

For Sale
or
For Lease

Flexible
Options

Your Next Headquarters in Tampa's
Most Connected Submarket:

Westshore!

2-Unit Office Condo
Offered Together or Separately
4,080 - 13,607 SF
with Flex Potential

Sale Price: \$3,625,000
Rental Rate: \$25.00 MG



**ONEIL
COMMERCIAL
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS

Contact

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5402 W Laurel St
Tampa, FL 33607

Office Space Designed for
Productivity and Collaboration





- Welcoming Upscale Reception Area
- Impressive workspace offers spacious 20' ceilings
- Modern breakroom area with like new kitchen appliances
- Multiple Private Offices
- Dedicated Training Rooms
- Generously sized conference room featuring individual climate control and abundant natural light

Suite 109 – 9,527 SF



Tenant Experience

- Workstations and furniture are negotiable
- Cat5e wiring
- Located in the Westshore Business District



Building Amenities

- 24-hour access
- Parking ratio of 3/1,000 SF
- Unmatched accessibility, located in Tampa's premier Westshore District, the building offers exceptional convenience with direct access to I-275, providing seamless connectivity to Tampa International Airport, Downtown Tampa and surrounding areas.



Space Highlights

- Reception Area
- Open Workspace
- Modern Breakroom area with like new kitchen appliances
- Private Offices

Suite 220 – 4,080 SF



This thoughtfully positioned second floor office space offers a unique advantage point, overlooking unit 109 - ideal for teams seeking integration, transparency, and seamless communication across departments. The layout promotes a sense of connection while maintaining privacy, making it a great fit for management, creative oversight, or collaborative workflows across levels.

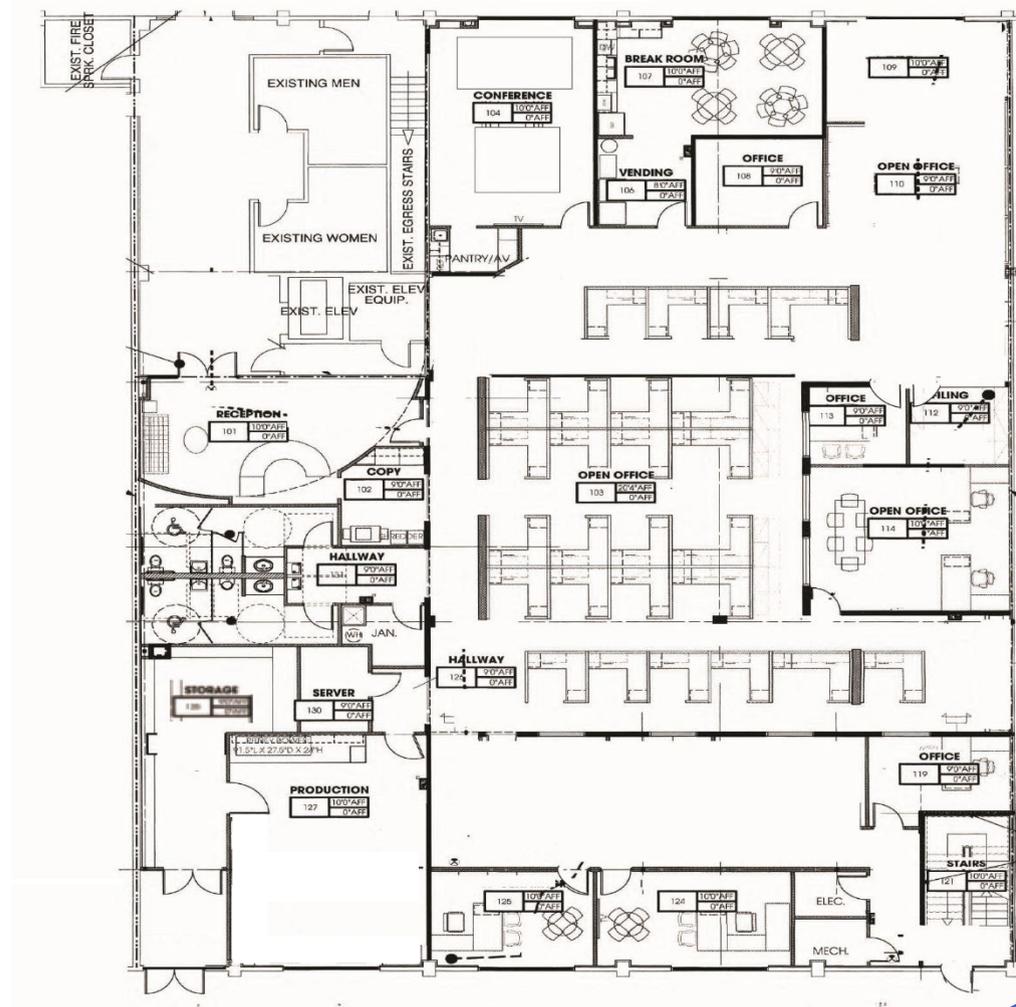




Two-Level Office Space with Flex Potential and Expanded Parking

The first-floor rear section offers potential for flex space conversion, supported by the building's infrastructure and permissible use making it suitable for light storage, production, or specialty workspace. Additionally, the property is finalizing a parking expansion, offering increased on-site parking capacity to better accommodate staff, clients, and visitors—an added convenience in the Westshore area.





