

For Sale  
or  
For Lease

Flexible  
Options

Your Next Headquarters in Tampa's  
Most Connected Submarket:

### **Westshore!**

Two Office Condo Units  
Totaling 13,607 SF  
with Flex Potential

**Sale Price: \$3,625,000**  
**Rental Rate: \$25.00 MG**



## Contact

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5402 W Laurel St  
Tampa, FL 33607

Office Space Designed for  
Productivity and Collaboration







- Welcoming Upscale Reception Area
- Impressive workspace offers spacious 20' ceilings
- Modern breakroom area with like new kitchen appliances
- Multiple Private Offices
- Dedicated Training Rooms
- Generously sized conference room featuring individual climate control and abundant natural light

Suite 109 – 9,527 SF



## Tenant Experience

- Workstations and furniture are negotiable
- Cat5e wiring
- Located in the Westshore Business District



## Building Amenities

- 24-hour access
- Parking ratio of 3/1,000 SF
- Unmatched accessibility, located in Tampa's premier Westshore District, the building offers exceptional convenience with direct access to I-275, providing seamless connectivity to Tampa International Airport, Downtown Tampa and surrounding areas.





## Space Highlights

- Reception Area
- Open Workspace
- Modern Breakroom area with like new kitchen appliances
- Private Offices

Suite 220 – 4,080 SF



This thoughtfully positioned second floor office space offers a unique advantage point, overlooking unit 109 - ideal for teams seeking integration, transparency, and seamless communication across departments. The layout promotes a sense of connection while maintaining privacy, making it a great fit for management, creative oversight, or collaborative workflows across levels.



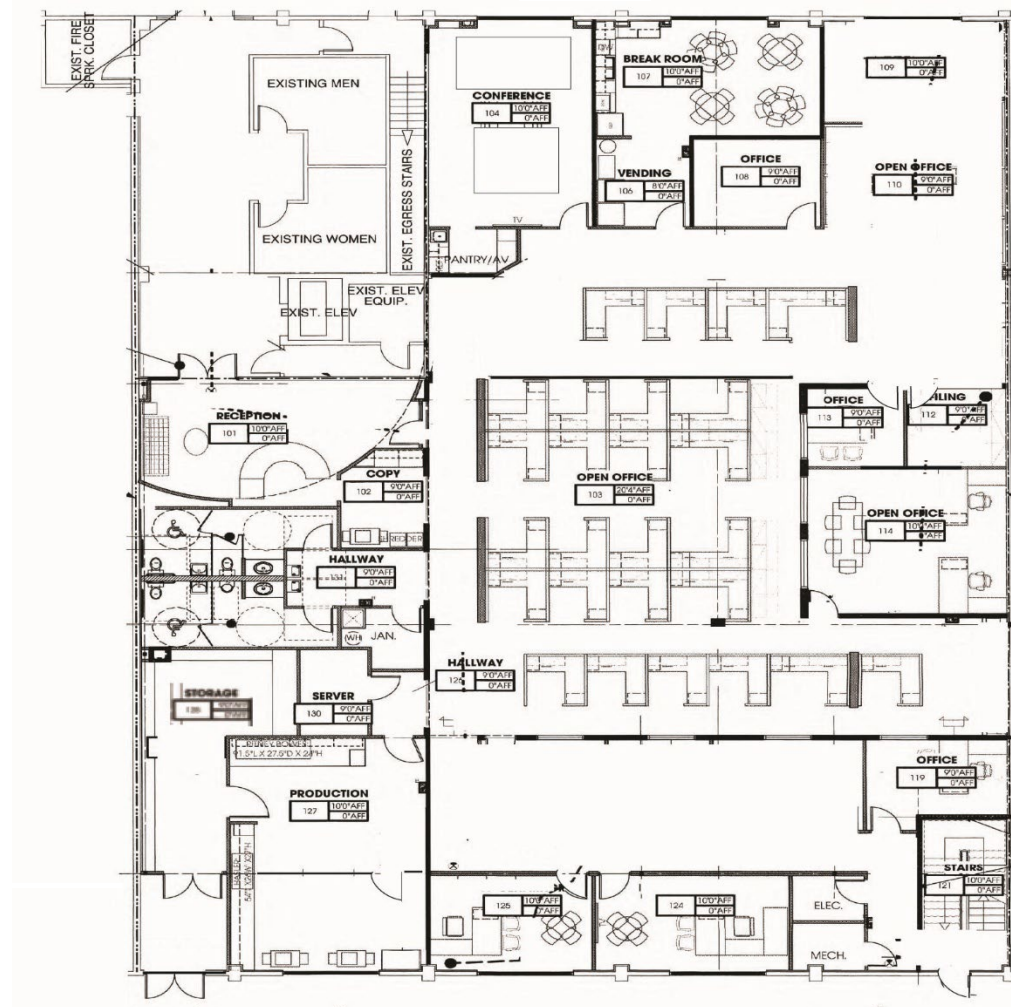




## Two-Level Office Space with Flex Potential and Expanded Parking

The first-floor rear section offers potential for flex space conversion, supported by the building's infrastructure and permissible use making it suitable for light storage, production, or specialty workspace. Additionally, the property is undergoing a parking expansion, offering increased on-site parking capacity to better accommodate staff, clients, and visitors—an added convenience in the Westshore area.





