

FOR LEASE

Class A, 10-Story Office Building





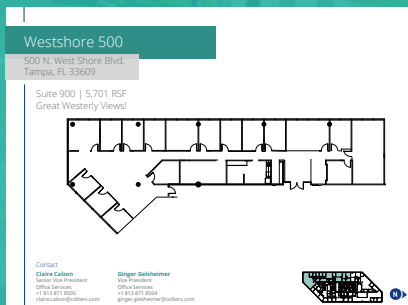
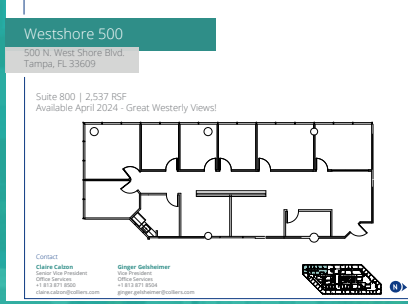
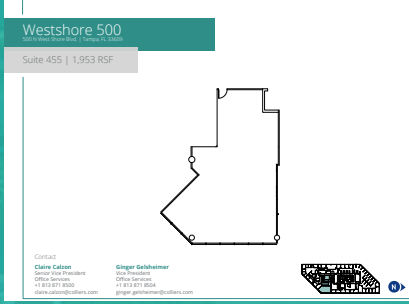
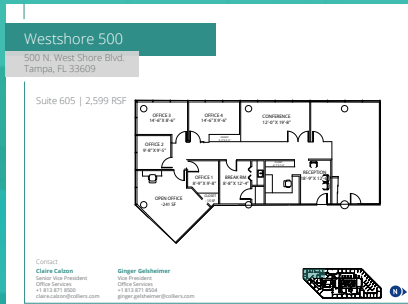
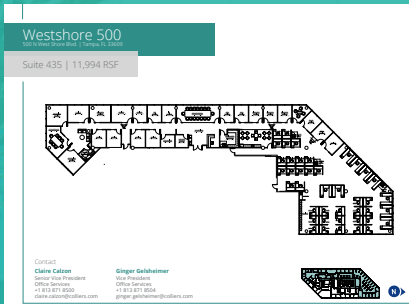
LOCATION. LOCATION. LOCATION

- + 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 mall soon to be redeveloped



Availability

FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	NOTES
4	435	11,994	09/01/2025	Great westerly views!
4	455	1,953	09/01/2025	
6	605	2,599	Now	Great westerly views!
8	800	2,537	Now	Great westerly views!
9	900	5,701	Now	Great westerly views!



