

OFFICE BUILDING

FOR SALE/LEASE



WESTSHORE CENTER OFFICE BUILDING

3707 W. Cherry Street

Tampa, FL 33607



727.639.3800 | www.rossrealtytampabay.com

EXCLUSIVELY MARKETED BY:

The Ross Realty Group, Inc.
Westshore Square – Bank of Tampa Bldg

4600 W Cypress Street, Suite 525

Tampa, FL 33607

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I. EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

The Ross Realty Group has been retained to represent the owners in the sale or lease of Westshore Center Office Building located at 3707 W Cherry St, Tampa, FL 33607. Since purchasing the building in 2020 the owners have spent over \$1.5 million in renovations with a new roof, HVAC, Duct work, ADA Restrooms, Class A Interior upgrades and LED



lighting. This property is ideally located in the Westshore Business District just East of N Dale Mabry Highway and offers a convenient drive to both Interstate 275, the Veterans Expressway, downtown Tampa and Tampa International Airport are just a few minutes' drive away.

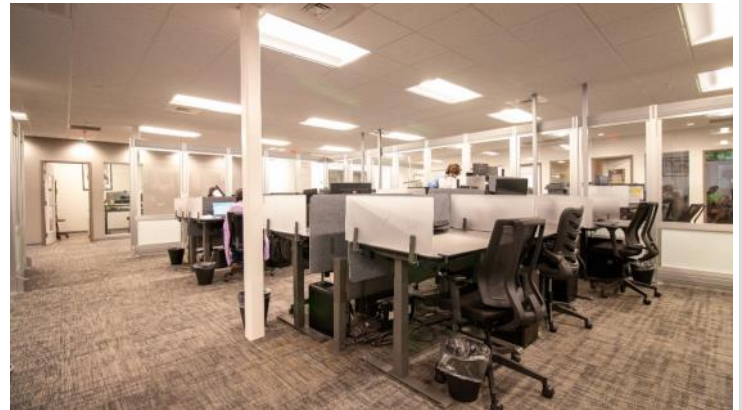
OFFERING OVERVIEW

Address	3707 W Cherry St, Tampa, FL 33607
Parcel ID	A-16-29-18-3JN-000005-00025.0
Building Size	21,781 SF
Year Built	1984 Remodeled 2024
Land Area	.78 Acres (MOL)
Jurisdiction	City of Tampa
Asking Lease Rate	\$20.00/SF NNN
Asking Sales Price	\$6,200,000.00



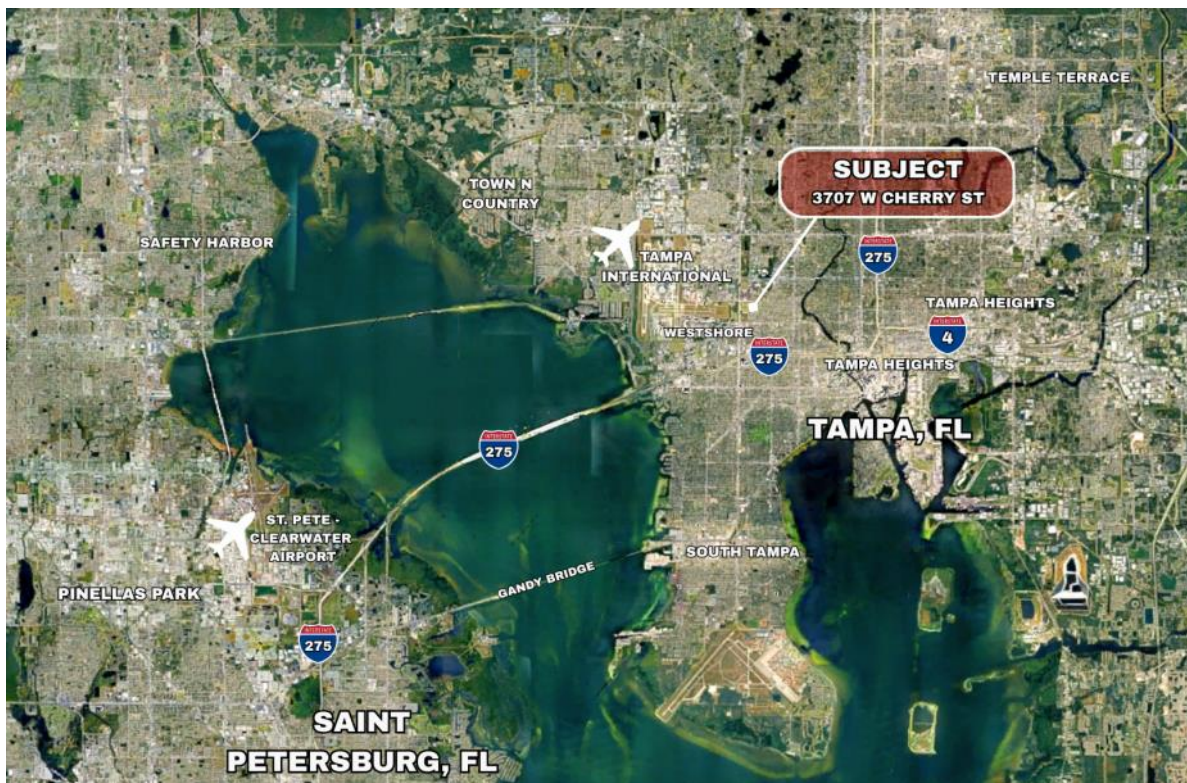
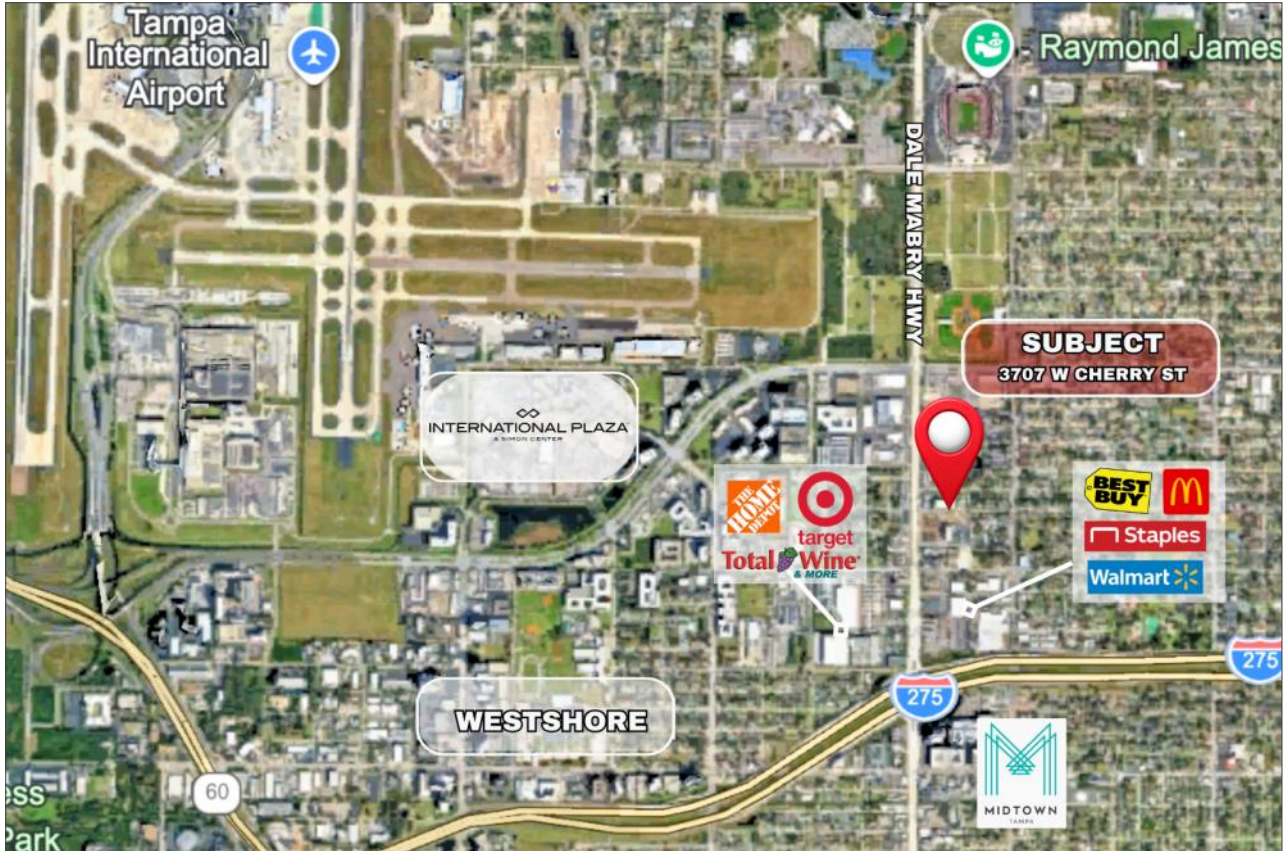
II. PROPERTY INFORMATION

