



MetWest
INTERNATIONAL®

METWEST INTERNATIONAL

OneMetro Center

AC Hotel

MetWest One

MetWest Two

MetWest Three



Cooper's Hawk Winery & Restaurant | Corona Cigar Co | Del Frisco's Grille | Kona Grill | Starbucks | Texas De Brazil |
Thai Prime | Blo Blow Dry Bar | Beal Bank | GolfTEC | The Bar Method

WESTSHORE'S ONE SITE FOR OFFICE, RETAIL & RESIDENTIAL

"Best Project Award"
-NAIOP Tampa Bay

MetWestInternational.com



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ENVIRONMENTAL, SOCIAL, & GOVERNANCE ESG INITIATIVES

Sustainability & Energy Conservation Designations

One MetroCenter - LEED ARC Gold & Energy Star Certified (Score 92)

MetWest One - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)

MetWest Two - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)

MetWest Three - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)

Operational Excellence Designations

One MetroCenter

MetLife's ESG Award for the Southeastern U.S.

BOMA 360

Fitwel Two Stars

MetWest One

Boma 360

Fitwel Two Stars

Bike Parking and Maintenance Areas in all Parking Garages promote sustainable transportation

Lime E-bikes on property

Over one mile of sidewalks on site for walking and jogging promotes health and wellness of occupants

Two **state-of-the art fitness centers**

Electric Vehicle Charging Stations at multiple locations throughout the property.



Community & Social Responsibility

VTS Rise App

Charity Drives

Tenant Events

Comprehensive Indoor Air Quality (IAQ) Plan

Stormwater Recapture

Recycling Program

Engineering Disciplines

Green, High-Performance Cleaning Program

LED Lighting

Innovative Water Management Strategies





MetWest

INTERNATIONAL®

GRADY SQUARE

300 Luxury Apartments

MILLER'S ALE HOUSE

GRADY AVENUE

One MetroCenter Parking

Retail & Hotel Garage Parking

AC HOTELS MARRIOTT

One MetroCenter 240K S.F.

MetWest Three Parking

MetWest Two Parking

MetWest One Parking

MetWest One 250K S.F.

AQ Nail Salon

Thai Prime

Beal Bank

GolfTEC

Corona Cigar Co

Bar Method

Big Blow Dry Bar

Cooper's Hawk Winery & Restaurant

Texas de Brazil

Kona Grill

Del Frisco's Grille

Proposed Park

Retail

Fitness/Lounge (1st Floor)

Puppy Park

Amenity Courtyard

Residential Luxury Apartments In Development

VISCONTI

AT INTERNATIONAL DRIVE
400 Upscale Apartment Homes

FAIRFIELD INN & SUITES MARRIOTT

Hilton

Foot Bridge



LOIS AVENUE

Residence Inn MARRIOTT

Lee Roy

International Plaza



International Plaza



BOY SCOUT BOULEVARD



LOCATION & AMENITIES



Superb Ingress & Egress w/ Four Access Points:

Main St. Entrance On W. Boy Scout,

Traffic Light Entrance On W. Boy Scout,

Grady St. & Lois Ave. Entrances

Easy Access To Interstate 275 & The Bay Area Bridges

Non-Evacuation Route Location

Located In the **Heart Of Tampa's Westshore Business District** (Florida's Largest Office Space Market)

Across From Tampa International Airport & International Shopping Plaza

Any Of **Tampa's Residential Neighborhoods** Are **Within A 30 Minute Drive**



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MetWest
INTERNATIONAL®

METWEST OFFICE SPACE

OneMetro Center

MetWest One

MetWest Two

MetWest Three



“LEED certification identifies the buildings as showcase examples of sustainable design and demonstrates leadership in transforming the building industry.”

S. Richard Fedrizzi,
President, CEO & Founding Chairman
U.S. Green Building Council



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METWEST RETAIL & AMENITIES



175 Room **AC Hotel** by Marriott

**56,500 Square Foot,
Single - Story Retail Village**

FEATURED RESTAURANTS & RETAILERS

- Cooper's Hawk Winery & Restaurant
- Corona Cigar Co
- Del Frisco's Grille
- Kona Grill
- Texas De Brazil
- Thai Prime
- Blo Blow Dry Bar
- Beal Bank
- GolfTEC
- The Bar Method
- Starbucks



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METWEST RETAIL & AMENITIES



Complimentary Valet Parking

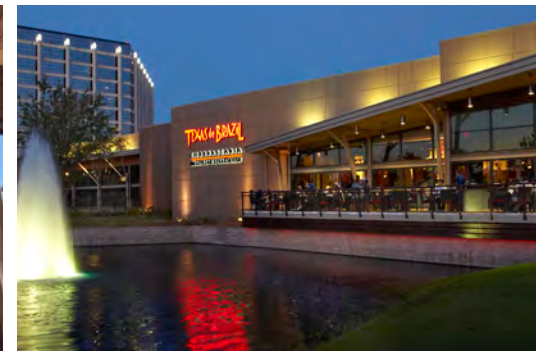
Retail Amenities & Dining Just **Steps Away**
Within A Pedestrian Oriented Environment

