



# WestLake Corporate Center I & II

9119 & 9009 Corporate Lake Drive // Tampa



Instant access  
to Veterans  
Expressway



Signalized  
intersection



14-acre campus  
with water views



Parking  
6.3 per  
1,000 SF



Bright  
2-story atrium  
lobbies



10' ceiling  
heights



On-site  
property  
management

Leasing Agent:

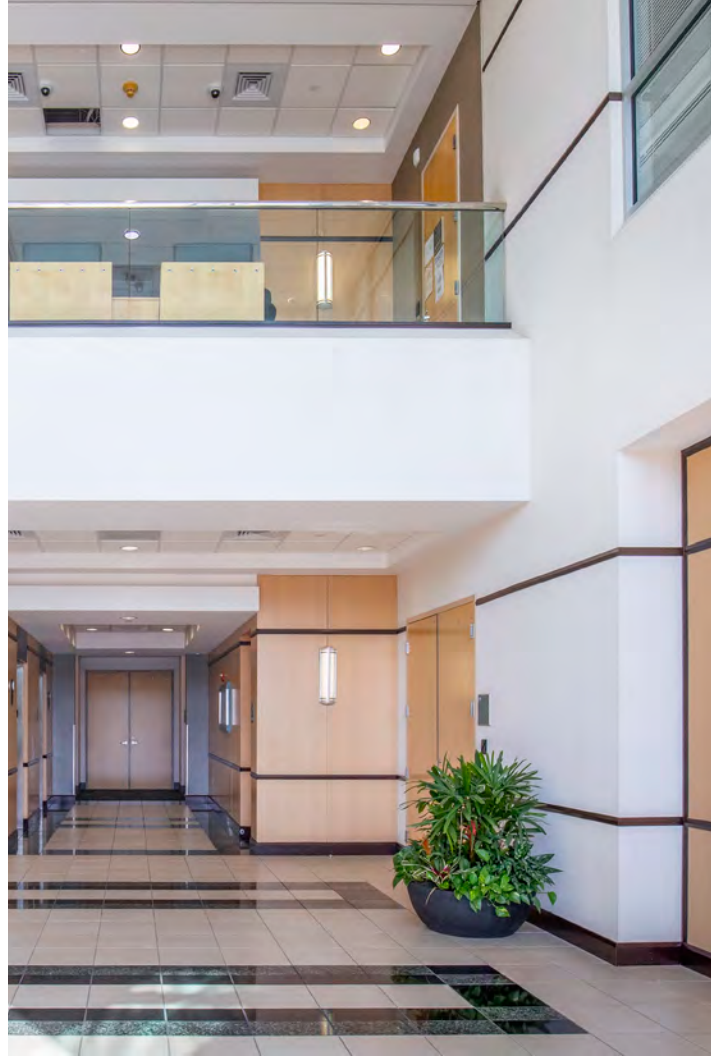


Owned & Managed by:



# WestLake Corporate Center I & II

- WestLake I:  
9119 Corporate Lake Drive, 90,531 SF, Built 1999
- WestLake II:  
9009 Corporate Lake Drive, 89,435 SF, Built 2001
- Three-story, Class A offices
- Two-story atrium lobbies
- 10' ceiling heights
- Above-market parking ratio
- Immediate accessibility to vast labor pool
- Campus setting with water views
- Frontier Fiber, Spectrum, and Level 3 Communications
- 1,000 KW back-up generator at WestLake I





## Owned & managed by Dilweg

Under Dilweg ownership since 2017, Dilweg has made property improvements including upgrades to the elevators, roofs, and HVAC systems.

Dilweg is committed to top-notch tenant and property services in each of our buildings. We invite you to Discover the Difference with Dilweg.