Property Address:	3701 W Cherry Street Tampa, FL 33607
Location:	Located on Cherry Street just East of N Dale Mabry Hwy
Year Built:	1984 Remodeled 2024-25
Parking:	4.24/1,000 parking ratio—92 spaces (62 onsite, 30 cross parking with the adjacent Holiday inn just south of the property. 42 spaces under building, covered secure parking spaces included.
Zoning:	C-I (Commercial Intensive)
Frontage:	330 Feet on Cherry Street
Utility Service:	Electric: TECO Water: City of Tampa
Flood Zone:	Flood Zone - X
2025 Assessed Value:	\$3,329,800.00
2025 Real Estate Taxes:	\$66,150.12
Folio:	111850-000
PIN:	A-16-29-18-3JN-000005-00025.0
Lease Price:	\$20.00 SF NNN
Sales Price:	\$6,200,000.00



II. PROPERTY INFORMATION

LOCATION MAP



II. PROPERTY INFORMATION

SECOND FLOOR INTERIOR PHOTOS



ENTRANCE / STAIRWELL



TOP OF STAIRWELL



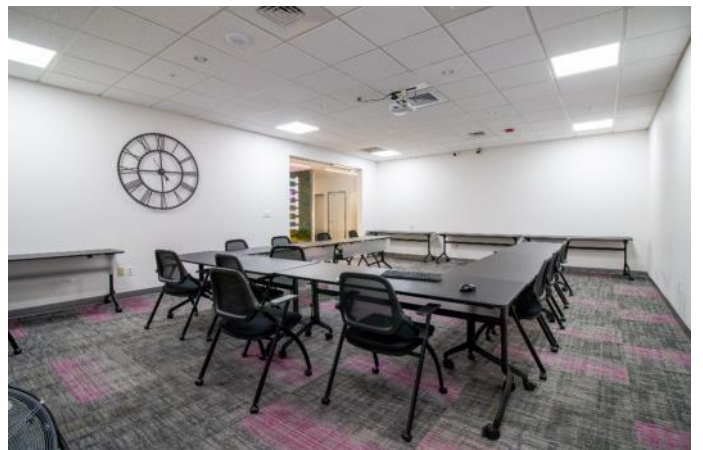
RECEPTION



EXECUTIVE OFFICE



BREAKROOM



CONFERENCE ROOM



II. PROPERTY INFORMATION

FIRST FLOOR INTERIOR PHOTOS



RUNWAY



DRESSING ROOM



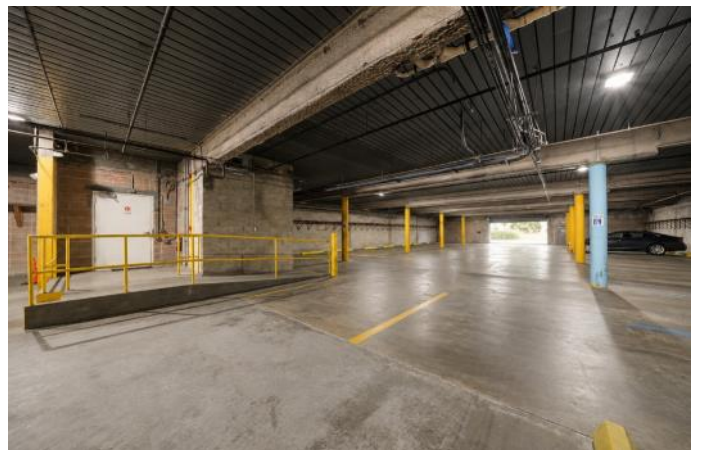
1ST FLOOR BREAK ROOM



COMPUTER ROOM



2ND FLOOR EXPANSION SPACE



UNDER BUILDING COVERED PARKING



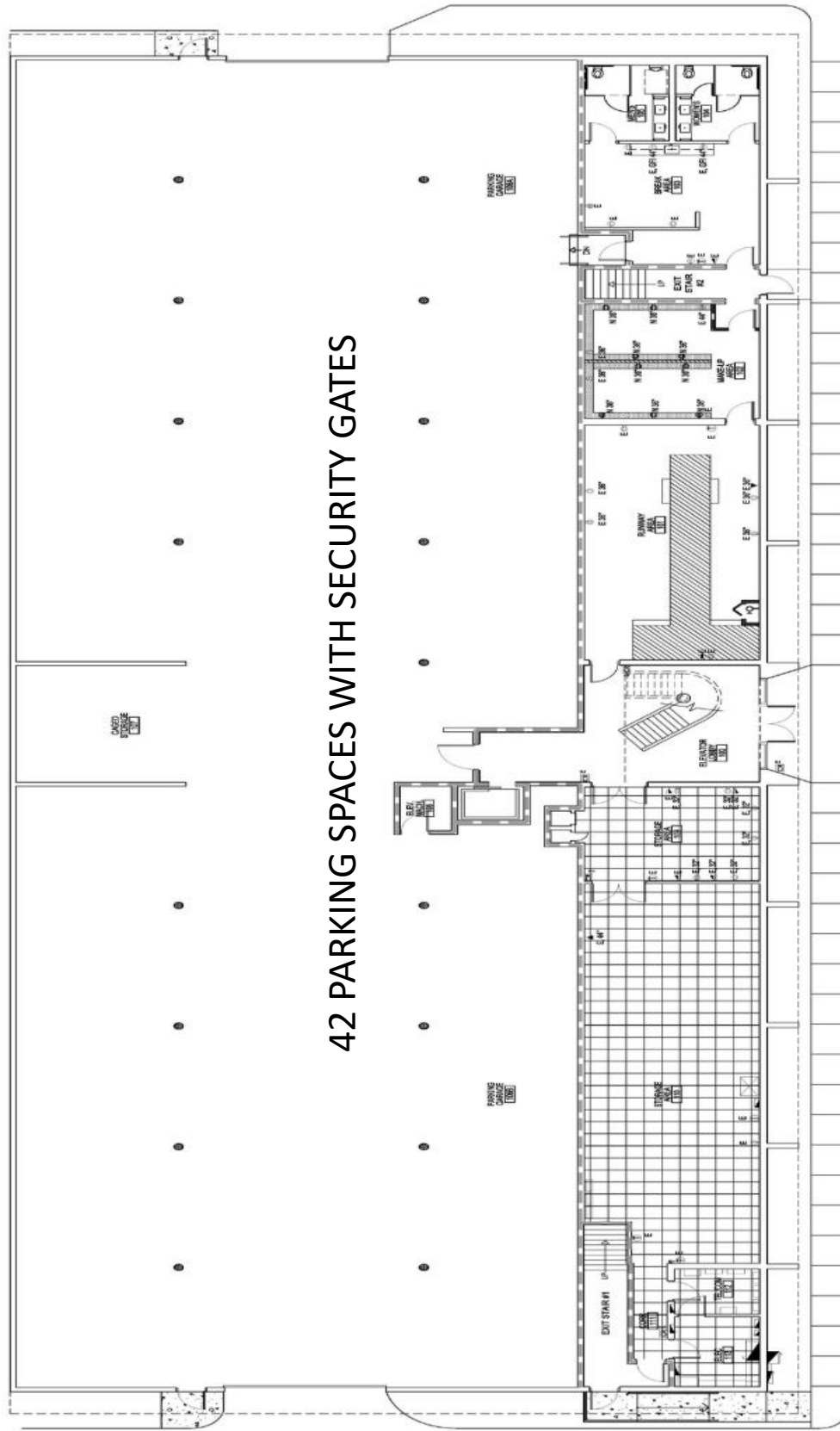
II. PROPERTY INFORMATION

AERIALS



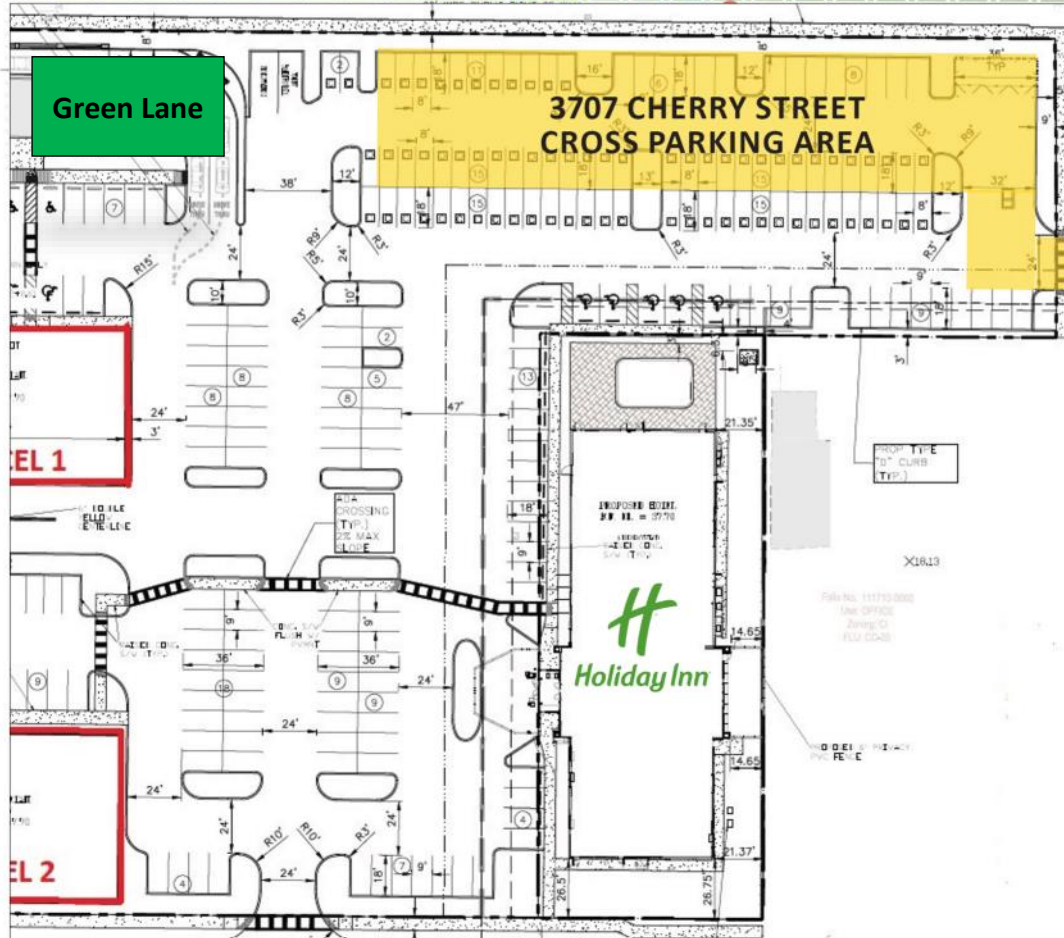
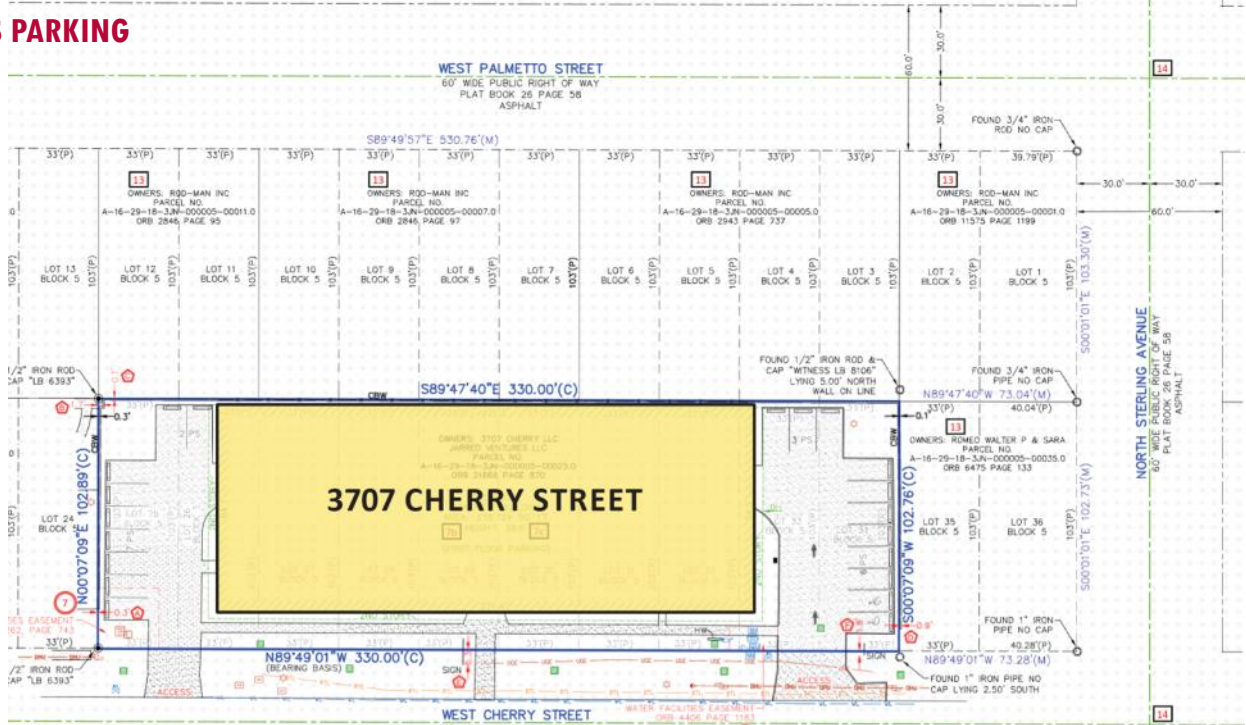
II. PROPERTY INFORMATION

Floor Plan | First Floor



III. SURVEY WITH CROSS PARKING

CROSS PARKING



IV. MARKET LEASE & SALES SUMMARY

SALES

