



METWEST INTERNATIONAL



Addressing Your WorkLife.
In Tampa's Westshore Business District

MetWestInternational.com



MetWest
INTERNATIONAL®

METWEST INTERNATIONAL

OneMetro Center

AC Hotel

MetWest One

MetWest Two

MetWest Three



Cooper's Hawk Winery & Restaurant | Davidoff of Geneva | Del Frisco's Grille | Kona Grill | Texas De Brazil |
Thai Prime | Blo Blow Dry Bar | Beal Bank | GolfTEC | The Bar Method

WESTSHORE'S ONE SITE FOR OFFICE, RETAIL & RESIDENTIAL NAMED BEST MIXED-USE DEVELOPMENT, NAIOP TAMPA BAY

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MetWest INTERNATIONAL®

GRADY SQUARE
300 Luxury Apartments

MILLER'S ALE HOUSE

W **ISCONTI**
AT INTERNATIONAL DRIVE
400 Upscale
Apartment Homes

FAIRFIELD INN & SUITES
Marriott

Hilton



LOIS AVENUE



BOY SCOUT BOULEVARD

GRADY AVENUE

MetWest Three Parking

MetWest Two Parking

MetWest One Parking

Hotel Garage Parking

One MetroCenter Parking

Foot Bridge

PwC
MetWest Two
250k S.F.

MetWest One
250k S.F.

MetWest Three
250k S.F.

AC
HOTELS
MARRIOTT

4,841 RSF
Avail 5/19

Thai Prime
Beal Bank
GolTEC
Davidoff

Retail
Pad
Site

One MetroCenter
240k S.F.

Bar
Method
Big Blow
Dry Bar

Cooper's Hawk
Winery & Restaurant

Texas de Brazil

Kona Grill

Del Frisco's
Grille

Future
Residential
300 Units





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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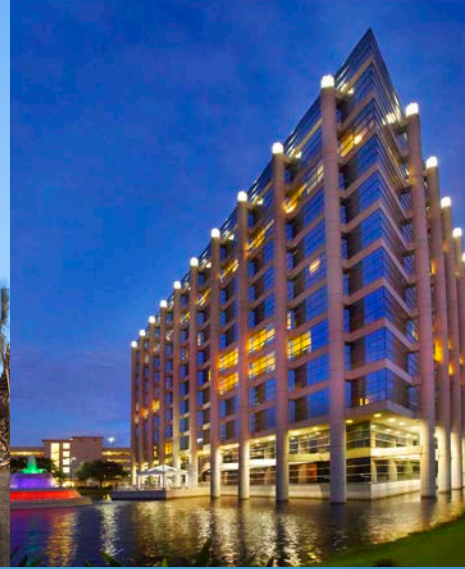


AWARD WINNING OFFICE SPACE



MetWest Three
4050 Boy Scout Blvd
Opening Fall 2019

MetWest One
4030 Boy Scout Blvd



One MetroCenter
4010 Boy Scout Blvd



MetWest Two
PwC Build-to-Suit
4040 Boy Scout Blvd

One Million Square Feet of Office Space

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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
- Davidoff of Geneva
- Del Frisco's Grille
- Kona Grill
- Texas De Brazil
- Thai Prime
- Blo Blow Dry Bar
- Beal Bank
- GolfTEC
- The Bar Method





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

Development Opportunities

Residential: 300 Unit Upscale Apartment Site

Retail: 28,000 Square Foot, Anchor Opportunity Site



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ONE METROCENTER

11-Story, Class A Office Building

**AWARD WINNING
OFFICE BUILDING**

**Gold LEED & Energy Star Certified
Building of the Year - NAIOP Tampa Bay
BOMA 360 Performance Building**

**Renovated Common Areas with High End Finishes
Tenant Amenity Center Coming Soon**



ONE METROCENTER

11-Story, Class A Office Building

Tenant Amenity Center Coming Soon

On-Site Cafe & Conference Room

FREE Covered Parking, PEV Plug-Ins & Reserved Parking for Fuel Efficient Vehicles

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 Mixed-Use Project”

