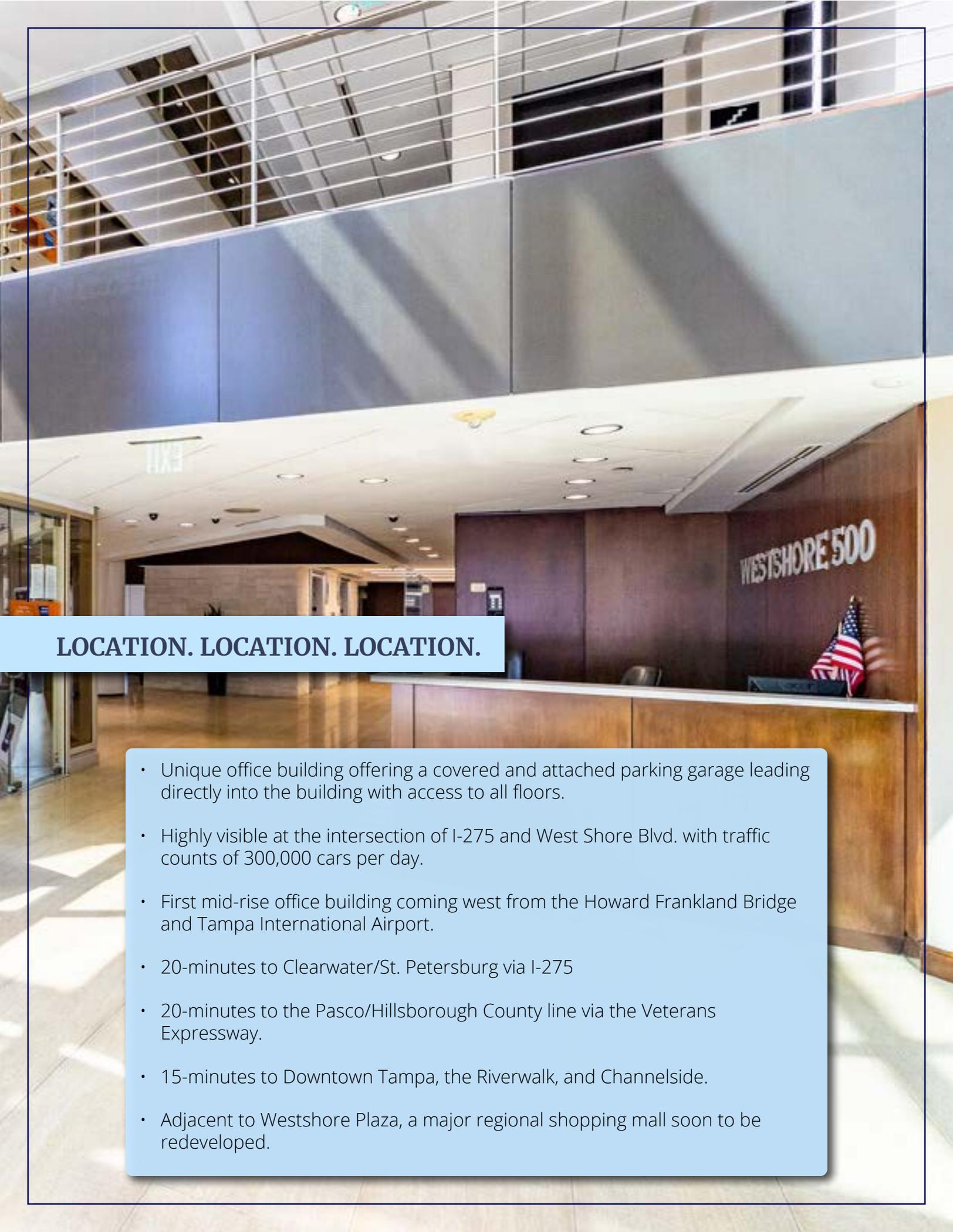




**For Lease** Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL

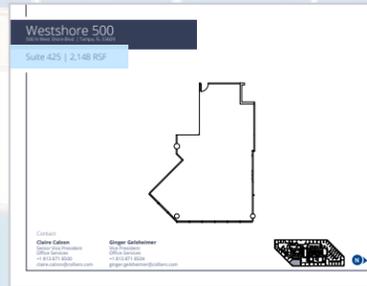




**LOCATION. LOCATION. LOCATION.**

- 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.