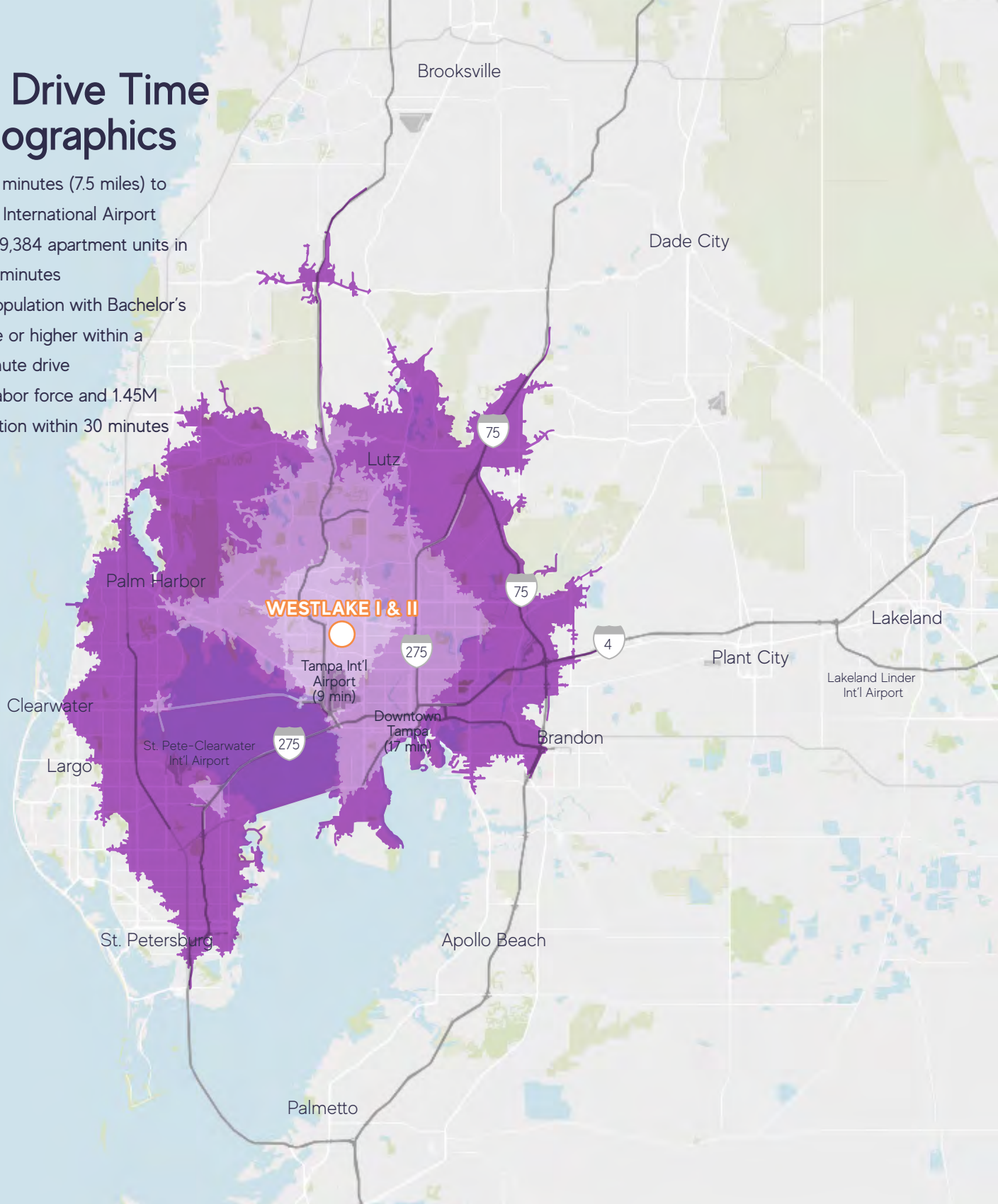
Availability, virtual tours and more at:



[westlake-tampa.com](https://westlake-tampa.com)