-NAIOP Tampa Bay

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METWEST ONE

10-Story, Class A Office Building



**AWARD WINNING
OFFICE BUILDING**

Gold LEED & Energy Star Certified

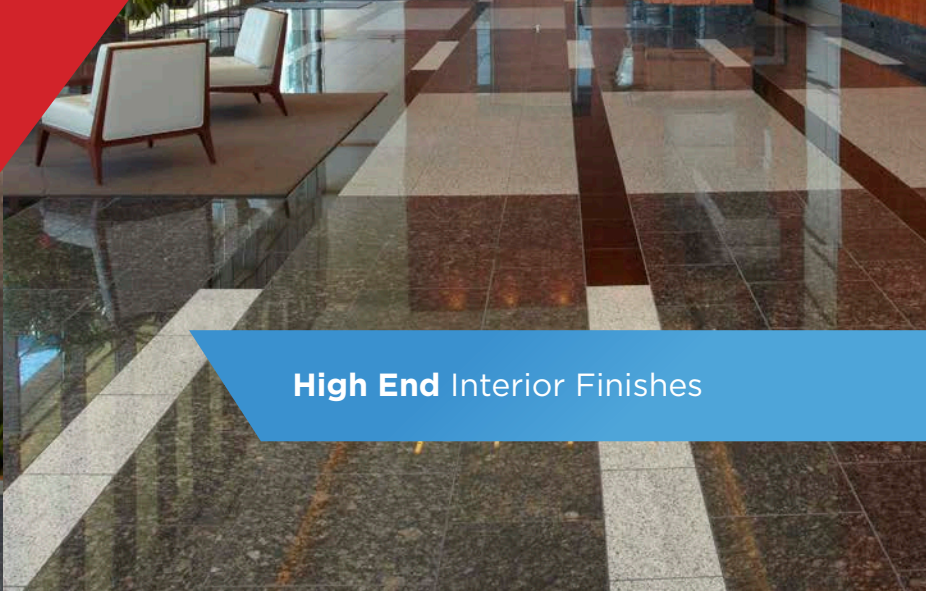
Outstanding Office Building & Project of the Year

Outstanding Green Building

52,000 +/- RSF Available Jan. 2020

Floor 5 - Full Floor, 27,728 RSF

Floor 9- 24,459 RSF



High End Interior Finishes



METWEST ONE

10-Story, Class A Office Building

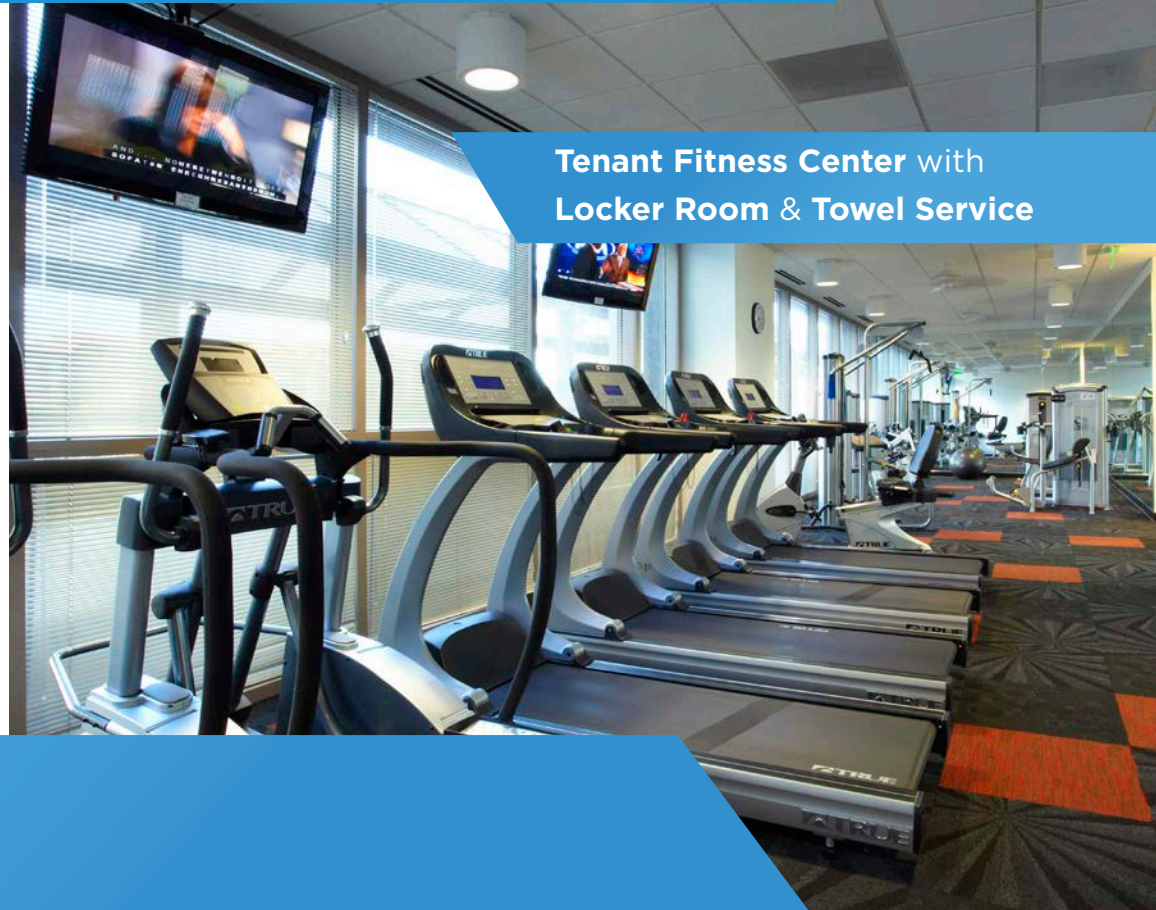
FREE Covered Parking, PEV Plug-Ins & Reserved Parking for Fuel Efficient Vehicles

