

FOR LEASE

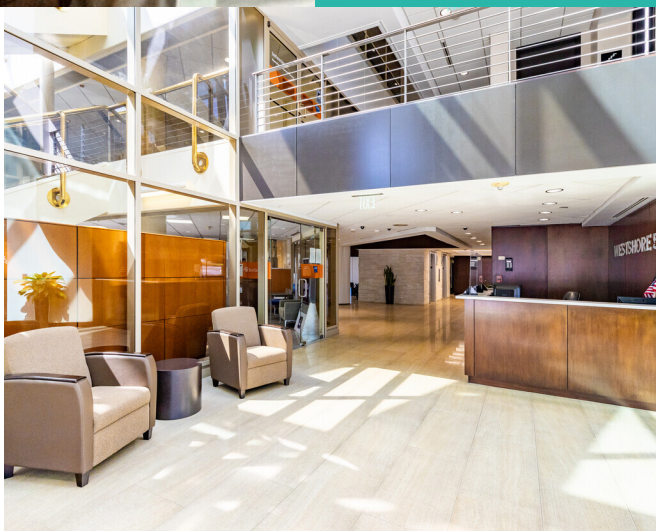
Class A, 10-Story Office Building





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 mall soon to be redeveloped



Availability

FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	NOTES
4	435	12,200	09/01/2025	Great westerly views!
4	455	1,953	09/01/2025	
6	605	2,599	Now	Great westerly views!
8	800	2,537	Now	Great westerly views!

Amenities

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

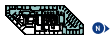
Suite 435 | 12,200 RSF



CLICK TO VIEW FLOOR PLAN

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

Suite 605 | 2,599 RSF



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

Suite 455 | 1,953 RSF



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

Suite 800 | 2,537 RSF
Available April 2024 - Great Westerly Views!



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Highly efficient floor plans
for small to mid-size tenants



Truist Bank, ATM & drive-
thru located on property



Walk to retail shops
& restaurants



24-hour access



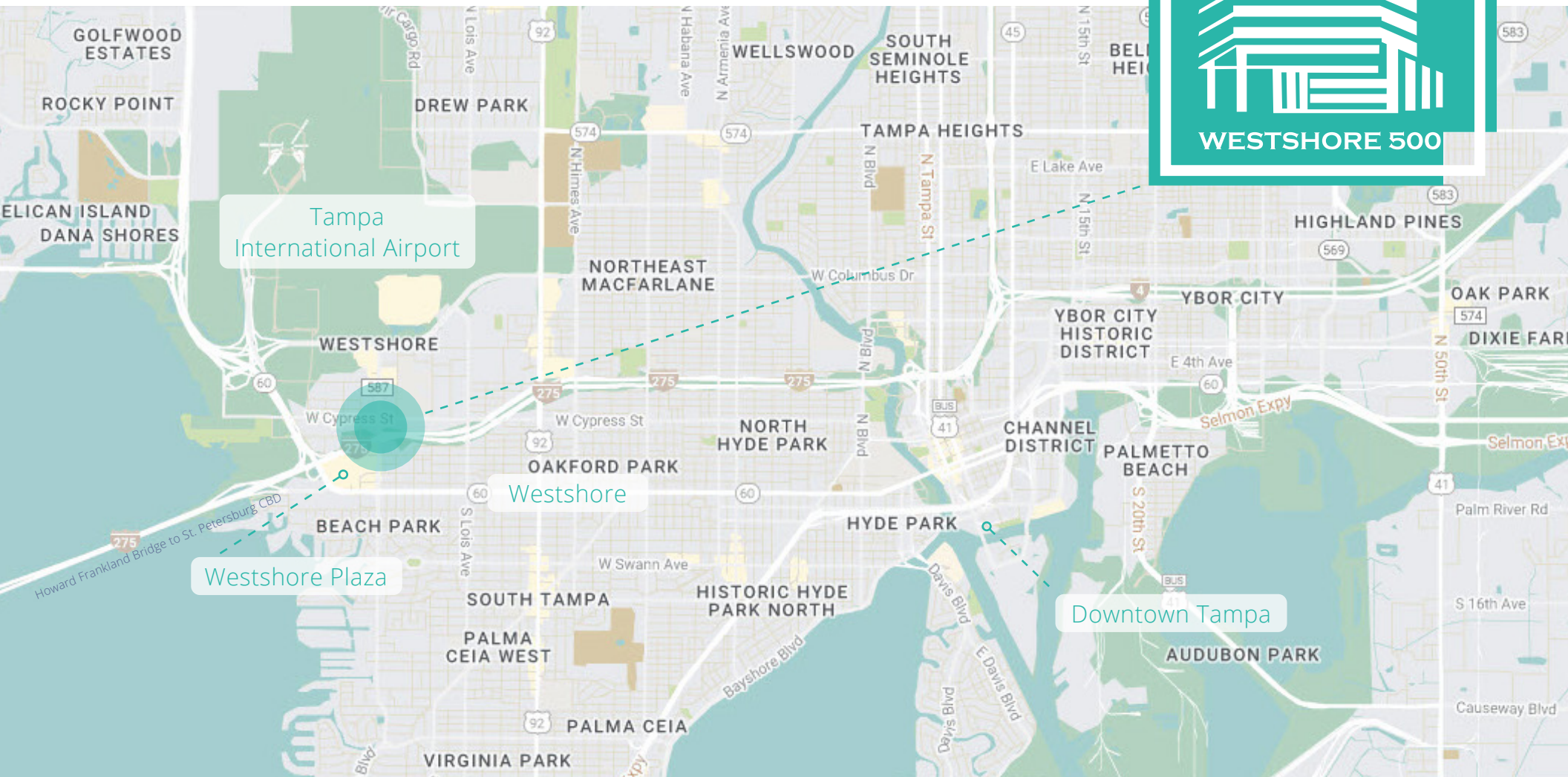
Ample parking



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 of Retail Space
- + 380,000 SF of Office Space
- + 120,000 SF of Medical Space
- + 133,119 SF of Restaurant Space
- + 77,357 SF of Recreational Space
- + 2,000 Residences



SURROUNDING RETAIL



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

INTERNATIONAL PLAZA
NORDSTROM
Neiman Marcus
Dillard's
RH
ARHAUS
Apple
LOVESAC
CHANEL

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

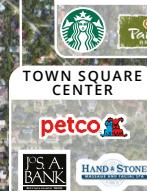
WESTSHORE PLAZA REDEVELOPMENT
901,831 square feet of retail
380,000 square feet of professional office space
120,000 square feet of medical office space
1,765 multifamily residential units
A 256,000 square foot hotel or motel
133,119 square feet of restaurant space
A 77,357 square foot recreational facility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

WESTSHORE PLAZA



WESTSHORE PLAZA
MAGGIANO'S
PF CHANG'S
AMENDMENT XXI
GRIMALDI'S
Chick-fil-A
Santitas
BESITO
KURA

TOWN SQUARE CENTER



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

Veteran's Expressway

60

43,000 AADT

134,500 AADT

W. Spruce St.

The Container Store



RUTH'S CRISP STEAK HOUSE

Roland Park K-8 School
803 Students

Jefferson High School
1,397 Students

UNION

FIRST WATCH

201,500 AADT

WAFLE HOUSE

DAVID'S BRIDAL

SUBWAY

TACO BELL

BURGER KING

MCDONALD'S

37,000 AADT

W. Kennedy Blvd.

N. Lois Ave.

S. Westshore Blvd.

Colliers

Public

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

LA Fitness

59,000 AADT

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NEW DEVELOPMENT & UNDER CONSTRUCTION



FOR LEASE

Class A, 10-Story Office Building



WESTSHORE 500



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