Award Winning Retail Project

On-Site Banking & Financial Services

Commuter Friendly with
On-Site Covered Bus Stop

Lime E-bikes Onsite



Award Winning Retail Project

FLORIDA
RETAIL PARTNERS
| Licensed Real Estate Broker |

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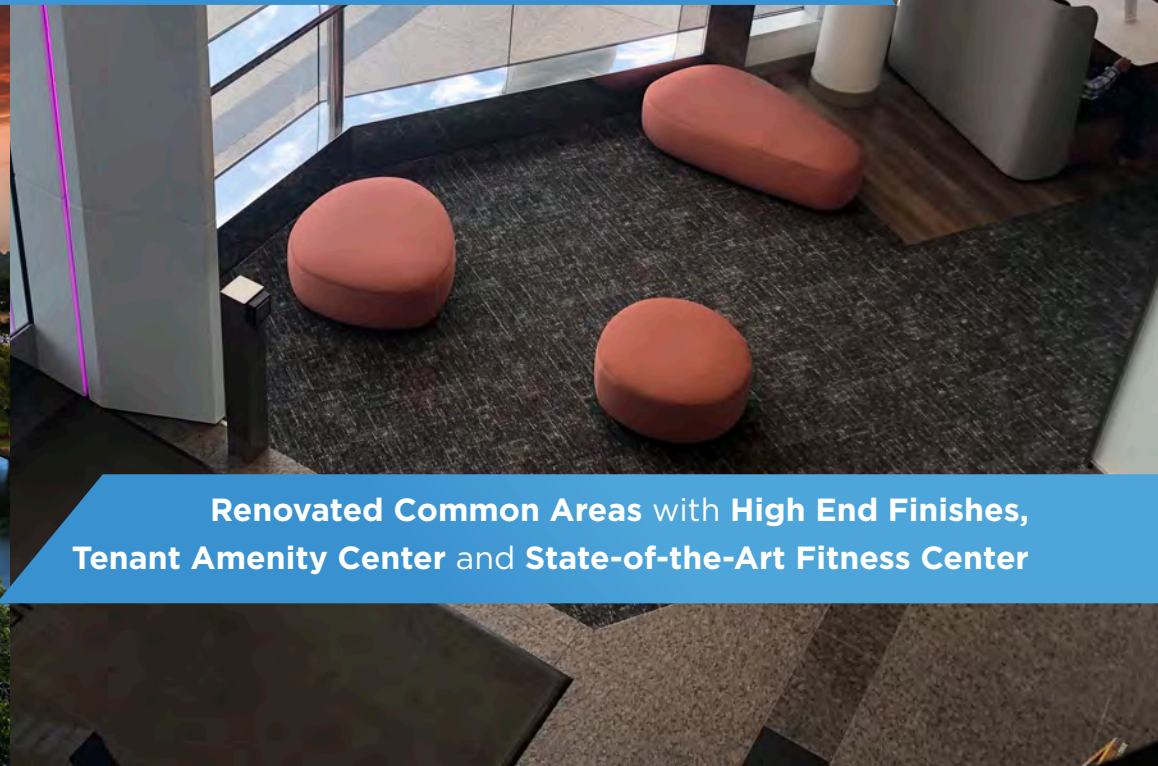


ONE METROCENTER

11-Story, Class A Office Building

**AWARD WINNING
OFFICE BUILDING**

LEED Gold & Energy Star Certified
Building of the Year - NAIOP Tampa Bay
BOMA 360 Performance Building
Fitwel Certified
MetLife ESG Award Southeastern US



**Renovated Common Areas with High End Finishes,
Tenant Amenity Center and State-of-the-Art Fitness Center**



ONE METROCENTER

11-Story, Class A Office Building

Tenant Amenity Center

On-Site Cafe & Conference Room

FREE Covered Parking & PEV Plug-Ins

Bicycle-Friendly Property with Newly Installed Bicycle Racks, Bicycle Repair Stations, and Lime E-Bikes

Pedestrian Oriented Environment & Green Spaces

Great Location with Dedicated Traffic Light **Across From International Plaza**

3 Miles/5 Minutes to Tampa International Airport



Tenant Fitness Center with Locker Room & Towel Service



“Best Project Award”

-NAIOP Tampa Bay

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METWEST ONE

10-Story, Class A Office Building



AWARD WINNING OFFICE BUILDING

LEED Silver & Energy Star Certified
BOMA 360 Performance Building
Fitwel Certified

Outstanding Office Building & Project of the Year
Outstanding Green Building



**High End Interior Finishes and
State-of-the-Art Fitness Center**



METWEST ONE

10-Story, Class A Office Building

FREE Covered Parking & PEV Plug-Ins

Bicycle-Friendly Property with Newly Installed Bicycle Racks, Bicycle Repair Stations, and Lime E-Bikes

Pedestrian Oriented Environment & Green Spaces

Great Location with Dedicated Traffic Light **Across From International Plaza**

3 Miles/5 Minutes to Tampa International Airport

Tenant Fitness Center with Locker Room & Towel Service



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METWEST TWO

100% occupied by PwC



“Best Project Award”

-NAIOP Tampa Bay

Silver LEED & Energy Star Certified



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METWEST THREE

10-Story Class A Office Building



“The MetWest development is really convenient to the airport, and the facilities itself are fantastic plus there are a lot of great restaurants on-site.”

- Joe Killian, Managing Partner of PwC’s Shared Services Center
- Tampa’s Coolest Office Space & Top 10 Company to Work For

LEED Silver & Energy Star Certified



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