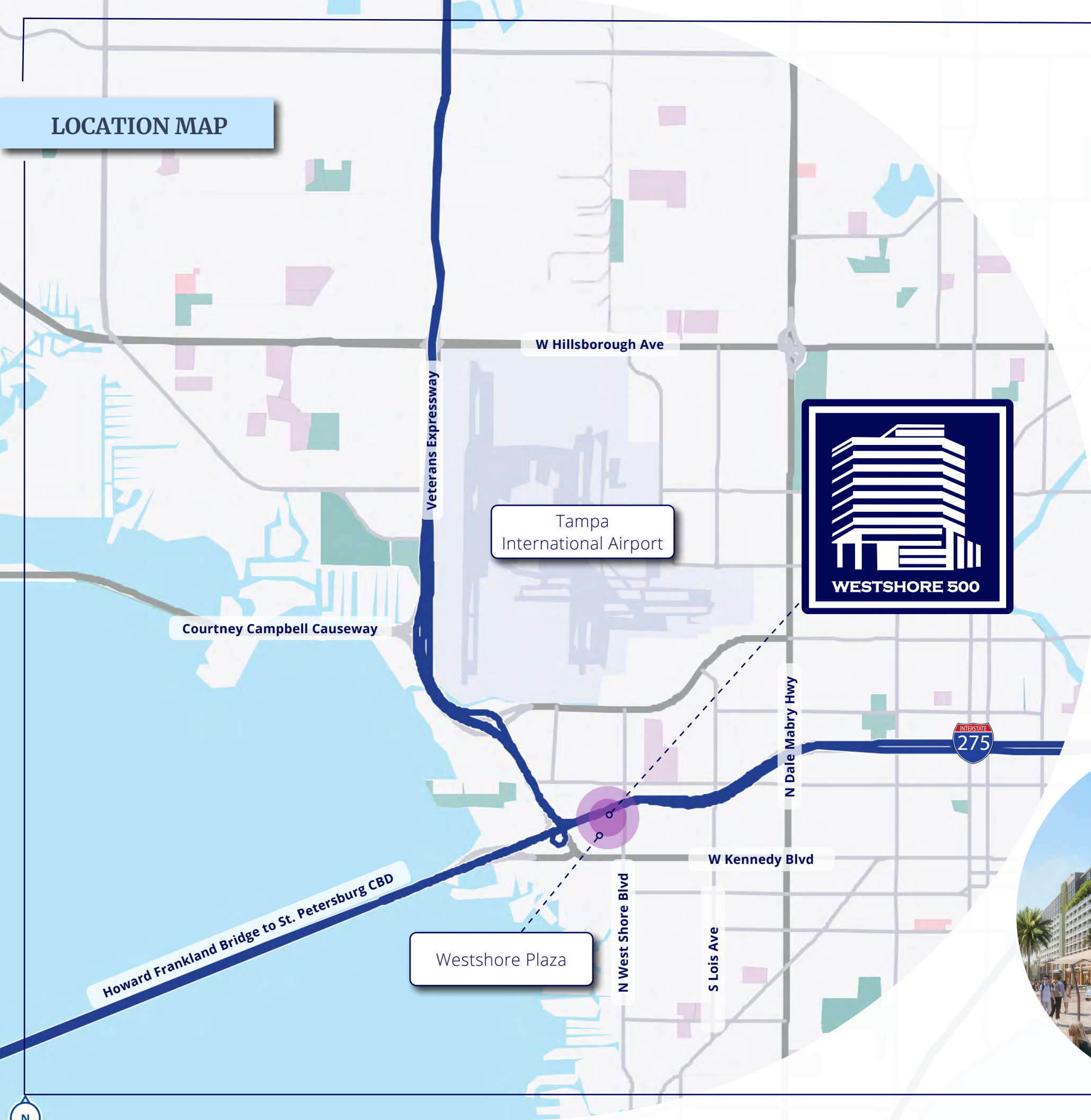


Ample parking



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



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



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



W. Spruce St.

The Container Store

43,000 AADT

134,500 AADT

60

Cypress Point Park

275

193,000 AADT

W. Cypress St.

15,700 AADT

201,500 AADT

Waffle House

37,000 AADT

W. Kennedy Blvd.

TOWN SQUARE CENTER

TOWN SQUARE CENTER

S. Westshore Blvd.

N. Lois Ave.

195,500 AADT

46,000 AADT

N. Dale Mabry Hwy.

59,000 AADT

Raymond James Stadium
Capacity: 75,000

George M. Steinbrenner Field Ballpark
Capacity: 10,000

Yankee's Spring Training Practice Fields

W. Columbus St.

30,500 AADT

Waffle House

Ashley

Floor Decor

GameStop

Meat

SONIC

Starbucks

McDonald's

STAPLES

BEST BUY

Walmart

MacFarlane Park

210,000 AADT

INTERSTATE 275

MIDTOWN



MIDTOWN



8,000 SF Food Hall
300 Seats

W. Kennedy Blvd.

HCA Florida South Tampa
139 Beds

N

Miles

0 0.25 0.5



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

NEW DEVELOPMENT & UNDER CONSTRUCTION



Airport Expansion

Phase I (Completed)
2.6 M SF rental car facility, 1.4 mile people mover, main terminal expansion

Phase II (Planned)
17 AC Office space, retail, hotel

Hyatt House
145-room Hotel

Novus Westshore
262 Apartments

Residential at Metwest
300 Residential Units

Society Westshore
375 Apartments

Women's Care Building
63,289 sq. ft Medical Office

1515 Westshore
2 Towers
346 Residential Units
7,000 sq. ft retail

Roland Park K-8 School
790 Students

Jefferson High School
1,813 Students

Skyview Plaza
138-room Cambria Hotel
130k SF Office

Midtown Tampa
19 AC, \$500,000,000 Development
390 Residential Units
100,000 sq. ft Retail
400,000 Office

Woodfield & Crescent
289 Residential Units
1,600 sq. ft Retail

Novel Beach Park
9-Story
289 Residential Units

Westshore Plaza (Redevelopment)
901,831 SF Retail
380,000 SF Office
120,000 SF Medical
1,765 Multifamily Units
256,000 SF hotel or motel
133,119 SF Restaurant Space
77,357 SF Recreational Facility
Hillsborough Area Regional Transit Authority transfer bus station
Macy's will remain



Westshore Key Market Statistics

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Hotels:	45+
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Retail:	6+ Million SF

- Complete 2018-2023
- Planned
- Under Construction



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CONTACT US | CLAIRE CALZON
Senior Vice President
+1 813 871 8500
claire.calzon@colliers.com

GINGER GELSHEIMER
Vice President
+1 813 871 88504
ginger.gelsheimer@colliers.com

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