



For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL



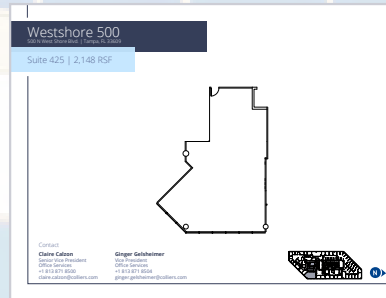
Colliers



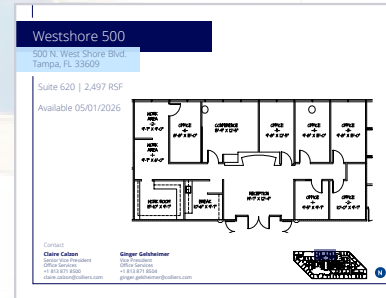
LOCATION. LOCATION. LOCATION.

- 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.

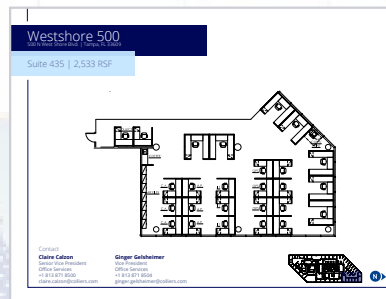
OFFICE SPACE AVAILABILITY



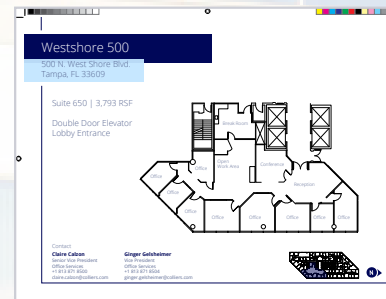
- Suite 425
- 4th Floor
- 2,148 SF



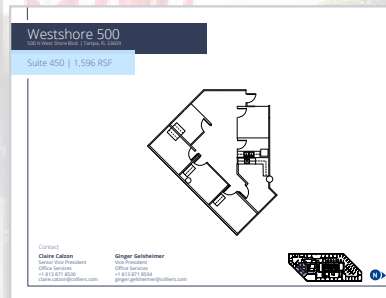
- Suite 620
- 6th Floor
- 2,497 SF
- Available 05/01/2026
- Great Westerly Views!



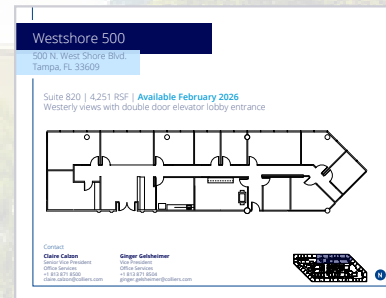
- Suite 435
- 4th Floor
- 2,533 SF



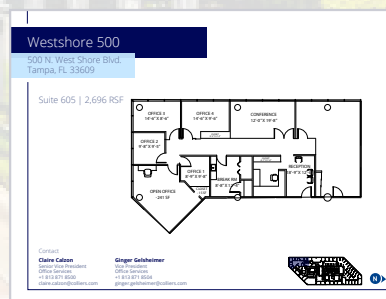
- Suite 650
- 6th Floor
- 3,793 SF
- Double door elevator lobby entrance



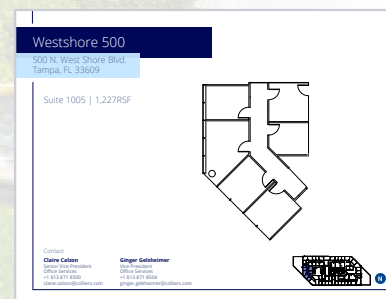
- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous to Suite 435 for 3,744 SF



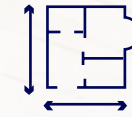
- Suite 820
- 8th Floor
- 4,251 SF
- Available February 2026
- Westerly Views with double door elevator lobby entrance



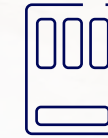
- Suite 605
- 6th Floor
- 2,696 SF
- Great Westerly Views!



- Suite 1005
- 10th Floor
- 1,297 SF
- 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