We found 9 recent sales comparisons of which are owner occupant buildings similar to Westshore Center located in the Westshore Business District. The sale comps ranged from a low of \$219/SF to a high of \$562/SF with an average of \$298/SF. Note that the same building is listed in the comps that was purchased in September 2025 for \$256/SF and then flipped in November 2025 for \$298.53/SF which is basis for \$300/SF sales in Westshore. Please keep in mind there is very little office building inventory for sale in Hillsborough County especially in the Westshore market. Ownership on the following schedule projects an annual occupancy cost of \$20.00/SF with no appreciation.

LEASE

In the proforma Lease vs Own Analysis at a sales price of \$6,200,000 (\$285/SF) with a 70% LTV at 6.5% Interest Rate with 20-year amortization the annual debt service would be \$388,296. This would give an owners' cost per SF of \$546,908 or \$25.11/SF less the first year annual principal paydown of \$109,416 would reduce the owners' annual cost to \$437,492 or \$20.09/SF.

Leasing at \$31.50/SF Full Service has an annual cost of \$686,102.

The summary of six For Lease comps in the Westshore Business District in comparable buildings to Westshore Center are as follows:

- | | |
|---|---|
| 1. 2002 N Lois Ave Westwood Center
Rate: \$33.00/SF Full Service | 4. 3501 E Frontage Rd Concourse Center
Rate: \$31.00/SF Full Service |
| 2. 500 N Westshore Blvd Westshore 500
Rate: \$35.00 Full Service | 5. 2203 N Lois Ave Florida Blue Tower
Rate: \$32.50/SF Full Service |
| 3. 4350 W Cypress St Meridian One
Rate: \$35.00/SF Full Service | 6. 1 North Dale Mabry
Rate: \$35.00/SF NNN |

The lowest lease rate comps are \$31.00/SF Full Service with the highest rate at \$35.00/SF Full Service with the average lease rate comp at \$33.58/SF Full Service.



