

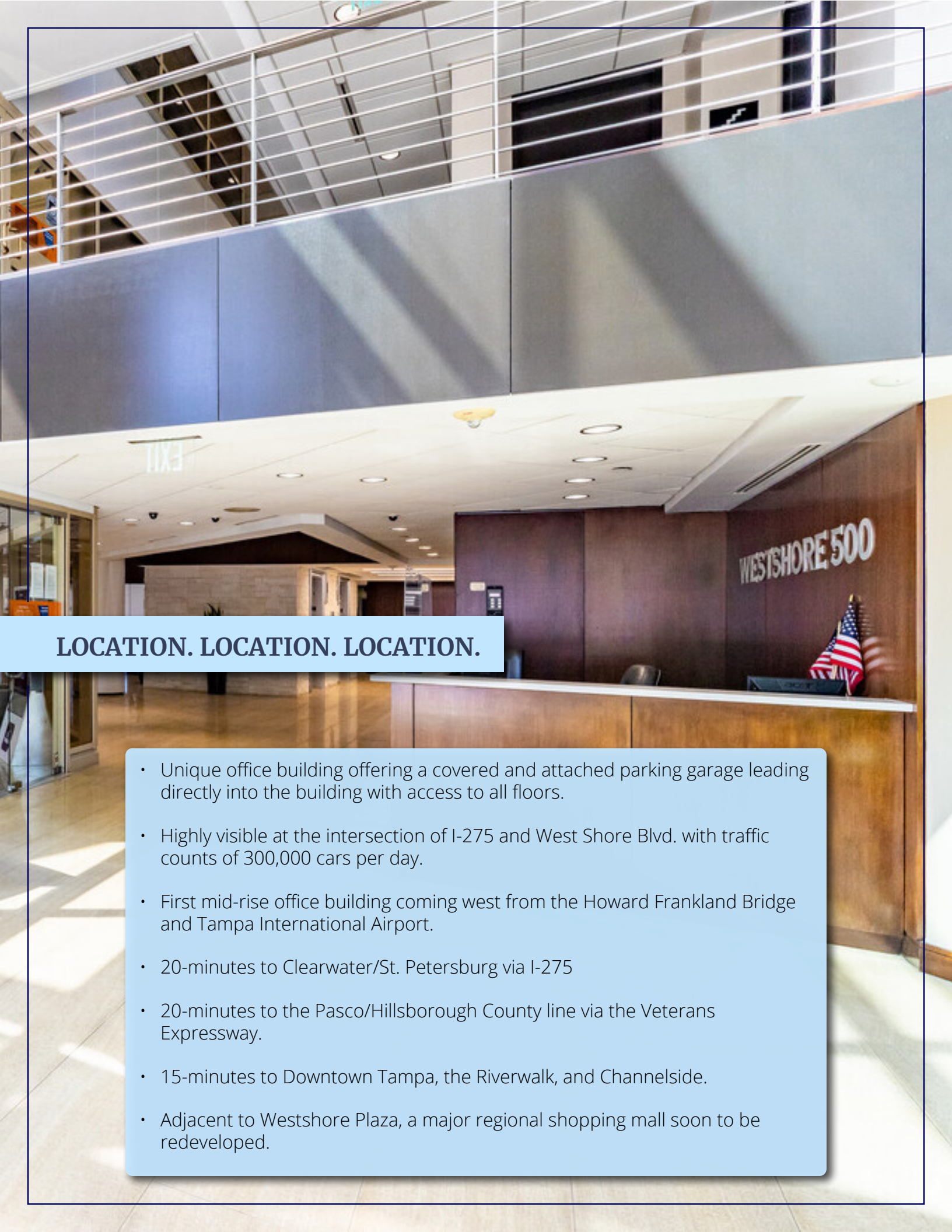


For Lease Class A, 10-Story Office Building

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
Suite 400 | 1,476 RSF

[CLICK FOR SPACE PLAN](#)

Contact: **Christa Calton**
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Gregor Gelsheimer
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- Suite 400
- 4th Floor
- 1,476 SF

Westshore 500
Suite 400 | 1,476 RSF

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

Westshore 500
Suite 435 | 2,533 RSF

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

Westshore 500
Suite 450 | 1,596 RSF

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

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

Suite 605 | 2,696 RSF

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

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

Suite 620 | 2,497 RSF
Available 05/01/2026

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

Westshore 500
Suite 650 | 3,793 RSF

Double Door Elevator Lobby Entrance

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

Westshore 500
Suite 820 | 4,251 RSF

Westerly Views with Double-Door Elevator Lobby Entrance

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

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

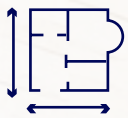
Suite 1005 | 1,297 RSF

[CLICK FOR SPACE PLAN](#)

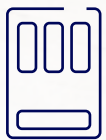
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- Suite 1005
- 10th Floor
- 1,297 SF
- Brand new spec suite ready for occupancy!