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 Mixed-Use Project”

-NAIOP Tampa Bay



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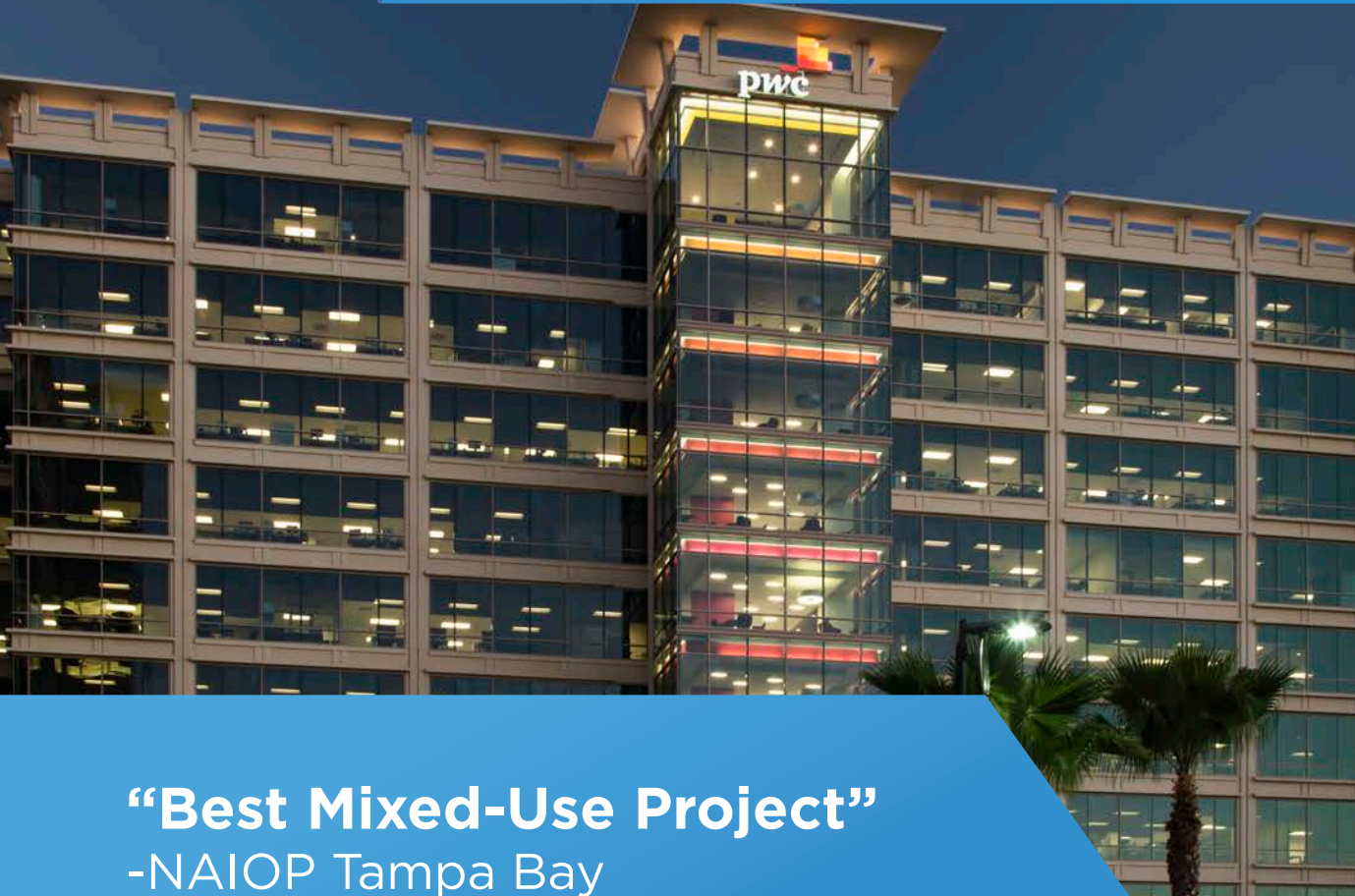
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METWEST TWO

PwC Build-to-Suit

100% Occupied



“Best Mixed-Use Project”
-NAIOP Tampa Bay



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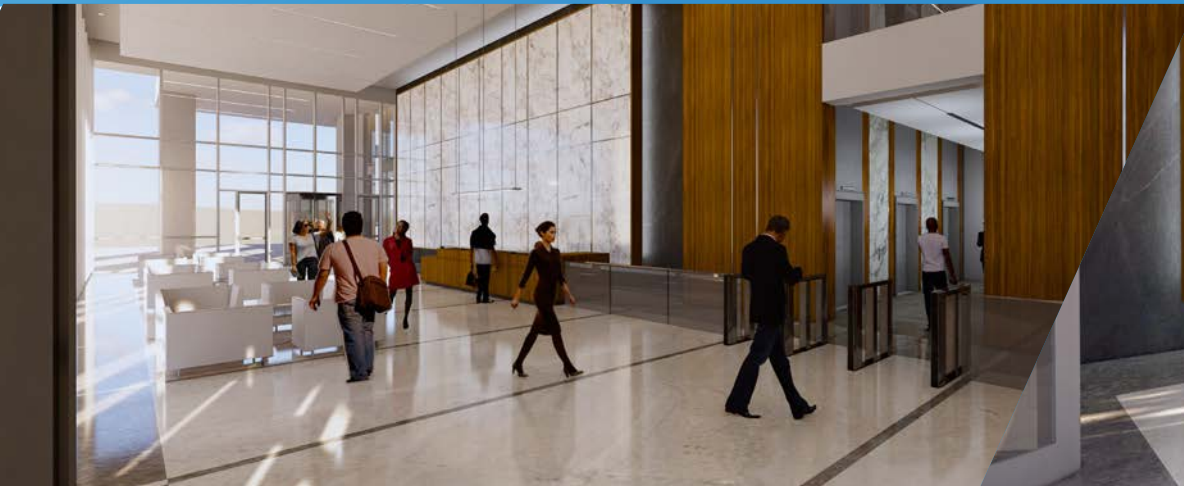
MetWest
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METWEST THREE

10-Story, Class A Office Building
Under Construction



Completion 4th Quarter 2019
To Be Occupied by PwC





METWEST THREE

10-Story, Class A Office Building
Under Construction

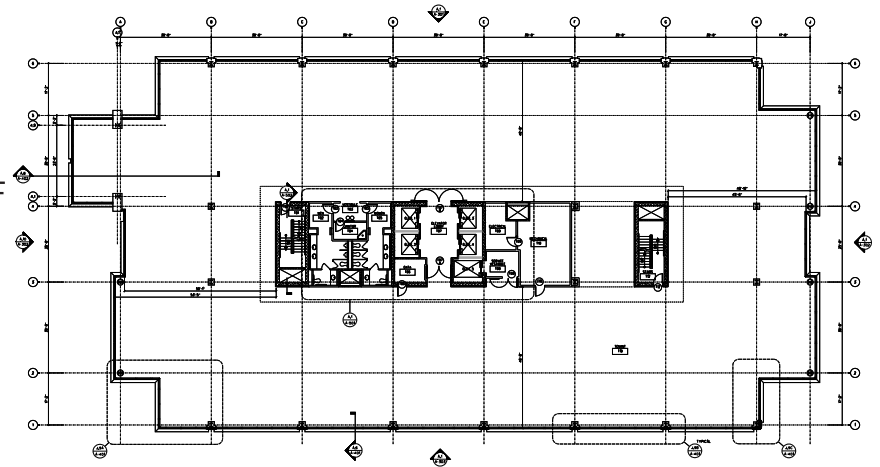
LEED Designed

Floor to Ceiling Windows

High-End Interior Finishes

FREE Covered Parking with a
Parking Ratio of 4 Spaces per 1,000 SF

Retail Amenities Steps Away in a
Pedestrian-Oriented Environment



“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



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