IV. LEASE VS. OWN ANALYSIS

PROFORMA LEASE VS. OWN ANALYSIS

Assumptions: Owner pays no rent, Mortgage - 70% LTV/20 Yr Amort/6.5% Int
Owner occupies 21,781 SF

PURCHASE PRICE:		\$6,200,000	\$285
TOTAL SF	21,781		
Owner	21,781	0.00	0
STABILIZED EXPENSES, OWNER:			
	\$	PSF	
Utilities	\$16,316	\$0.75	
Janitorial	\$15,000	\$0.69	
Management			
Lawn Pest Security	\$12,000	\$0.55	
Repairs & Maintenance	\$16,792	\$0.77	
Real Property Taxes	\$66,150	\$3.04	
Insurance	\$35,000	\$1.61	

* Per quote from Brown & Brown

Total Oper. Exp. 2026 Budget		\$7.40	\$161,258
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NET OPERATING INCOME:			(\$161,258)
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DEBT SERVICE:	\$4,340,000	\$32,358.00	\$388,296
6.50% Int - 20 yr Amort - 20 yr term			

CASH FLOW			(\$549,554)
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Owner's Cost \$PSF			(\$25.23) (1)
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Annual Principal Paydown (1st Year)			\$109,416
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OWNER'S ANNUAL COST			(\$440,138)
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Owner's Cost \$PSF			(\$20.21) (2)
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		No Property Appreciation	
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LEASE OFFICE SPACE	
BASE RENT (\$PSF Full Service)	\$31.50
	\$31.50

SPACE (SF)	21,781
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ANNUAL COST	(\$686,102)
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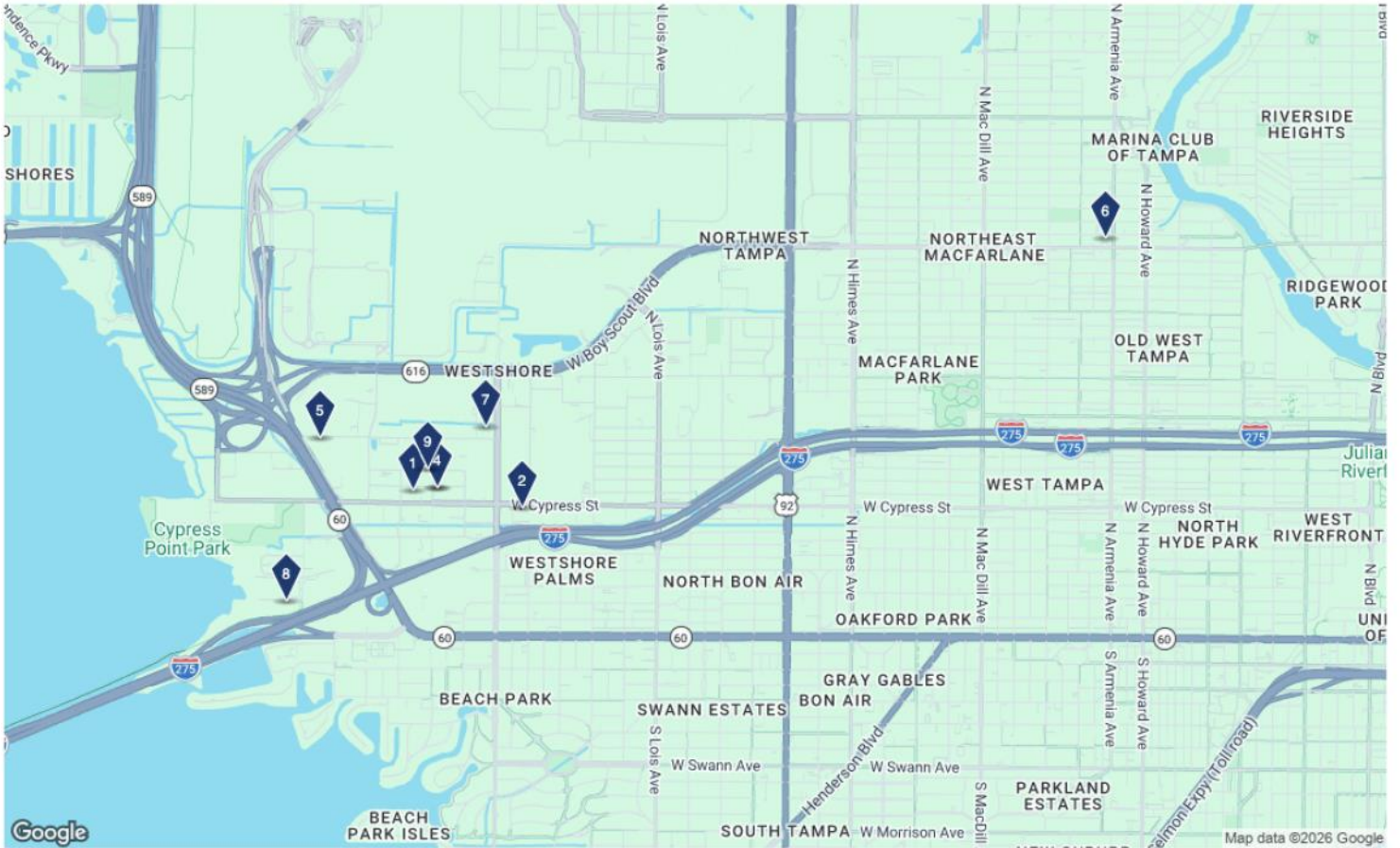
ANNUAL COST PSF	(\$31.50) GROSS
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(1) After debt service in year one for an owner occupant it would cost \$25.23/SF to occupy

(2) After factoring in principal paydown in Year 1 an owner occupant would have a negative cost of \$437,492 (\$20.21/SF) using above assumptions



SALE COMPS MAP & LIST REPORT



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,000,000	\$4,066,852	\$3,500,000	\$12,600,000
Sale Price Per SF	\$219	\$287	\$298	\$562
Cap Rate	-	-	-	-
Land Price Per AC	\$1,612,903	\$4,490,553	\$4,399,087	\$6,462,264
Property Attributes	Low	Average	Median	High
Building SF	3,908 SF	14,180 SF	8,192 SF	57,413 SF
Year Built	1953	1981	1979	2008
Stories	1	2	1	5
Typical Floor SF	3,908 SF	6,863 SF	5,321 SF	11,483 SF
% Leased At Sale	49.3%	89.9%	100%	100%
Star Rating	★☆☆☆☆ 2	★☆☆☆☆ 2.4	★☆☆☆☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	5041 W Cypress St Tampa, FL 33607	Office ★★★★☆	1970	8,192 SF (100%)	1/5/2026	\$4,600,000 (\$561.52/SF)	-
2	Westshore Square 4600 W Cypress St Tampa, FL 33607	Office ★★★★☆	1976	57,413 SF (49.3%)	11/6/2025	\$12,600,000 (\$219.46/SF)	-
3	4923 W Cypress St Tampa, FL 33607	Office ★★★★☆	1983	3,908 SF	11/14/2025	\$1,166,666 (\$298.53/SF)	-
4	4923 W Cypress St Tampa, FL 33607	Office ★★★★☆	1983	3,908 SF (100%)	9/4/2025	\$1,000,000 (\$255.89/SF)	-
5	Laurel Street Commerce Center... 5402 W Laurel St Tampa, FL 33607	Office Condo ★★★★☆	1975/2007	10,116 SF	6/23/2025	\$3,500,000 (\$345.99/SF)	-
6	2511 W Columbus Dr Tampa, FL 33607	Office ★★★★☆	1953	4,532 SF (100%)	6/12/2025	\$1,350,000 (\$297.88/SF)	-
7	Westshore Financial Center 4805 Laurel St W Tampa, FL 33607	Office ★★★★☆	1981	15,075 SF (100%)	4/9/2025	\$4,335,000 (\$287.56/SF)	-
8	Bldg 2 5540 W Executive Dr Tampa, FL 33609	Office ★★★★☆	2008	19,158 SF	2/20/2025	\$6,850,000 (\$357.55/SF)	-
9	5002 W Nassau St Tampa, FL 33607	Office ★★★★☆	1998	5,321 SF	12/27/2024	\$1,200,000 (\$225.52/SF)	-



