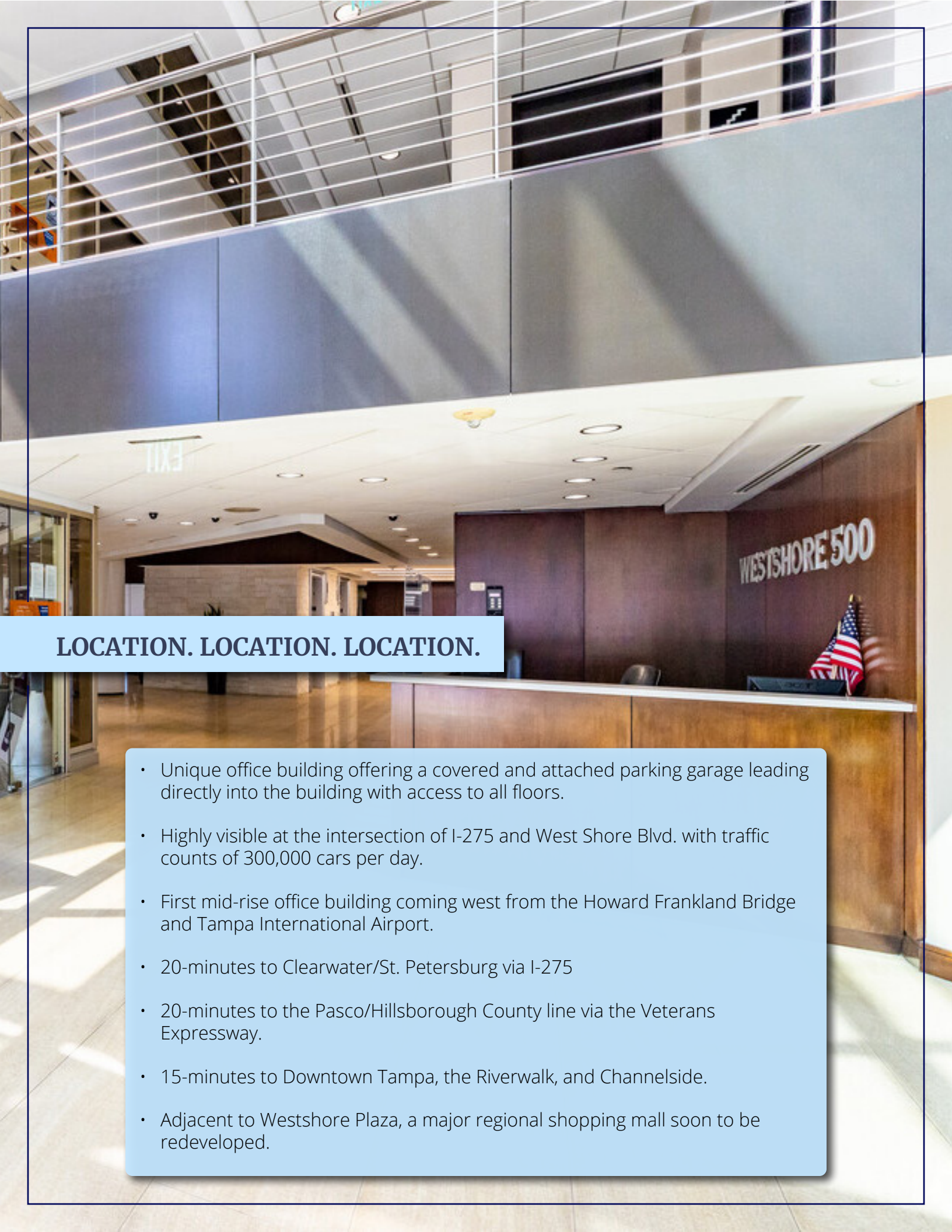


For Lease Class A, 10-Story Office Building

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 400
- 4th Floor
- 1,476 SF
- Contiguous with Suites 425 & 450 for up to 5,220 SF



- Suite 425
- 4th Floor
- 2,148 SF
- Contiguous with Suites 400 & 450 for up to 5,220 SF



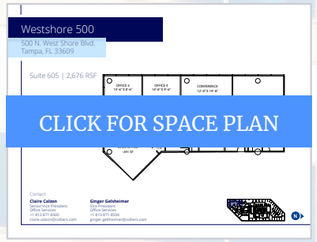
- Suite 435
- 4th Floor
- 2,533 SF



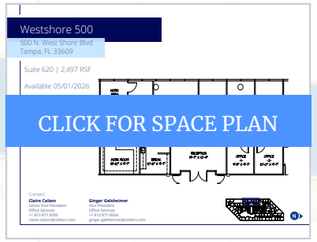
- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous with Suites 400 & 425 for up to 5,220 SF



- Suite 600
- 6th Floor
- 1,396 SF



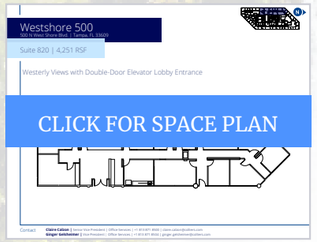
- Suite 605
- 6th Floor
- 2,676 SF
- Contiguous with Suite 620 for 5,173 RSF
- Great Westerly Views!