Amenities



Highly efficient floor plans for small to mid-size tenants



Truist Bank, ATM & drive-thru located on property



Walk to retail shops & restaurants



24-hour access



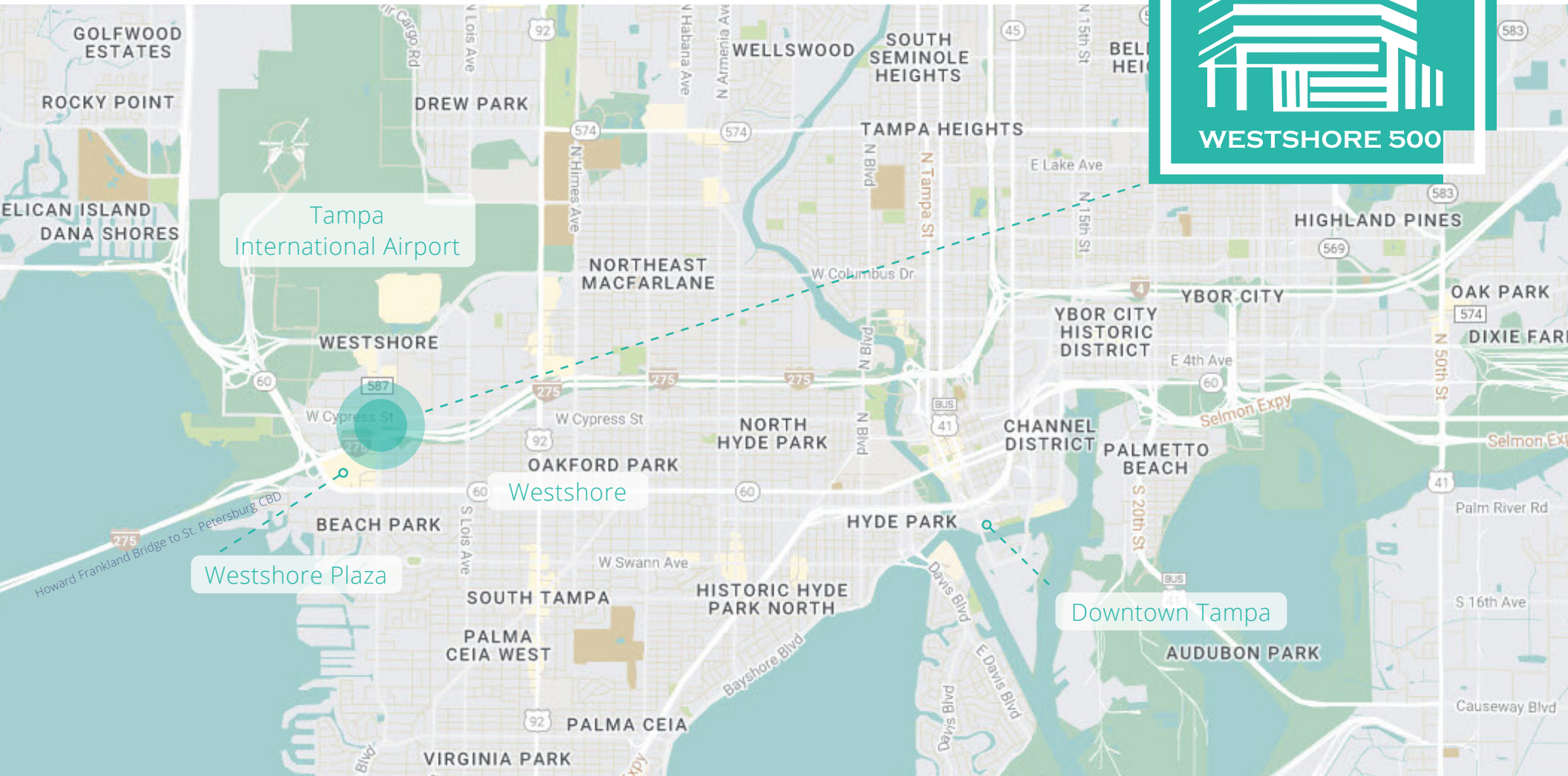
Ample parking



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



SURROUNDING RETAIL



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

INTERNATIONAL PLAZA
BONES & BURGERS, The Capital Grille, Chick-fil-A, DOC B, WHISKEY, RISE PIES, CHIX, Rocco's Tacos, California, Starbucks, Coca-Cola Factory

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, RH, ARHAUS, Apple, Lovesac, Chanel

43,000 AADT
W. Spruce St
W. Cypress St
134,500 AADT
60
15,700 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
Old Navy, Dick's Sporting Goods, JCPenney, Bath & Body Works, Kay, H&M, Macy's, AMC

WESTSHORE PLAZA
MAGGIANO'S, PF CHANG'S, AMENDMENT XXI, GRIMALDI'S, Chick-fil-A, Spinning, BESITO, KURA

TOWN SQUARE CENTER
Starbucks, Panera, Selfish, Petco, USA Bank, Hand & Stone

WALTER'S CROSSING
NORDSTROM RACK, ULTA, MATTRESS FIRM, TARGET, DSW, PET SMART, HomeGoods, Burlington, Total Wine

201,500 AADT
W. Kennedy Blvd.
37,000 AADT
SUBWAY, Walgreens, TACO BELL, BURGER KING, McDonald's

micro, FIVE GUYS

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



FOR LEASE

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CONTACT US

CLAIRE CALZON

Senior Vice President
+1 813 871 8500

claire.calzon@colliers.com

GINGER GELSHEIMER

Vice President
+1 813 871 8504

ginger.gelsheimer@colliers.com

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