5041 W Cypress St

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office

Sold	1/5/2026	Land Area	0.93 AC/40,511 SF
Sale Price	\$4,600,000 (\$561.52/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,192 SF (100%)	Sale Comp ID	7488904
Price Status	Confirmed	Parcel Numbers	A-17-29-18-3JV-000001-00172.0
Built	1970		



Type	Name	Location	Phone
Recorded Buyer	AMR Redux LLC	Tampa, FL 33606	-
True Buyer	Ferman Automotive Group	Tampa, FL 33606	(813) 945-4405
Recorded Seller	Crespo & Associates Pa	Tampa, FL 33607	-
True Seller	Crespo & Associates PA	Tampa, FL 33607	(813) 286-2520



4600 W Cypress St - Westshore Square

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office

Sold	11/6/2025	Land Area	2.61 AC/113,692 SF
Sale Price	\$12,600,000 (\$219.46/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	57,413 SF (49.3%)	Sale Comp ID	7398324
Price Status	Confirmed	Parcel Numbers	A-20-29-18-3KM-000000-00001
Built	1976		



Type	Name	Location	Phone
Recorded Buyer	EPG WESTSHORE SQUARE LLC	-	-
True Buyer	Eisenhower Property Group	Tampa, FL 33609	(813) 443-0809
Recorded Seller	Highwoods Properties, Inc.	Tampa, FL 33607	(813) 876-7000
True Seller	Highwoods Properties, Inc.	Tampa, FL 33607	(813) 876-7000



4923 W Cypress St

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office

Sold	11/14/2025	Land Area	0.62 AC/27,007 SF
Sale Price	\$1,166,666 (\$298.53/SF)	Sale Comp Status	Research Complete
RBA	3,908 SF	Sale Comp ID	7410001
Price Status	Confirmed	Parcel Numbers	A-17-29-18-3JV-000001-00155.0
Built	1983		



Type	Name	Location	Phone
Recorded Buyer	Primorpheus Holdings LLC	Zephyrhills, FL 33542	-
True Buyer	Victor Young	Tampa, FL 33610	(813) 895-9091
Recorded Seller	Vadhula Family LLC	Tampa, FL 33626	-
True Seller	Govindaraju Santosh	Tampa, FL 33607	(813) 936-5100



4923 W Cypress St

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office

Sold	9/4/2025	Land Area	0.62 AC/27,007 SF
Sale Price	\$1,000,000 (\$255.89/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	3,908 SF (100%)	Sale Comp ID	7324103
Price Status	Confirmed	Parcel Numbers	A-17-29-18-3JV-000001-00155.0
Built	1983		



Type	Name	Location	Phone
Recorded Buyer	Ddp Llc	-	-
Recorded Buyer	Vadhula Family Llc	-	-
Recorded Buyer	Sachdev Investments II LLC	-	-
True Buyer	Convergent Capital Partners	Tampa, FL 33607	(813) 936-5100
Recorded Seller	Plumbers & Pipefitters Local 123	Dover, FL 33527	(813) 636-0123
True Seller	Plumbers & Fitters Local Union No 123	Dover, FL 33527	(813) 636-0123



5402 W Laurel St - Laurel Street Commerce Center

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office Condo

Condo Unit	1-B, 1st Floor	Price Status	Confirmed
Sold	6/23/2025	Sale Comp Status	Research Complete
Condo Size	10,116 SF	Sale Comp ID	7220981
Built/Renovated	1975/2007	Parcel Numbers	A-18-29-18-97B-000000-0001B.0
Sale Price	\$3,500,000 (\$345.99/SF)		



Type	Name	Location	Phone
Recorded Buyer	J2 Property Holdings, LLC	Tampa, FL 33607	-
True Buyer	Pinnacle Life Group	Munster, IN 46321	(833) 533-2233
Recorded Seller	Cetan Property Management LLC	Tampa, FL 33607	(813) 532-4087
True Seller	Charles Lacy Jenkins, JR.	Lake City, FL 32025	(386) 755-1412



2511 W Columbus Dr

Tampa, FL 33607 (Hillsborough County) - Westshore Submarket



Office

Sold	6/12/2025	Land Area	0.34 AC/14,810 SF
Sale Price	\$1,350,000 (\$297.88/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	4,532 SF (100%)	Sale Comp ID	7323231
Price Status	Confirmed	Parcel Numbers	A-10-29-18-4OR-000005-0002
Built	1953		



Type	Name	Location	Phone
Recorded Buyer	Lopez Mora Holdings Llc	-	-
True Buyer	Taino Law	Tampa, FL 33607	(813) 720-7789
Recorded Seller	Encipher Tampa Llc	-	-

Type	Name	Location	Phone
True Seller	Perenich The Law Firm	Clearwater, FL 33763	(727) 669-2828

7 4805 Laurel St W - Westshore Financial Center
Tampa, FL 33607 (Hillsborough County) - Westshore Submarket

★★★★☆ Office

Sold	4/9/2025	Land Area	0.73 AC/31,799 SF
Sale Price	\$4,335,000 (\$287.56/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	15,075 SF (100%)	Sale Comp ID	7143775
Price Status	Full Value	Parcel Numbers	A-17-29-18-3JS-000000-00018.0
Built	1981		



Type	Name	Location	Phone
Recorded Buyer	4805 Westshore Place LLC	Tampa, FL 33607	-
True Buyer	Get Q Real Estate	Tampa, FL 33606	(813) 220-6748
Recorded Seller	Westshore Financial Center Land Trust	Daytona Beach, FL 32118	-

8 5540 W Executive Dr - Bldg 2
Tampa, FL 33609 (Hillsborough County) - Westshore Submarket

★★★★☆ Office

Sold	2/20/2025	Land Area	1.06 AC/46,174 SF
Sale Price	\$6,850,000 (\$357.55/SF)	Sale Comp Status	Research Complete
RBA	19,158 SF	Sale Comp ID	7076614
Price Status	Confirmed	Parcel Numbers	A-19-29-18-ZZZ-000005-49410
Built	2008		



Type	Name	Location	Phone
Recorded Seller	5540 Exec Llc	-	-
True Seller	MidFlorida Armored & ATM Services	Tampa, FL 33614	(866) 778-2342

9 5002 W Nassau St
Tampa, FL 33607 (Hillsborough County) - Westshore Submarket

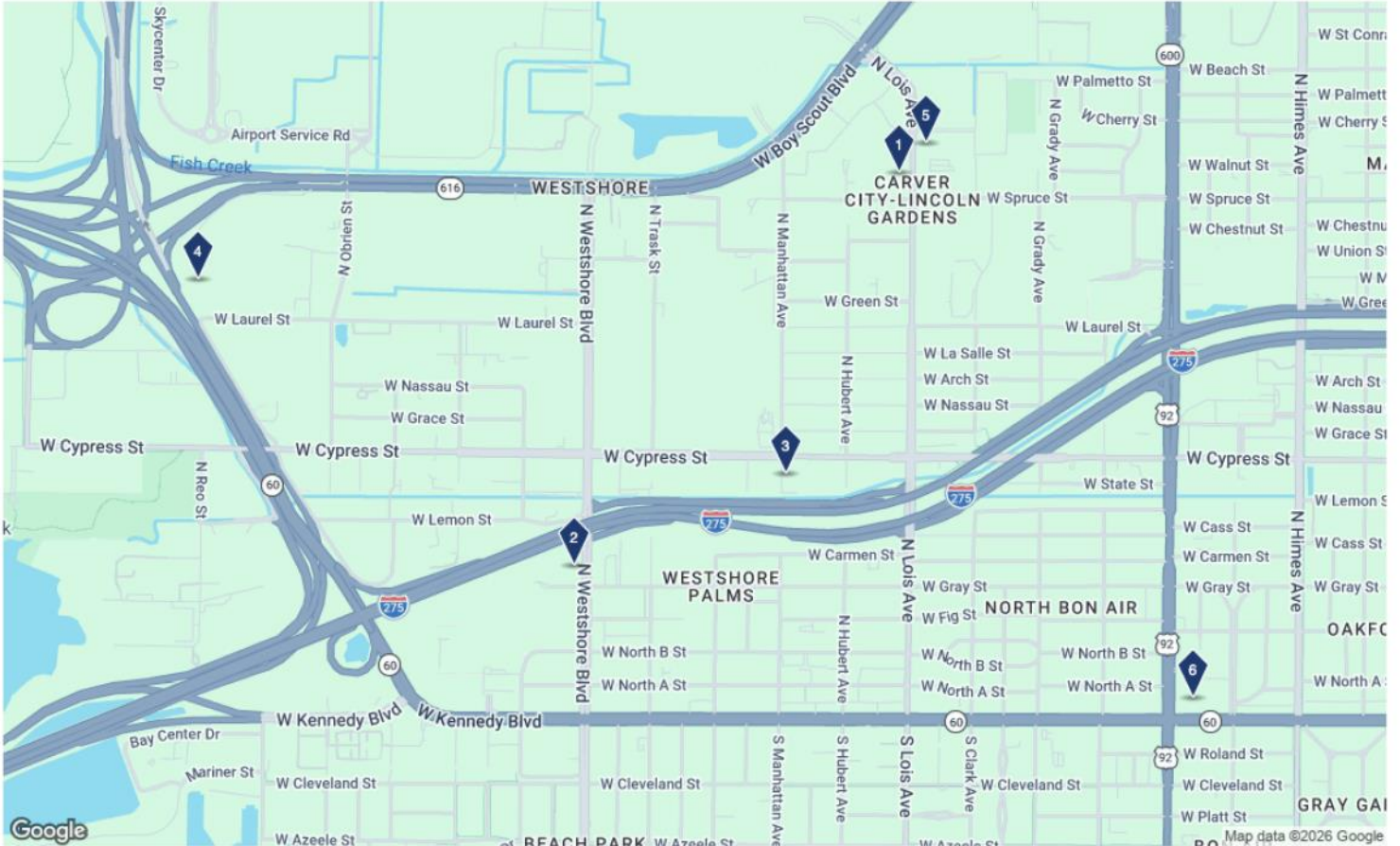
★★★★☆ Office

Sold	12/27/2024	Land Area	0.46 AC/20,100 SF
Sale Price	\$1,200,000 (\$225.52/SF)	Sale Comp Status	Research Complete
RBA	5,321 SF	Sale Comp ID	6997500
Price Status	Confirmed	Parcel Numbers	A-17-29-18-3JV-000001-00109+1
Built	1998		



Type	Name	Location	Phone
Recorded Buyer	Clowntown Llc	-	-
True Buyer	CAVH HVAC	Clearwater, FL 33760	(407) 894-2096
Recorded Seller	Mccallum Group Enterprises Llc	-	-
True Seller	ADL Delivery	Thonotosassa, FL 33592	(877) 423-3741

LEASE COMPS MAP & LIST REPORT



1 2002 N Lois Ave - Westwood Center

Tampa, Florida 33607 (Hillsborough County) - Westshore Submarket



Office

RBA (% Leased)	128,737 SF (65.8%)	Tenancy	Multiple
Built/Renovated	1984/1992	Available	1,882 - 43,997 SF
Stories	8	Max Contiguous	24,794 SF
Elevators	6 passenger	Asking Rent	\$33.00 - 36.00 SF/Year/FS
Typical Floor	16,092 SF		
Parking Spaces	4.00/1,000 SF; 50 Surface Spaces; 300 Covered Spaces		



Primary Leasing Company:
Cushman & Wakefield: Mercedes Angell (813) 220-7791, Marissa Angell (813) 367-6437

2 500 N West Shore Blvd - Westshore 500



Tampa, Florida 33609 (Hillsborough County) - Westshore Submarket

Office

RBA (% Leased)	148,956 SF (86.1%)	Tenancy	Multiple
Built	1984	Available	1,297 - 29,165 SF
Stories	10	Max Contiguous	4,251 SF
Elevators	4 passenger	Asking Rent	\$42.00 - 44.00 SF/Year/FS
Typical Floor	18,000 SF		
Parking Spaces	3.18/1,000 SF; 232 Surface Spaces; 200 Covered Spaces		



Primary Leasing Company:

Colliers: Claire Calzon (813) 789-7588, Ginger Gelsheimer (813) 871-8504

3 4350 W Cypress St - Meridian One



Tampa, Florida 33607 (Hillsborough County) - Westshore Submarket

Office

RBA (% Leased)	199,359 SF (87.4%)	Tenancy	Multiple
Built/Renovated	1985/2014	Available	1,146 - 97,202 SF
Stories	10	Max Contiguous	22,725 SF
Elevators	5 passenger; 1 freight	Asking Rent	\$35.00 - 40.00 SF/Year/FS
Typical Floor	19,613 SF		
Parking Spaces	4.00/1,000 SF; 250 Covered Spaces; Surface Spaces Available		



Primary Leasing Company:

Highwoods Properties, Inc.: Lauren Coup (813) 997-8811, Brad Heeter (904) 753-4397

4 3501 E Frontage Rd - Concourse Center 1



Tampa, Florida 33607 (Hillsborough County) - Westshore Submarket

Office

RBA (% Leased)	74,534 SF (81.1%)	Tenancy	Multiple
Built	1982	Available	2,500 - 31,657 SF
Stories	3	Max Contiguous	17,582 SF
Elevators	2 passenger	Asking Rent	\$31.00 SF/Year/FS
Typical Floor	24,845 SF		
Parking Spaces	5.37/1,000 SF; 200 Covered Spaces; 200 Surface Spaces		



Primary Leasing Company:

CBRE: Roxanne Kempf (813) 787-1068, Kelley Matheson (904) 687-5217

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2203 N Lois Ave - Florida Blue Tower/Airport Executive Center

Tampa, Florida 33607 (Hillsborough County) - Westshore Submarket



Office

RBA (% Leased)	285,878 SF (63.6%)	Tenancy	Multiple
Built/Renovated	1985/1999	Available	2,445 - 153,094 SF
Stories	13	Max Contiguous	61,455 SF
Elevators	4 passenger; 1 freight	Asking Rent	\$32.50 SF/Year/FS
Typical Floor	21,991 SF		
Parking Spaces	5.00/1,000 SF; 50 Surface Spaces; 943 Covered Spaces		



Primary Leasing Company:

CBRE: Kelley Matheson (904) 687-5217, Roxanne Kempf (813) 787-1068

6

1 North Dale Mabry Hwy

Tampa, Florida 33609 (Hillsborough County) - Westshore Submarket



Office

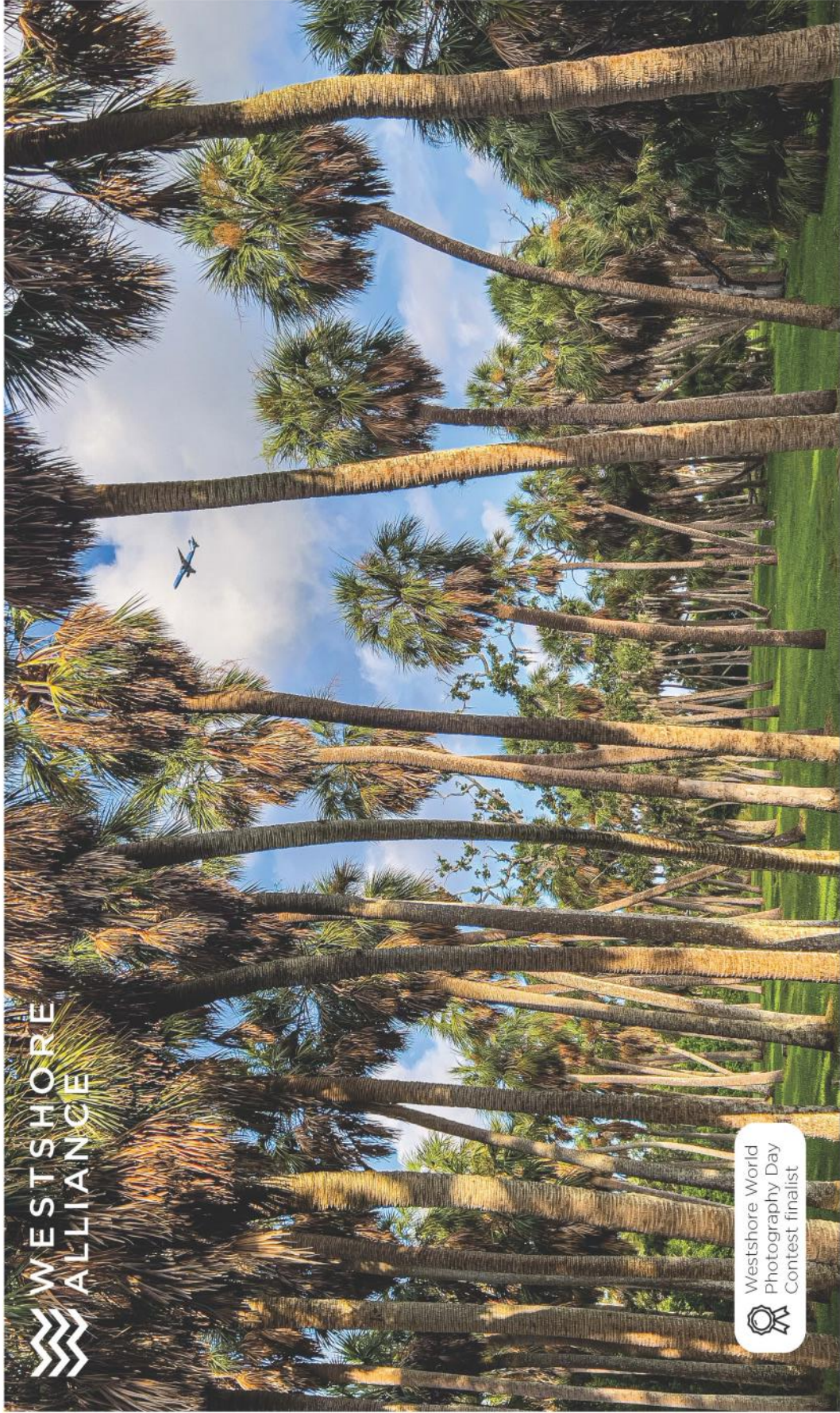
RBA (% Leased)	265,425 SF (85.8%)	Tenancy	Multiple
Built/Renovated	1985/2020	Available	2,052 - 74,656 SF
Stories	13	Max Contiguous	13,016 SF
Elevators	5 passenger; 1 freight	Asking Rent	Withheld
Typical Floor	20,810 SF		
Parking Spaces	4.03/1,000 SF; 990 Covered Spaces; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; 100 Surface Spaces		



Primary Leasing Company:

CBRE: Lauren Steele (757) 871-6723, Ryan Reynolds (813) 393-9363

 WESTSHORE
ALLIANCE



 Westshore World
Photography Day
Contest finalist



2025

WESTSHORE ALLIANCE
YEAR IN REVIEW

FROM THE PRESIDENT



Dear Westshore Alliance Members and Friends,

On behalf of our Board of Directors, thank you for the commitment you have shown Westshore Alliance in 2025. Our work this year would not have been possible without the members and partners who have stepped up to become more involved in the organization. As manager of the Special Services District, master developer under the Westshore Development of Regional Impact and a not-for-profit membership organization, we envision the district as an inclusive and accessible community where workers, residents and visitors feel welcome and have the opportunity to live, work and enjoy life.

This year-end review represents a summary of projects and outcomes that form the basis of our mission. We welcomed many new members in 2025, hosted sold out signature events and showcased exciting speakers at our monthly luncheons. The Westshore District Foundation, which began in 2023, has raised significant monies earmarked for future public art projects. With each mile of road resurfacing, new mid-block crossing, public art mural and traffic signal installation, we move towards making Westshore a destination of its own.

Our Strategic Plan continues to advance the district, including economic development policy changes in 2026 that will achieve the realization of a vision initially established more than 40 years ago. From bike lanes and pedestrian corridors to windcreens and signal boxes wrapped in our distinctive blue and green, each project puts Westshore further on the map.

Incoming President, Ed Ellsasser, CEO of PrimeGroup Insurance, will help us build and expand upon vital partnerships as we continue our work. Let's work together as we face the challenges and opportunities that lie ahead in 2026.

Sincerely,

Ken Lane
2025 President

Michael Maurino
Executive Director



Westshore is a premier mixed-use district of 10-square miles on the shore of Tampa Bay. As home to Tampa International Airport and connections to regional highways, Westshore is accessible for businesses and talent seeking success. Photo courtesy of Aerial Innovations.



DISTRICT DEVELOPMENTS

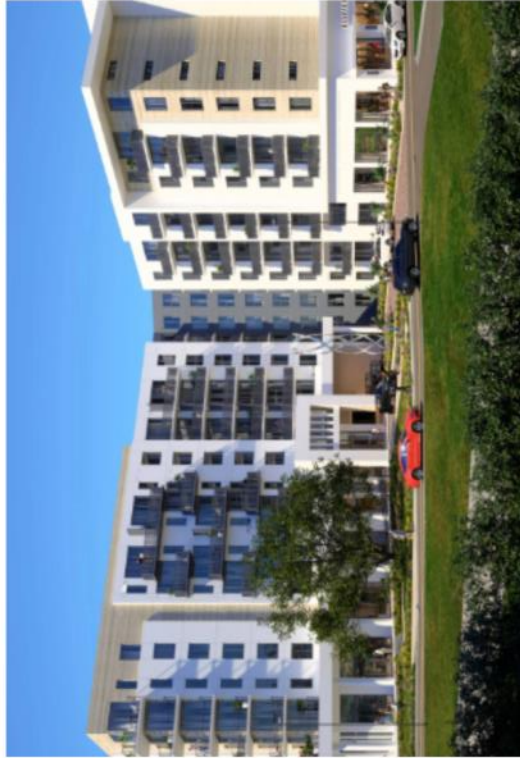
RECENT ADDITIONS

Midtown East
 TECO Energy HQ at Midtown
 Tampa
 Red Express Lanes at Tampa International Airport
 PopUp Bagels
 Boda Authentic Mexican Cuisine
 International Plaza and Bay Street: Blind Tiger Coffee
 Roasters, Rhone, Alo, Psycho
 Bunny, Shake Shack

IN THE WORKS

Woodfield's The Mariner
 1515 N. West Shore
 Charley's Steak House
 Eisenhower II
 Cornerstone Plaza
 Westshore Square
 Corporate Center V
 MetWest/ZOM Residential
 Airside D at Tampa International Airport
 WestShore Plaza/WPG redevelopment
 Alexan Westshore
 Harrod Healthcare
 Sheltair
 Pagidipati Children's Hospital at St. Joseph's
 BayCare Health System expansion
 Residences at Rocky Point

For a complete listing of projects in the Westshore District, please visit the [interactive map](#) on our website.



pictured: (top) MetWest/ZOM Residential (bottom) rendering of Pagidipati Children's Hospital at St. Joseph's, photo courtesy of BayCare

"The delivery of Midtown East, the first Class A building to complete since 2021, added 131,790 sf of multi-tenant space to the Westshore submarket, 20.0% of which remained available following its Q2 delivery. Though this wave of new product and, a few notable move-outs, drove a sharp rise in vacancy in the Westshore submarket, vacancy improved in Q4, declining 160 bps quarter-over-quarter (QOQ) to 17.3%."