- Suite 620
- 6th Floor
- 2,497 SF
- Contiguous with Suite 605 for 5,173 RSF
- Great Westerly View
- Double door elevator lobby entrance



- Suite 650
- 6th Floor
- 3,793 SF
- Double door elevator lobby entrance



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



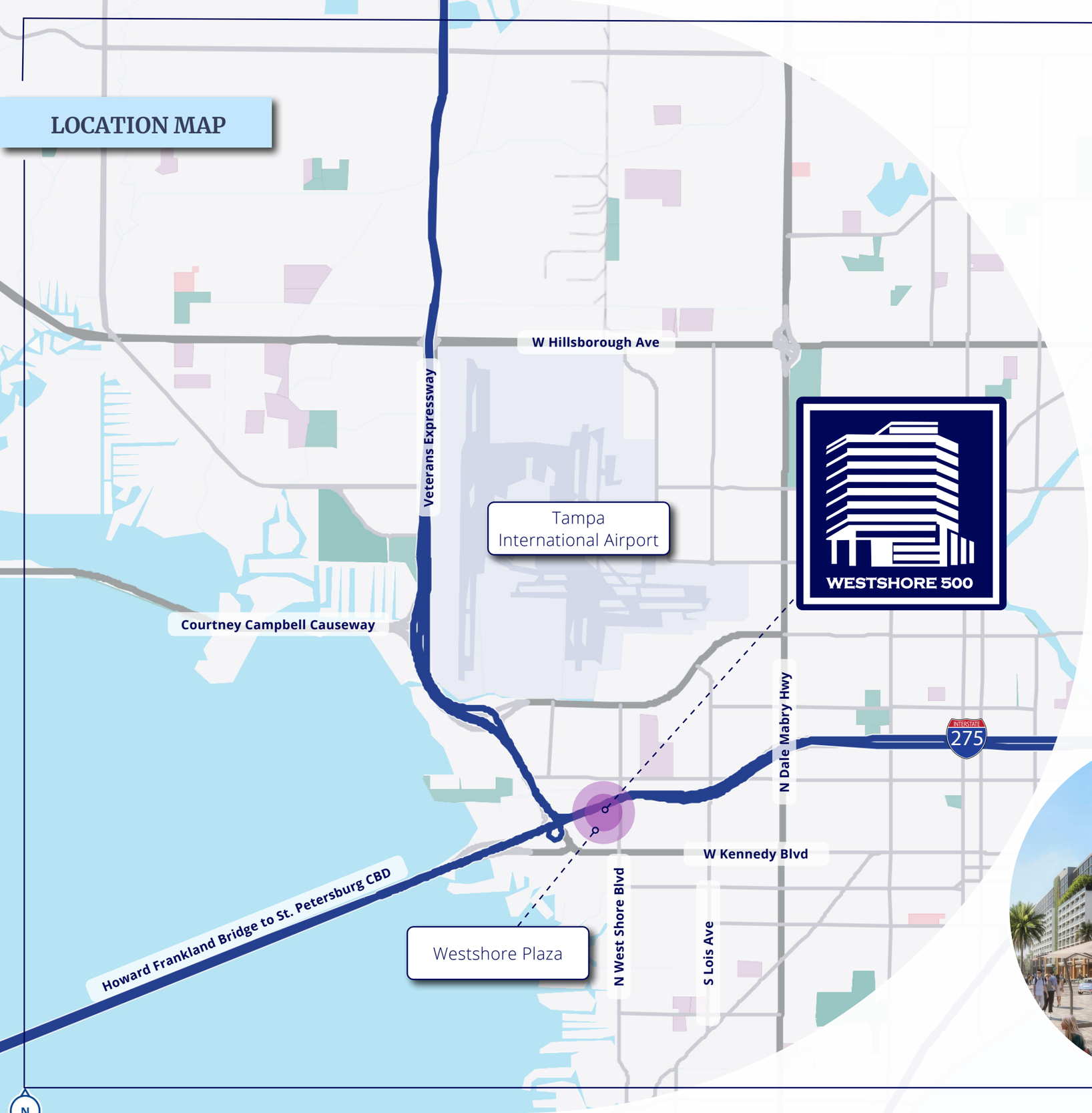
- Suite 1005
- 10th Floor
- 1,297 SF
- Brand new spec suite ready for occupancy!

- 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-feet mixed-use development!

