



EXCLUSIVE
**CLASS A
WESTSHORE
OFFICE
SPACE**

OFFICE SPACE FOR LEASE

FOUNTAIN SQUARE I

4915 INDEPENDENCE PKWY, TAMPA, FL 33634



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PROPERTY OVERVIEW

Situated within Fountain Square Office Park, Fountain Square I delivers a Class A corporate campus setting with planned renovations aimed at enhancing common areas and the overall tenant experience. The property offers full-building generator redundancy, multiple ingress and egress points, outdoor seating, a pond-side walking trail, and a ground-floor break area. Parking is abundant, with a 5:1,000 ratio supported by both surface spaces and a three-level garage.

Positioned in the Westshore Business District just minutes from Tampa International Airport, Fountain Square provides direct access to Veterans Expressway, SR 60, and I-275. The surrounding area continues to evolve with new mixed-use and residential development, creating strong connectivity, access to a broad labor pool, and proximity to a wide range of amenities.

Address	4915 Independence Pkwy, Tampa, FL 33634
Property Type	Office
Building Size	137,887 square feet
Lot Size	7.04 acres
Floors	4
Class	A
Year Built	1989
Parking	5.13/1,000 (Surface and Covered spaces)



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PROPERTY HIGHLIGHTS



ON-SITE AMENITIES

On-site amenities, including an outdoor dining area and a waterfront walking trail, contribute to an ideal work environment for employees



PLANNED UPGRADES

Planned renovations are aimed at enhancing common areas and the overall tenant experience



EMERGENCY POWER

The building is supplied with a 1,500kw, Caterpillar diesel-powered emergency generator providing full building backup



HIGH PARKING RATIO

Parking ratio of 5.13/1,000 with both surface spaces and a three-level garage



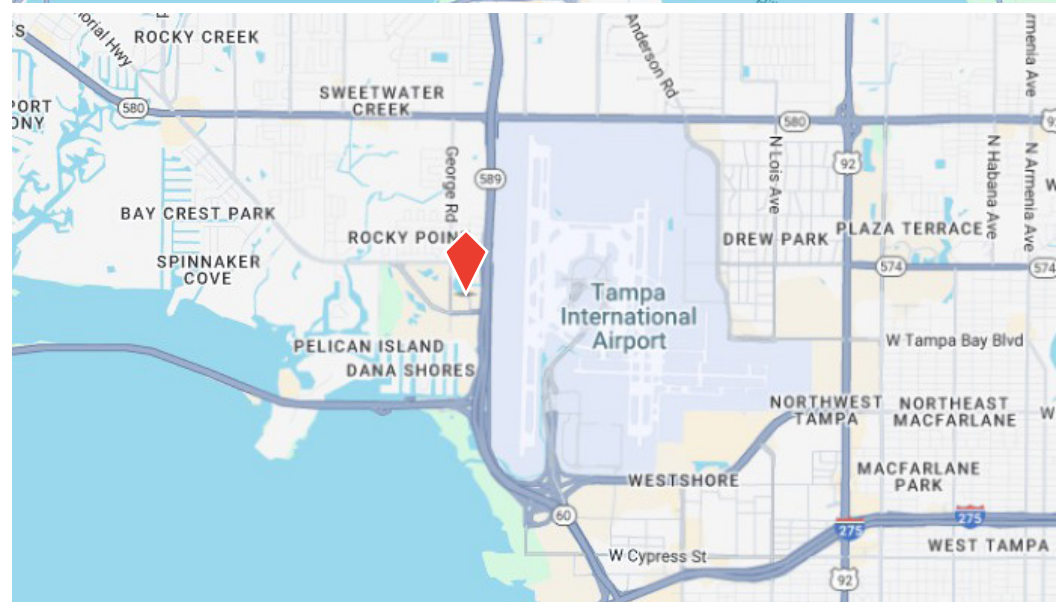
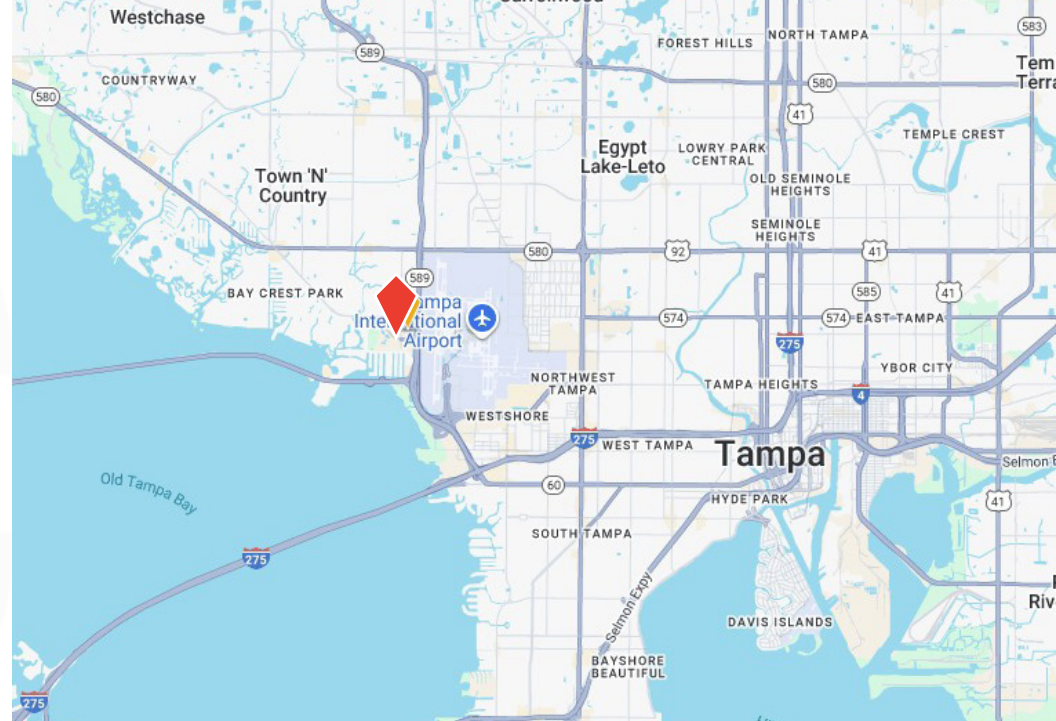
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LOCATION HIGHLIGHTS

Fountain Square is positioned in the heart of Tampa's Westshore Business District, placing tenants within one of the region's most connected commercial hubs. Its location immediately west of Tampa International Airport offers unmatched convenience for business travel and client access. With direct routes to the Veterans Expressway, SR 60, and I-275, tenants can reach major residential areas and key destinations across the Tampa Bay region with ease. The surrounding neighborhood continues to evolve, supported by new mixed-use and residential development that strengthens the district's appeal as a true business center.



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LOCATION HIGHLIGHTS



FOOD/DINING

- Bahama Breeze
- PDQ Test Kitchen
- Rusty Pelican
- The Rocky Pointe Cafe
- World of Beer
- Longhorn Steakhouse
- Ocean Prime
- Oyster Catchers
- P.F. Changs
- The Cheesecake Factory
- + Dozens More

POINTS OF INTEREST

- International Plaza Mall
- Westshore Plaza Mall
- Tampa International Airport
- Skyway Sports Complex
- Rocky Point

LODGING

- Extended Stay America
- Grand Hyatt Tampa Bay
- Tampa Airport Marriott
- The Westin Tampa Bay
- Hilton Garden Inn Tampa Airport
- + Dozens More



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For leasing inquiries, contact:



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