- Cushman & Wakefield

6,500
 Businesses in Westshore

12.2
 Million SF of
 Commercial Office Space

DISTRICT DEVELOPMENTS



Tampa International Airport breaks ground on Airside D
Booz Allen Hamilton relocates to **Midtown East**
BayCare buys 36 acre parcel in Tampa Bay Park
Tampa Bay Business Journal moves offices within Westshore
Geico leases 190,000 SF in Corporate Oaks Business Park
TPA unveils redesigned Airside E security screening checkpoint
New **Howard Frankland Southbound Bridge** span opens in March
Korean grocer H Mart announces plans to build store on Hillsborough Ave
Residence Inn Tampa Westshore/Airport completes renovations
Curry Leaves restaurant opens in **WestShore Plaza**
Bay Food Brokerage opens new office in Westshore
TPA installs new blue shuttles at Airside A
Rhone opens at **International Plaza and Bay Street**
BayCare aligns with Northwestern Medical School
Old **Howard Frankland Bridge** demolition begins
Rusty Pelican reopens on Rocky Point
Tampa International Airport Red Express curbside lanes open
McKibbin Equities buys **SpringHill Suites Tampa Westshore Airport**
BayCare begins construction on academic health and research corridor
PopUp Bagels opens on Kennedy Blvd
Hillsborough College campus possible location for future Rays stadium
Ceviche to open in **International Plaza and Bay Street**
Eisenhower Property Group purchases Westshore Square



pictured: (top) Tampa Bay Park, photo courtesy of BayCare (bottom) TPA Airside D rendering



DISTRICT PROJECTS



pictured: (top) Traffic signal at Boy Scout Blvd and Manhattan Ave (bottom) Avion Park mural

1

New traffic signal at Boy Scout Blvd and Manhattan Ave installed in February 2025.

3

Multi-modal safety audits were conducted on behalf of FDOT to gather feedback on design elements for the reconnection of roads within the Westshore Interchange Project. The audits were comprised of state, county, and city agency representatives and local practitioners.

5

Medians on W Kennedy Blvd have been enhanced with landscaping and paver improvements. W Kennedy Blvd from N West Shore Blvd to N Himes Ave has seen updates to roadway aesthetics and public safety priorities.

20

New wrapped signal boxes throughout the District and 8 district windcreens installed throughout the district.

98

percent of new Howard Frankland Bridge completed and 75% of the old bridge demolitions are completed by the end of 2025.

2,800

SF of mural at Avion Park. "Flight in Motion" designed by Jay Giroux with Greater Public Studio was completed in partnership with McKibbin Hospitality in February 2025.



ENGAGING THE COMMUNITY



45

Cyclists joined two Bike Westshore rides covering 19 miles, 3 trails and 5 parks within Westshore. The Alliance also participated in Bike to Work Day, leading the route from Midtown Tampa to Downtown.

55

Member companies joined the Alliance in 2025 bringing total membership to 343 businesses. 17 companies joined at the top **Leader** level.

60

In-person events with a combined 2,874 total attendance, including our 42nd Annual Meeting, 23rd Annual Westshore Development Forum, sold out Golf Classic, and Holiday Luncheon.

768

New followers across all our social media platforms - LinkedIn, Facebook, X and Instagram.

583k

Impressions - total number of times our content appeared on users' screens on our social media channels LinkedIn, Facebook, X and Instagram.

\$10,000

Raised for the Westshore District Foundation

pictured: (top) Bike Westshore series (bottom) Westshore District Foundation fundraising at the Golf Classic

2025 YEAR IN REVIEW

WESTSHORE ALLIANCE



BOARD OF DIRECTORS

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Joel Brown, TECO Tampa Electric

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Christina Harden, Midtown Tampa

Nancy Herz, Parkway

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Carrie Farnum, The Baldwin Group

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Scott Feather, Carlton Fields

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Michael Haas, Cigar City Brewing

Eric Hart, Tampa Sports Authority

Roxanne Kempf, CBRE

Michael Kilpatrick, Centennial Bank

Christina Kipp, McKibbin Hospitality

Karenne Levy, MacDonald Training Center

Stephanie More, La Segunda Bakery & Café

Eric Muller, Pro-Ject International

Ward Murphy, Uniti Fiber

Tony O'Brian, Tampa International Airport / HCAA

Chris Paynter, Hillsborough College

Alice Price, AtkinsRéalis

Jerome Ryans, Tampa Housing Authority

Larry Scollo, WestShore Plaza

Sara Seifried, BayCare Health System

Phillip Smith, Framework Group

Michele Sotiriou, PwC

Ronda Stoker, Bloomin' Brands

Andrew Wright, Ally Capital Group/Franklin Street

ADVISORY BOARD

Melanie Fowler*, HDR, Inc.

Patrick Kelly*, Franklin Street

David Mechanik*, Mechanik Nuccio Hearne & Wester P.A.

Dr. Bob Rohrlack, Tampa Bay Chamber

*Past President

**Committee Chair

Located on the western edge of the City of Tampa in Hillsborough County, the Westshore District is approximately 10 square miles bounded by Kennedy Boulevard to the South, Himes Avenue to the East, Hillsborough Avenue to the North and Old Tampa Bay including Rocky Point to the West.



12.2 MILLION SF

commercial office space
Q2 2025 overall vacancy rate: 20.4%
Q2 2025 overall asking rent: \$36.97
(average, all classes)



105,000 EMPLOYEES

Tampa Bay's largest employment center with more than 6,500 businesses and major employers including Amgen, Amscot Financial, Bloomin' Brands, Bristol Myers Squibb, Carlton Fields, Checkers, Florida Blue, Geico, Humana, Johnson & Johnson, PwC



250+ RESTAURANTS

including top steakhouses Fleming's, Charley's, Ruth's Chris, Ocean Prime, Outback as well as local favorites Union New American, Bella Brava, Ponte, Cigar City Brewing, Metro Diner and La Segunda



350 RETAIL STORES

national and independently owned boutiques plus WestShore Plaza, Midtown Tampa and International Plaza and Bay Street



15,000 RESIDENTS

3600+ apartments added since 2009
projecting 14,000 new residents through 2045



FLY TPA

award winning Tampa International Airport with 315 average daily departures, hub of major highway connections and home to more than 30 miles of bike lanes and coastal trails



26,000 STUDENTS

attend classes at Westshore colleges and schools including Hillsborough College Dale Mabry campus, Everglades University and Troy University



45+ HOTELS • 8,300 ROOMS

2024 average hotel occupancy rate: 72.9%
2024 average daily rate: \$165.49
2024 revenue per available room: \$120.71



Sources: Tampa Bay Regional Planning Council, Hillsborough County City-County Planning Commission, City of Tampa, Hillsborough County, Hillsborough County Property Appraiser, Hillsborough Area Regional Transit Authority, Tampa Bay Economic Development Council, Florida Realtors Association, Tampa Bay Business Journal, OnTheMap, Visit Tampa Bay, JLL, Colliers International and Cushman & Wakefield. This information from various sources is updated throughout the year by the Westshore Alliance. The information is subject to change without notice as updates occur and should be confirmed prior to use.

TAMPA'S WESTSHORE DISTRICT DEVELOPMENT & INVESTMENT

Recently Opened ▶



NOVEL
INDEPENDENCE
PARK

277 Units



DICK'S
HOUSE OF
SPORT AT
INTERNATIONAL
PLAZA

100,000+ SF



HOWARD
FRANKLAND
BRIDGE I-275

8 Lanes
(4 General Use
& 4 Express)



MIDTOWN
EAST

16-Story
400,000 SF Office

In the Works ▶



ZOM LIVING +
METLIFE
INVESTMENT
MANAGEMENT

8-Story
375 Units



THE MARINER

7-Story
275 Units



HARROD
HEALTHCARE
REAL ESTATE

30,000 SF Office



TAMPA
INTERNATIONAL
AIRPORT
AIRSIDE D

16 gates
International
Arrivals and
Departures

Visit choosewestshore.com/development-map to view all Westshore projects under construction, planned and recently delivered.

Unique to Westshore ▶



Steinbrenner Field was temporary home for MLB's Tampa Bay Rays this spring. Tropicana Field, the team's longtime home, sustained extensive roof damage during last year's back-to-back hurricanes, forcing the Rays to relocate to Westshore for the 2025 season. The Rays finished the season with a winning record at Steinbrenner Field. The Rays will return to Tropicana Field in 2026.

OFFICE BUILDING

FOR SALE/LEASE

Exclusively Listed By:

Elliott M. Ross, CCIM



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