# 2022 Drive Time Demographics

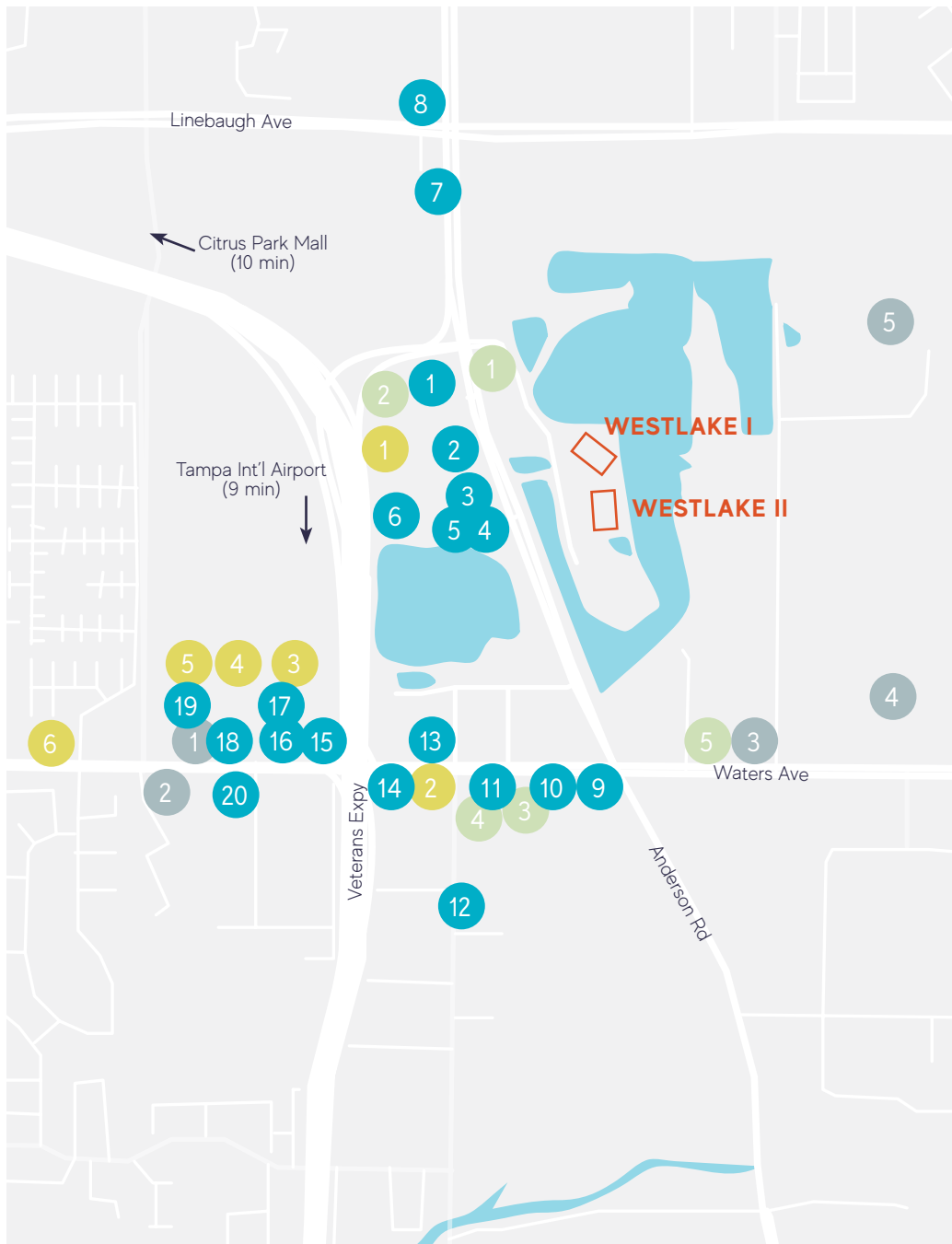
- Only 9 minutes (7.5 miles) to Tampa International Airport
- Reach 9,384 apartment units in just 10 minutes
- 37% population with Bachelor's Degree or higher within a 20-minute drive
- 827K labor force and 1.45M population within 30 minutes



|                         | 10 min    | 20 min    | 30 min    |
|-------------------------|-----------|-----------|-----------|
| Population              | 131,112   | 578,011   | 1,454,282 |
| Households              | 50,675    | 232,409   | 611,779   |
| Median Household Income | \$61,544  | \$62,266  | \$64,094  |
| Median Home Value       | \$254,408 | \$295,511 | \$282,159 |
| Median Age              | 38.9      | 38.7      | 41.2      |
| Labor Force             | 77,800    | 334,718   | 826,816   |

# Surrounding Amenities

5-min drive or less



## Restaurants

- 1 Tampa Joe's
- 2 Starbucks
- 3 Pal Campo
- 4 Mamajuana Cafe Tampa <sup>NEW</sup>
- 5 Kuchi Sushi & Hibachi
- 6 Cold Stone Creamery
- 7 Empire Food Truck Plaza <sup>NEW</sup>
- 8 Dunkin'
- 9 Mission BBQ
- 10 Arby's
- 11 Los Comparres
- 12 Loli's Mexican Cravings
- 13 Jazzy's BBQ
- 14 PDQ
- 15 Panera Bread
- 16 Dunkin'
- 17 Subway
- 18 Chick-fil-A
- 19 Starbucks
- 20 Pollo Tropical

## Hotels

- 1 Holiday Inn Express
- 2 WoodSpring Suites <sup>NEW</sup>
- 3 Hampton Inn
- 4 Country Inn & Suites
- 5 Comfort Suites

## Retailers

- 1 AMC Theaters
- 2 WaWa
- 3 Lowe's
- 4 Office Depot
- 5 Target
- 6 Walgreens

## Banking/Shipping

- 1 Regions Bank
- 2 Wells Fargo
- 3 Bank of Tampa
- 4 FedEx Ship Center
- 5 UPS Customer Center

For more information, or to set up a tour, please contact:



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Owned & managed by:

