



## For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL



Colliers



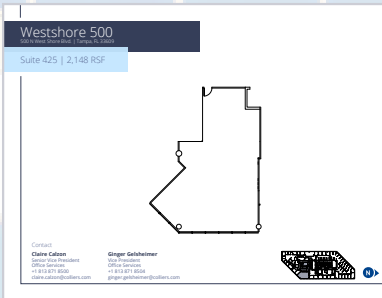


## LOCATION. LOCATION. LOCATION.

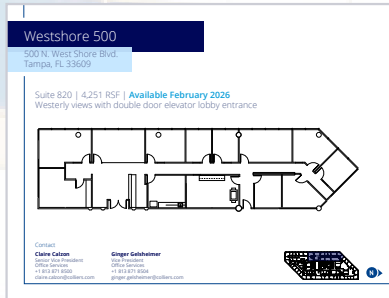
- Unique office building offering a covered and attached parking garage leading directly into the building with access to all floors.
- Highly visible at the intersection of I-275 and West Shore Blvd. with traffic counts of 300,000 cars per day.
- First mid-rise office building coming west from the Howard 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.



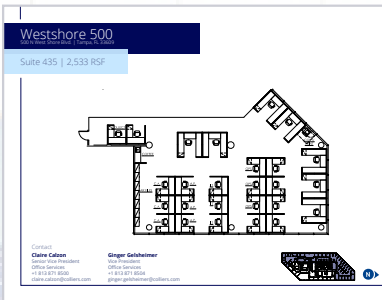
## OFFICE SPACE AVAILABILITY



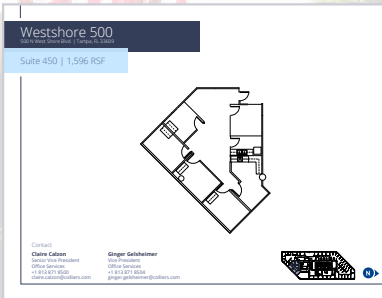
- Suite 425
- 4th Floor
- 2,148 SF



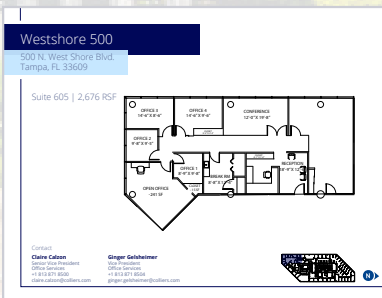
- Suite 820
- 8th Floor
- 4,251 SF
- Available February 2026
- Westerly Views with double door elevator lobby entrance



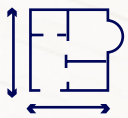
- Suite 435
- 4th Floor
- 2,533 SF
- Great Westerly Views!



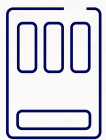
- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous with Suite 455 for 3,549 SF
- Add Suite 435 and we can provide 15,749 SF



- Suite 605
- 6th Floor
- 2,676 SF
- Available Now
- 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



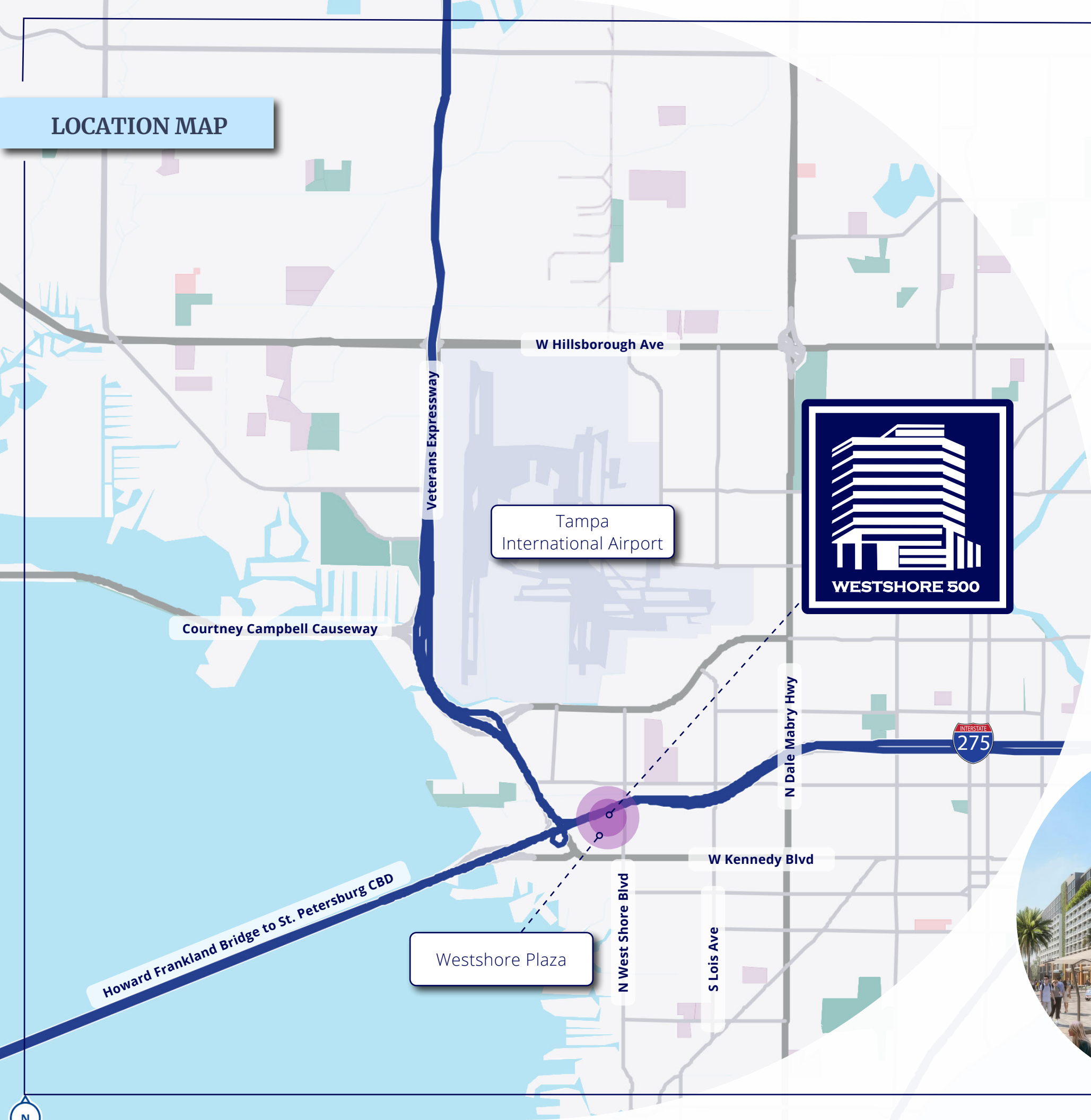
Ample parking



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









WESTSHORE 500

WESTSHORE 500

## NEW DEVELOPMENT & UNDER CONSTRUCTION



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](mailto:claire.calzon@colliers.com)

GINGER GELSHEIMER  
Vice President  
+1 813 871 88504  
[ginger.gelsheimer@colliers.com](mailto:ginger.gelsheimer@colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Include your market's legal name here. (ex. Colliers International Group Inc.)]