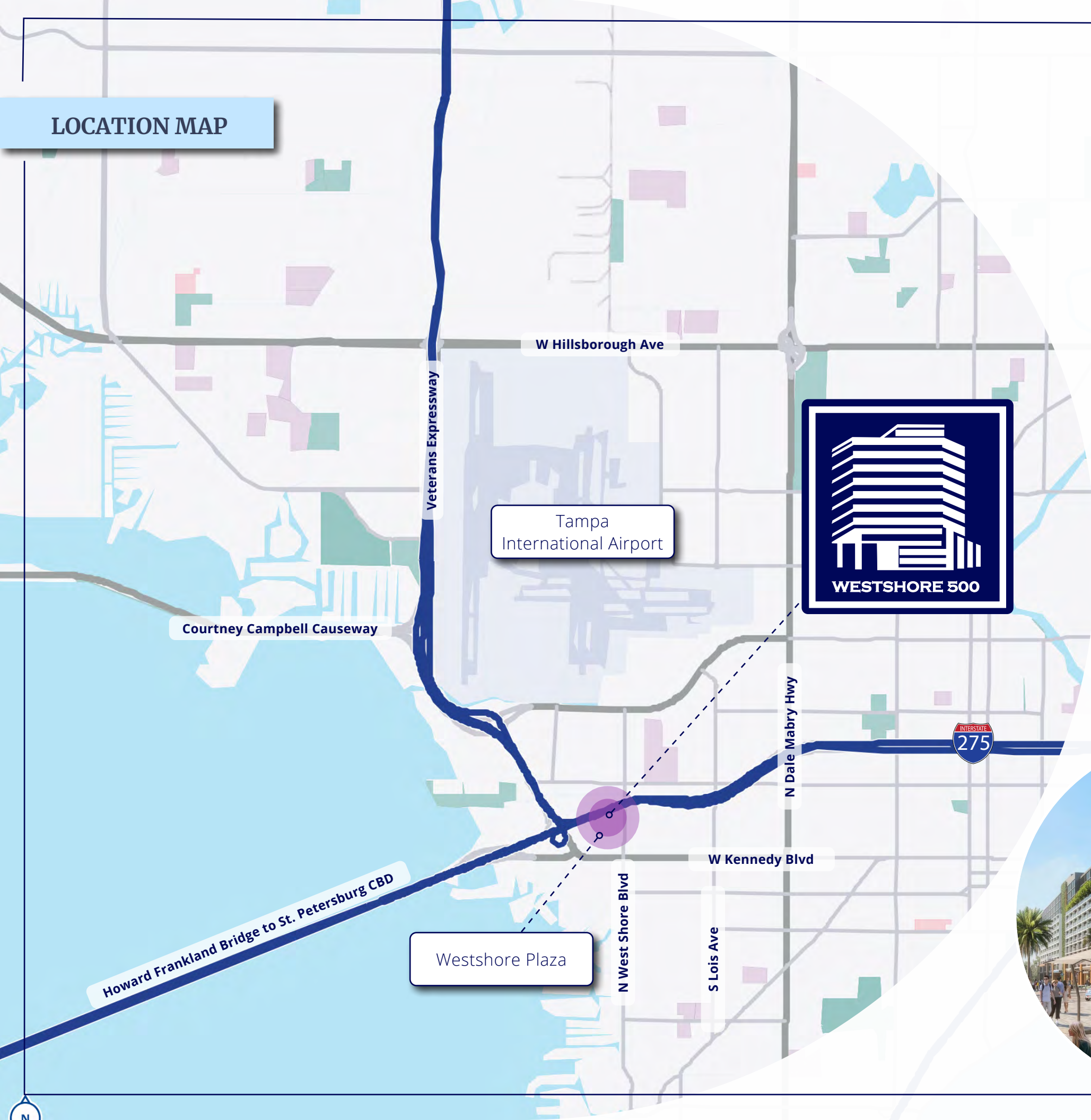


Ample parking



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



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
 NORDSTROM
 Neiman Marcus
 Dillard's
 ARHAUS
 RH
 Apple
 BIRCH LANE
 LOVESAC
 lululemon
 athletica
 CHANEL

43,000 AADT

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
 P.F. CHANG'S
 AMENDMENT XXI
 GRIMALDI'S
 Chick-fil-A
 Scrumptious
 BESITO
 KURA

TOWN SQUARE CENTER
 Starbucks
 Panera
 Soft Fresh
 petco
 US A BANK
 HAND & STONE

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

Ashley

FLOOR DECOR

GameStop

UPS

Meat

SONIC

EoS FITNESS

McDonald's

Starbucks

STAPLES

BEST BUY

Walmart

MacFarlane Park

210,000 AADT

MIDTOWN
 the biostation
 Casper
 bevelup
 WD
 MADISON REED
 myeyedr
 SALON LOFTS
 AMEDLY
 F45

MIDTOWN
 SHAKE SHACK
 WALK-ONS
 KALE & CRAZY
 Cafe P
 AT MIDTOWN
 TAMPA, FL
 8,000 SF
 Food Hall
 300 Seats

MIDTOWN
 Village Inn
 Office DEPOT
 PAPA JOHN'S
 Wawa
 Carrabba's
 Party City
 Dunkin'
 DUFFY'S

MIDTOWN
 ANYTIME FITNESS
 ABC
 H&M
 JCPenney
 Old Navy
 Dick's Sporting Goods
 Macy's
 AMC

HCA Florida
 South Tampa
 139 Beds



Miles

0 0.25 0.5

NEW DEVELOPMENT & UNDER CONSTRUCTION



Airport Expansion
 Phase I (Completed)
 2.6 M SF rental car facility, 1.4 mile people mover, main terminal expansion
 Phase II (Planned)
 17 AC Office space, retail, hotel

Hyatt House
 145-room Hotel

Residential at Metwest
 300 Residential Units

Society Westshore
 375 Apartments

Novus Westshore
 262 Apartments

1515 Westshore
 2 Towers
 346 Residential Units
 7,000 sq. ft retail

Women's Care Building
 63,289 sq. ft
 Medical Office

Skyview Plaza
 138-room Cambria Hotel
 130k SF Office

Midtown Tampa
 19 AC, \$500,000,000 Development
 390 Residential Units
 100,000 sq. ft Retail
 400,000 Office

Woodfield & Crescent
 289 Residential Units
 1,600 sq. ft Retail

Novel Beach Park
 9-Story
 289 Residential Units

Westshore Plaza (Redevelopment)
 901,831 SF Retail
 380,000 SF Office
 120,000 SF Medical
 1,765 Multifamily Units
 256,000 SF hotel or motel
 133,119 SF Restaurant Space
 77,357 SF Recreational Facility
 Hillsborough Area Regional Transit Authority transfer bus station
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Retail:	6+ Million SF

- Complete 2018-2023
- Planned
- Under Construction



For Lease Class A, 10-Story Office Building

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