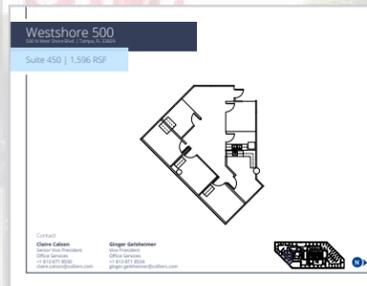
## OFFICE SPACE AVAILABILITY



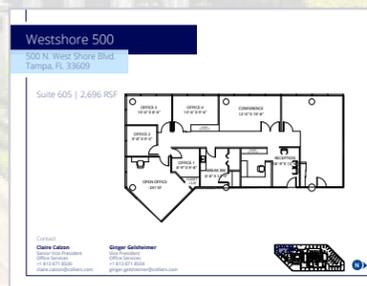
- Suite 425
- 4th Floor
- 2,148 SF



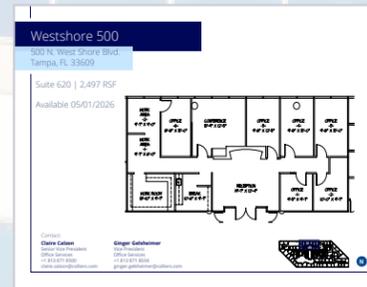
- Suite 435
- 4th Floor
- 2,533 SF



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



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



- Suite 620
- 6th Floor
- 2,497 SF
- Available 05/01/2026
- Great Westerly View
- Double door elevator lobby entrance



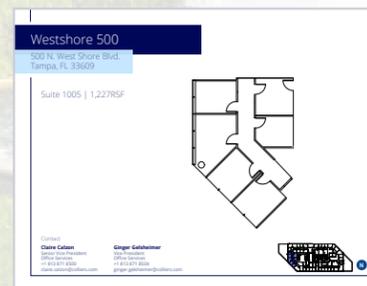
- Suite 650
- 6th Floor
- 3,793 SF
- Double door elevator lobby entrance



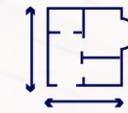
- Suite 800
- 8th Floor
- 4,251 SF
- Westerly Views with double door elevator lobby entrance



- Suite 960
- 9th Floor
- 4,187 SF
- Westerly Views!