1st Floor Floorplan

## Demising Plan

Suite 109

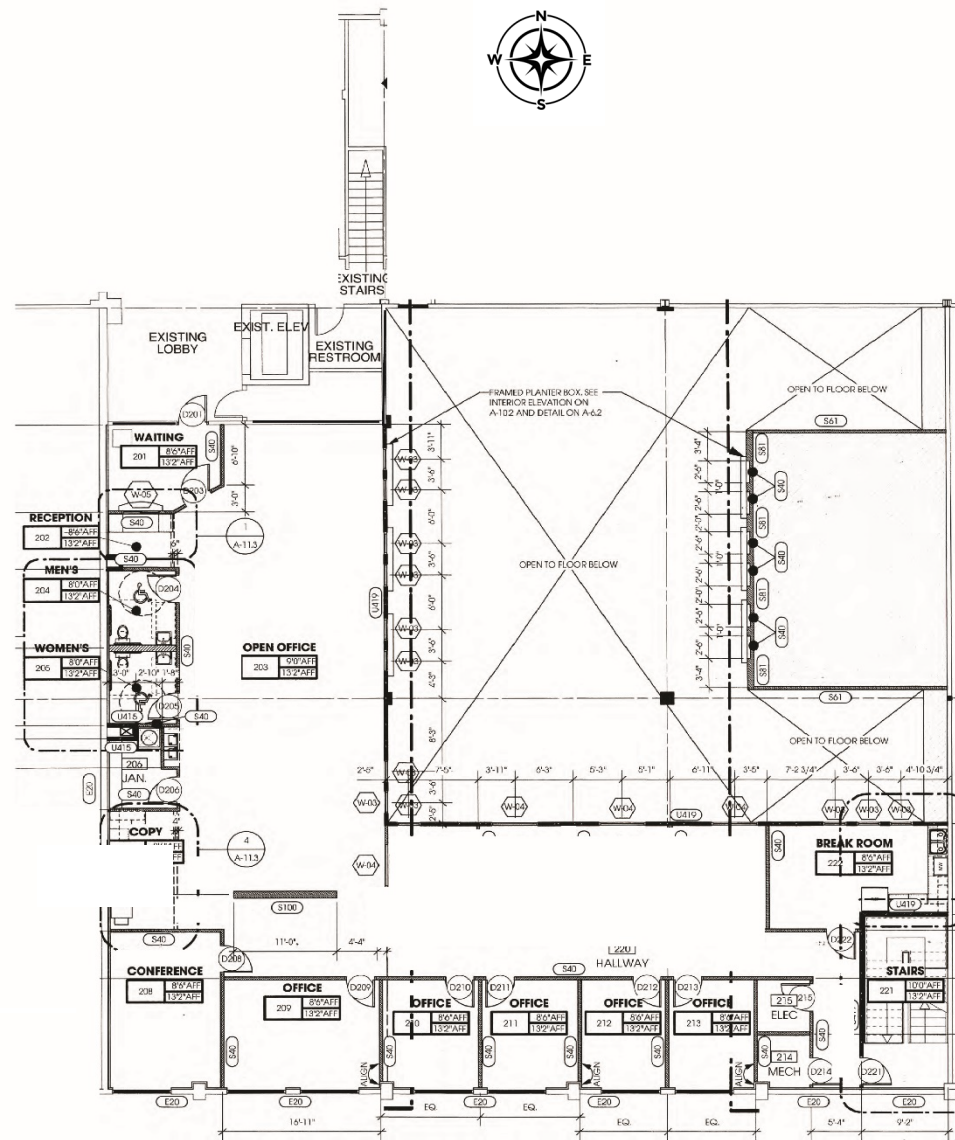
9,527 SF

5402 W Laurel St  
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# Demising Plan

Suite 220

4,080 SF



2<sup>nd</sup> Floor Floorplan

5402 W Laurel St  
Tampa, FL 33607

# Demographics

## Ring of 1 mile



1,076  
Households

1,940  
Population



Median Age

\$77,338  
Median Disposable  
Income



\$93,386  
Median Household  
Income



\$68,097  
Per Capita  
Income



\$202,029  
Median Net  
Worth

## Ring of 1-3 miles



24,522  
Households

55,956  
Population



Median Age

\$80,159  
Median Disposable  
Income



\$96,721  
Median Household  
Income



\$69,222  
Per Capita  
Income



\$173,098  
Median Net  
Worth

## Ring of 3-5 miles



67,671  
Households

158,773  
Population



Median Age

\$63,301  
Median Disposable  
Income



\$76,411  
Median Household  
Income



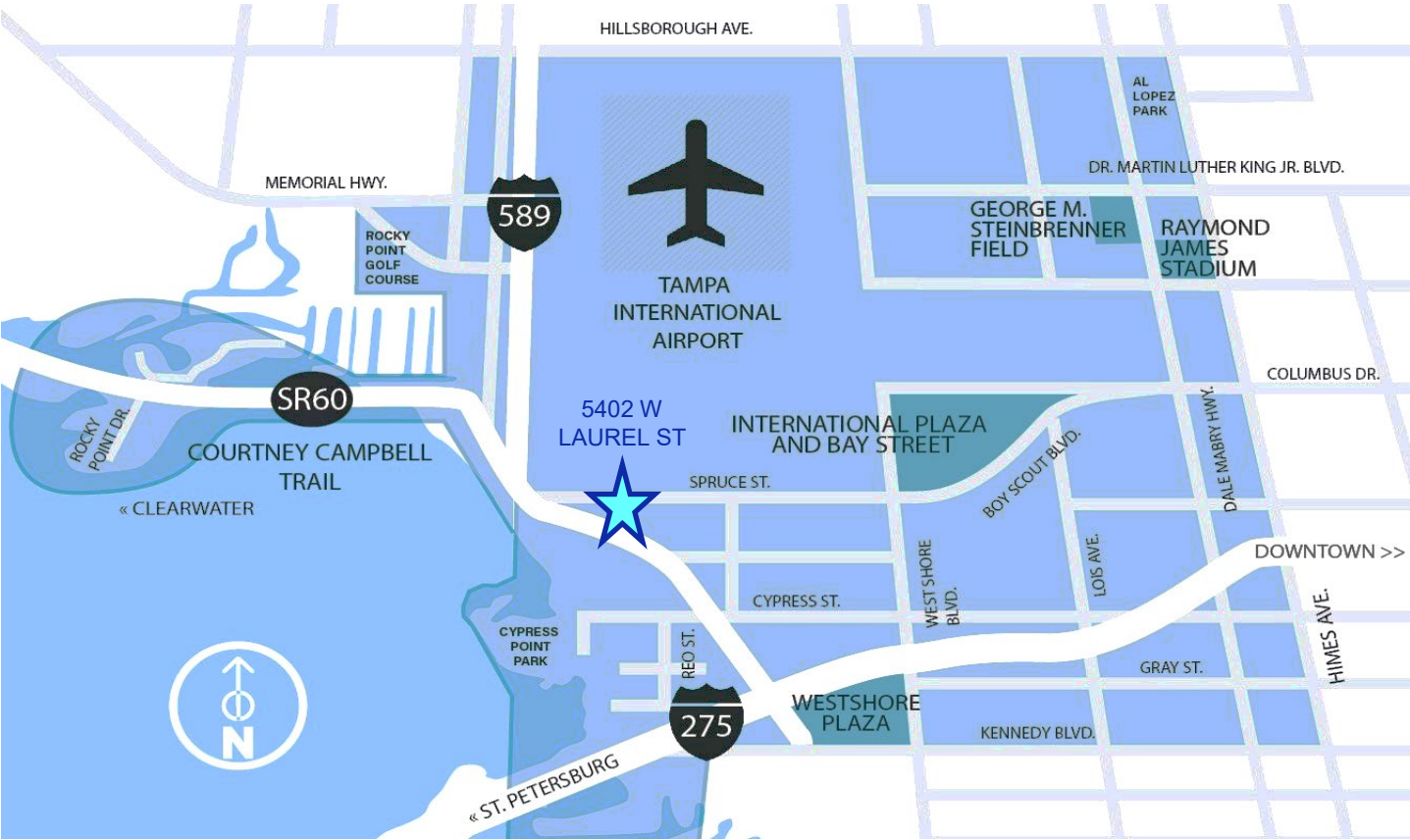
\$53,294  
Per Capita  
Income



\$139,077  
Median Net  
Worth

# Location

5402 W Laurel Street is located at Tampa Bay's most connected and accessible commercial hub: Westshore! Strategically positioned at the crossroads of I-275, the Veterans Expressway, and Dale Mabry Highway. With immediate access to Tampa International Airport — just minutes away — Westshore offers unmatched convenience for business travelers and daily commuters alike. Its central location provides direct routes to Downtown Tampa, St. Petersburg, and Clearwater, making it an ideal choice for companies seeking visibility, ease of travel, and access to a wide talent pool across the region.





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For more information or to  
request a tour, contact:

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STRATEGIC REAL ESTATE SOLUTIONS



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