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

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









SURROUNDING RETAIL

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

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
INTERNATIONAL PLAZA
Veteran's Expressway
Raymond James Stadium
Capacity: 75,000
George M. Steinbrenner Field Ballpark
Capacity: 10,000
59,000 AADT
Yankee's Spring Training Practice Fields
W. Columbus St.
30,500 AADT
WAFFLE HOUSE
43,000 AADT
W. Spruce St.
Roland Park K-8 School
803 Students
Jefferson High School
1,397 Students
WALTER'S CROSSING
Lincoln Gardens Park
MacFarlane Park
210,000 AADT
134,500 AADT
15,700 AADT
195,500 AADT
46,000 AADT
201,500 AADT
W. Cypress St.
Cypress Point Park
37,000 AADT
W. Kennedy Blvd.
193,000AADT
N. Dale Mabry Hwy.
S. Dale Mabry Hwy.
N. Lois Ave.
S. Westshore Blvd.
Henderson Blvd.
HCA Florida South Tampa 139 Beds
0 0.25 0.5 Miles

WESTSHORE 500

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

TOWN SQUARE CENTER

TOWN SQUARE CENTER

MIDTOWN

MIDTOWN
8,000 SF Food Hall
300 Seats

WESTSHORE DISTRICT
TAMPA BAY

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



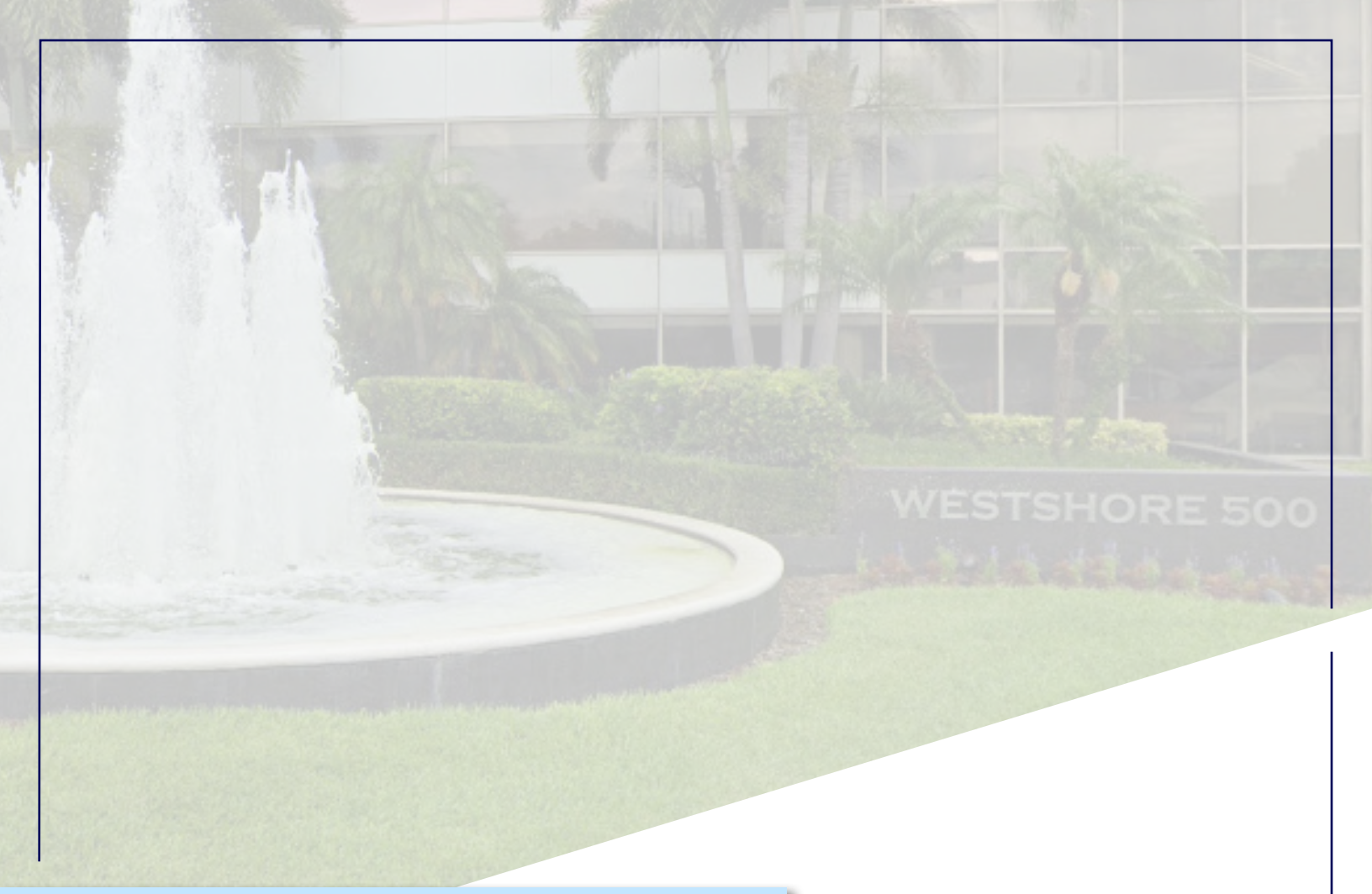
NEW DEVELOPMENT & UNDER CONSTRUCTION



WESTSHORE DISTRICT
TAMPA BAY

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



For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL

CONTACT US |

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

BETSY SHAFER
Associate Vice President
+1 813 871 8520
betsy.shafer@colliers.com

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