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

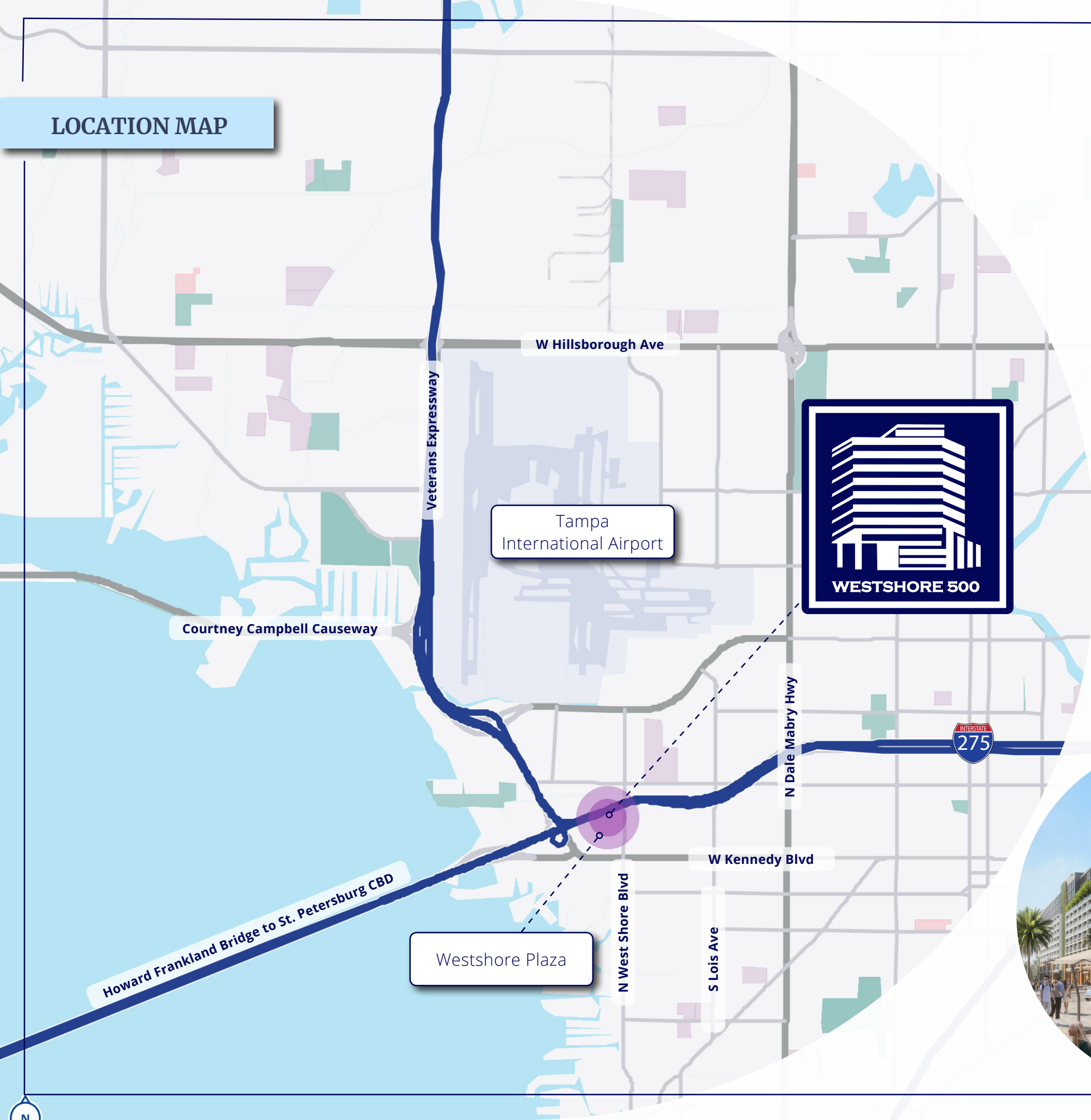


Ample parking



Coming Soon!
Common area conference room

LOCATION MAP



WESTSHORE PLAZA REDEVELOPMENT

Westshore Plaza to undergo a significant transformation into a 3.5 million square-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
- 380,000 SF Office
- 120,000 SF Medical
- 133,119 SF Restaurant
- 77,357 SF Recreational
- 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



43,000 AADT

W. Spruce St.

The Container Store



Roland Park K-8 School
 803 Students

Jefferson High School
 1,397 Students

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



Raymond James Stadium
 Capacity: 75,000

George M. Steinbrenner Field Ballpark
 Capacity: 10,000

Yankee's Spring Training Practice Fields

Waffle House

W. Columbus St.

30,500 AADT

W. Kennedy Blvd.

210,000 AADT

MacFarlane Park

W. Kennedy Blvd.

210,000 AADT

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MIDTOWN



MIDTOWN



MIDTOWN



MIDTOWN



MIDTOWN



HCA Florida South Tampa
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NEW DEVELOPMENT & UNDER CONSTRUCTION





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