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



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

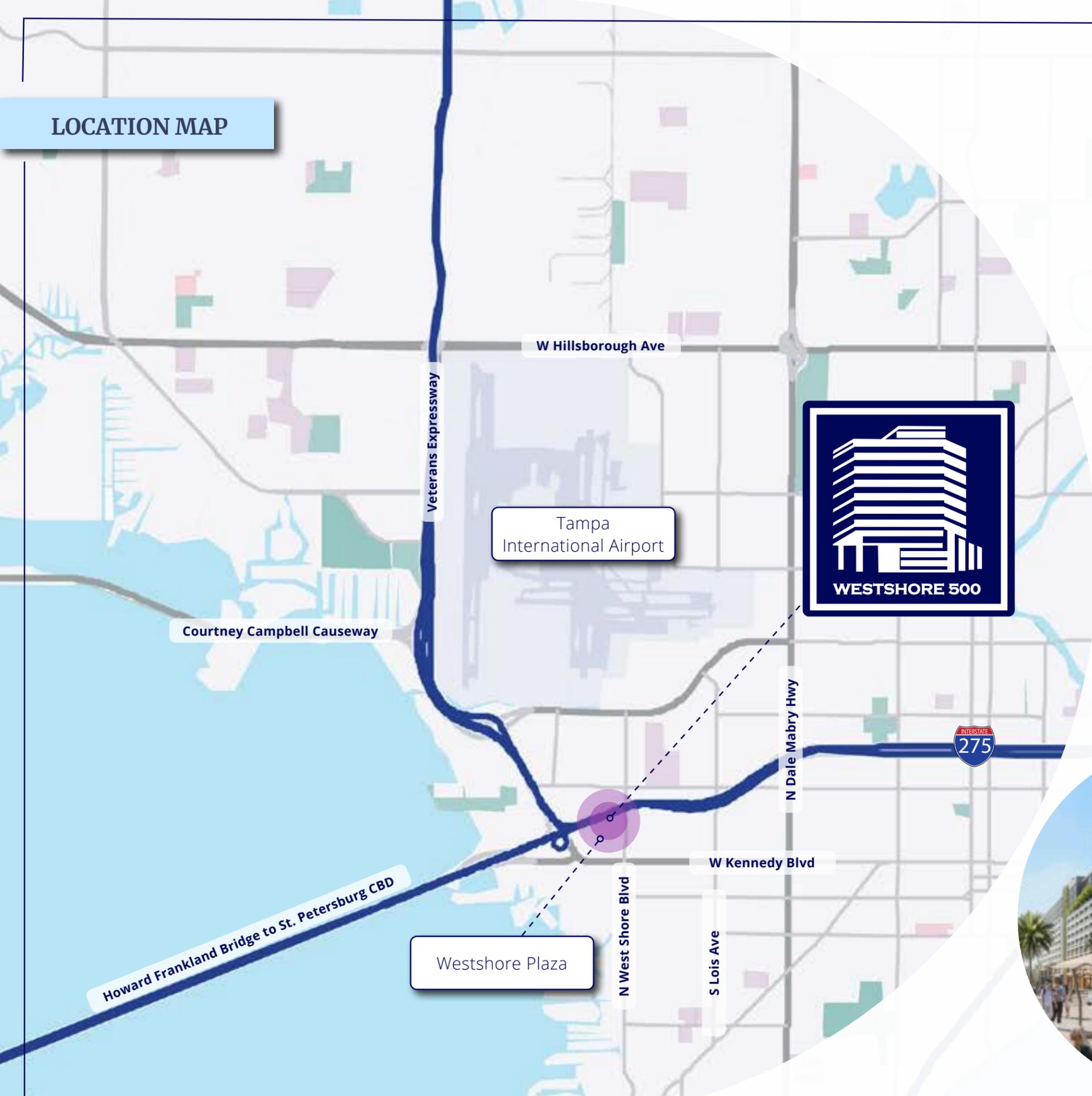


Ample parking



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



# SURROUNDING RETAIL

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

**INTERNATIONAL PLAZA**  
BONIS & BURGERS, PAPA JOHN'S, STARBUCKS, DOC BROS, WASHBURY, RISE, CHICK-FIL-EE, RENOVATION TAVOLAS

**INTERNATIONAL PLAZA AND BAY STREET MALL**  
1.2 M SF Gross leasable area  
200+ Stores  
30+ Dining options  
6K Parking spaces  
293 Hotel rooms

**Raymond James Stadium**  
Capacity: 75,000

**George M. Steinbrenner Field Ballpark**  
Capacity: 10,000

**Yankee's Spring Training Practice Fields**

**Waffle House**  
30,500 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**  
amc, OLD NAVY, DICK'S, annie's, Bath & Body Works, H&M

**WESTSHORE PLAZA**  
MAGGIANO'S, AMENDMENT CO, CHINALI'S, Besito

**TOWN SQUARE CENTER**  
Starbucks, Petco

**TOWN SQUARE CENTER**  
petco, US BANK

**MIDTOWN**  
Casper, REI, Whole Foods, F&N, SALON LOFTS, MEDLY, F&N

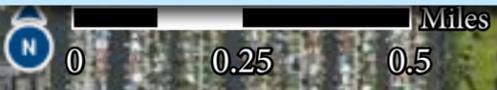
**MIDTOWN**  
8,000 SF Food Hall  
300 Seats

**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

# 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

**Novel Independence Park**  
 5-story,  
 277 Residential Units

**Hyatt House**  
 145-room Hotel

**Residential at Metwest**  
 300 Residential Units

**Novus Westshore**  
 262 Apartments

**Society Westshore**  
 375 Apartments

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

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

Roland Park  
 K-8 School  
 790 Students

Jefferson High  
 School  
 1,818 Students

**Skyview Plaza**  
 138-room Cambria Hotel  
 130k SF Office  
 W. Cypress St.

**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

**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  
 Macy's will remain

**Novel Beach Park**  
 9-Story  
 289 Residential Units

**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

- Complete 2018-2023
- Planned
- Under Construction





## 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)

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