Demising Plan

Suite 109

9,527 SF

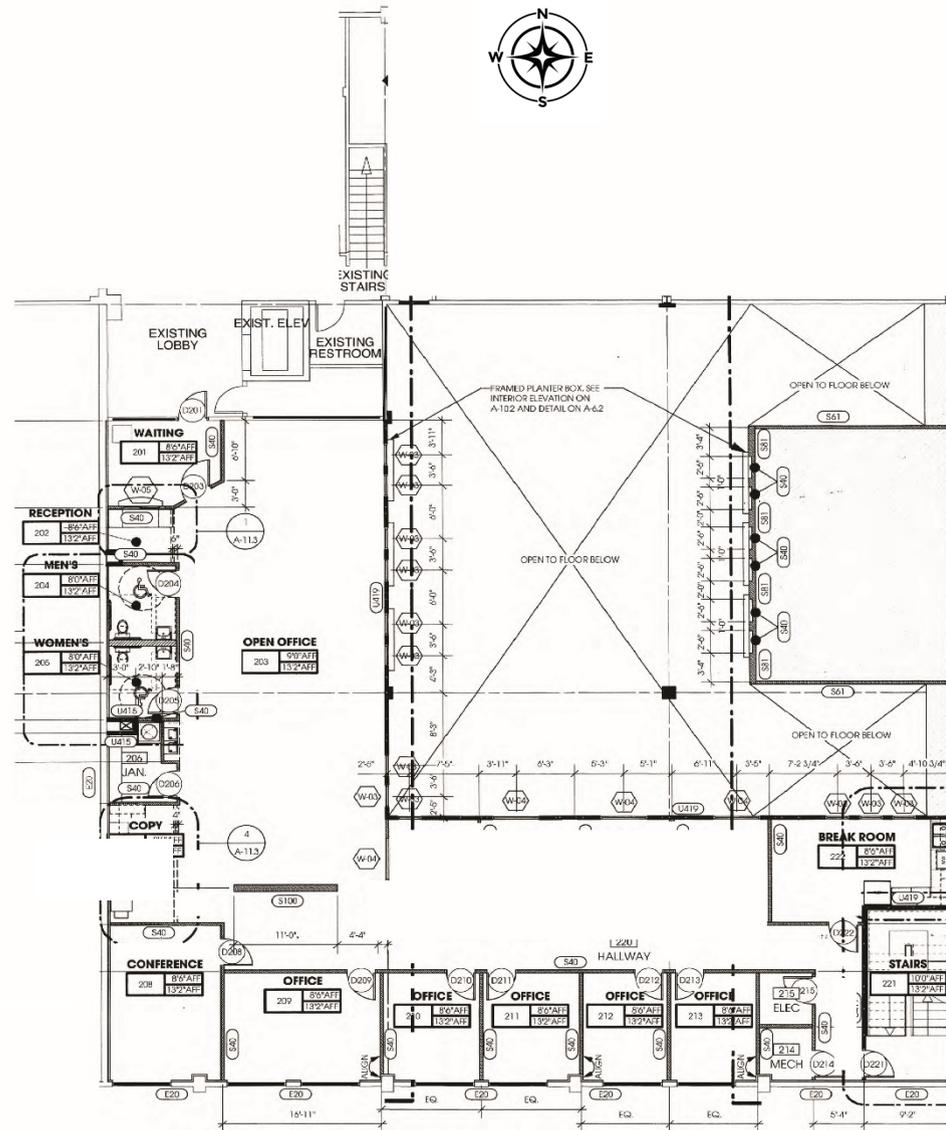
1st Floor Floorplan

5402 W Laurel St
Tampa, FL 33607

Demising Plan

Suite 220

4,080 SF



2nd Floor Floorplan

5402 W Laurel St
Tampa, FL 33607

Demographics

Ring of 1 mile



1,076
Households

1,940
Population



Median Age

\$77,338
Median Disposable
Income



\$93,386
Median Household
Income



\$68,097
Per Capita
Income



\$202,029
Median Net
Worth

Ring of 1-3 miles



24,522
Households

55,956
Population



Median Age

\$80,159
Median Disposable
Income



\$96,721
Median Household
Income



\$69,222
Per Capita
Income



\$173,098
Median Net
Worth

Ring of 3-5 miles



67,671
Households

158,773
Population



Median Age

\$63,301
Median Disposable
Income



\$76,411
Median Household
Income



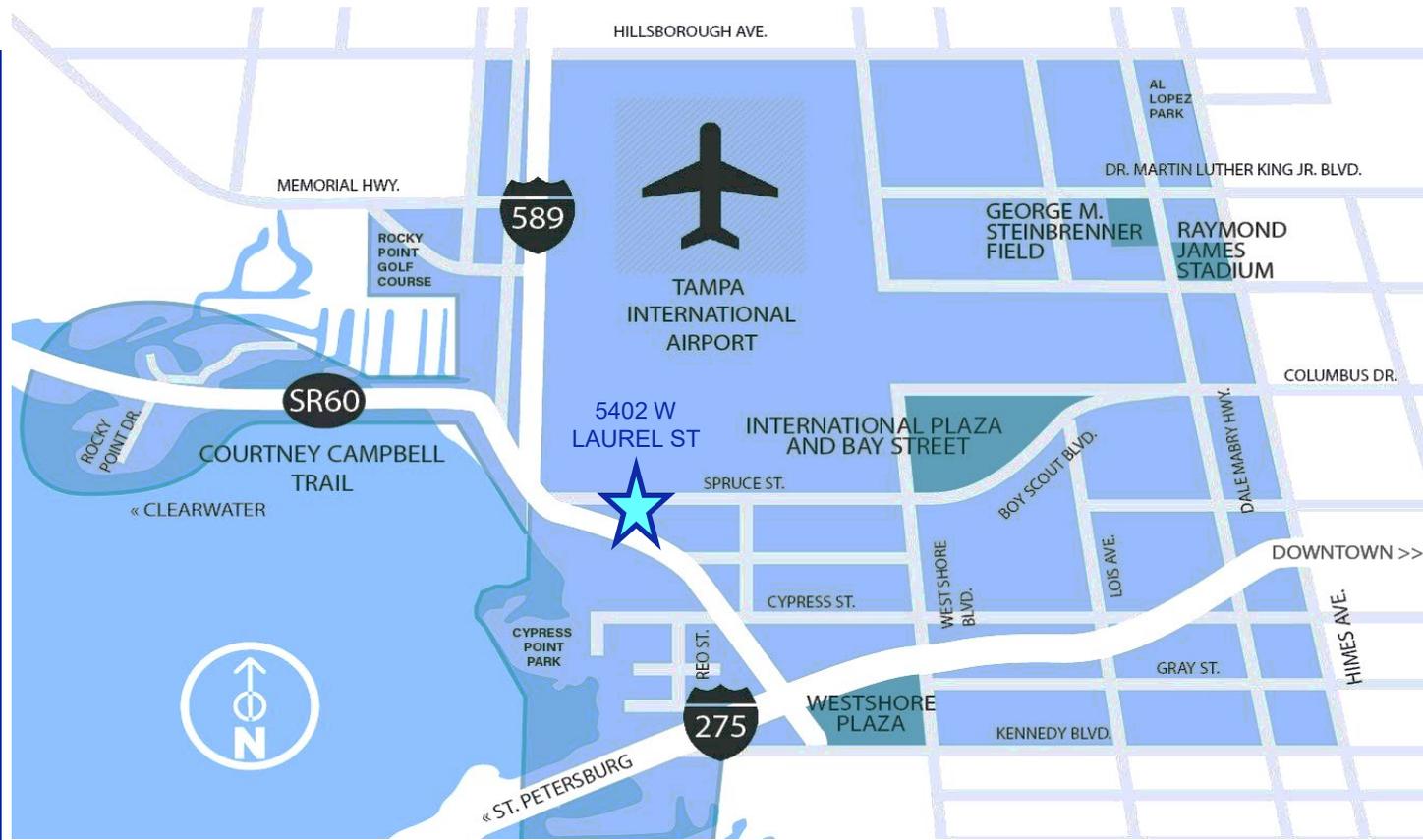
\$53,294
Per Capita
Income



\$139,077
Median Net
Worth

Location

5402 W Laurel Street is located at Tampa Bay's most connected and accessible commercial hub: Westshore! Strategically positioned at the crossroads of I-275, the Veterans Expressway, and Dale Mabry Highway. With immediate access to Tampa International Airport — just minutes away — Westshore offers unmatched convenience for business travelers and daily commuters alike. Its central location provides direct routes to Downtown Tampa, St. Petersburg, and Clearwater, making it an ideal choice for companies seeking visibility, ease of travel, and access to a wide talent pool across the region.



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For more information or to
request a tour, contact:

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