

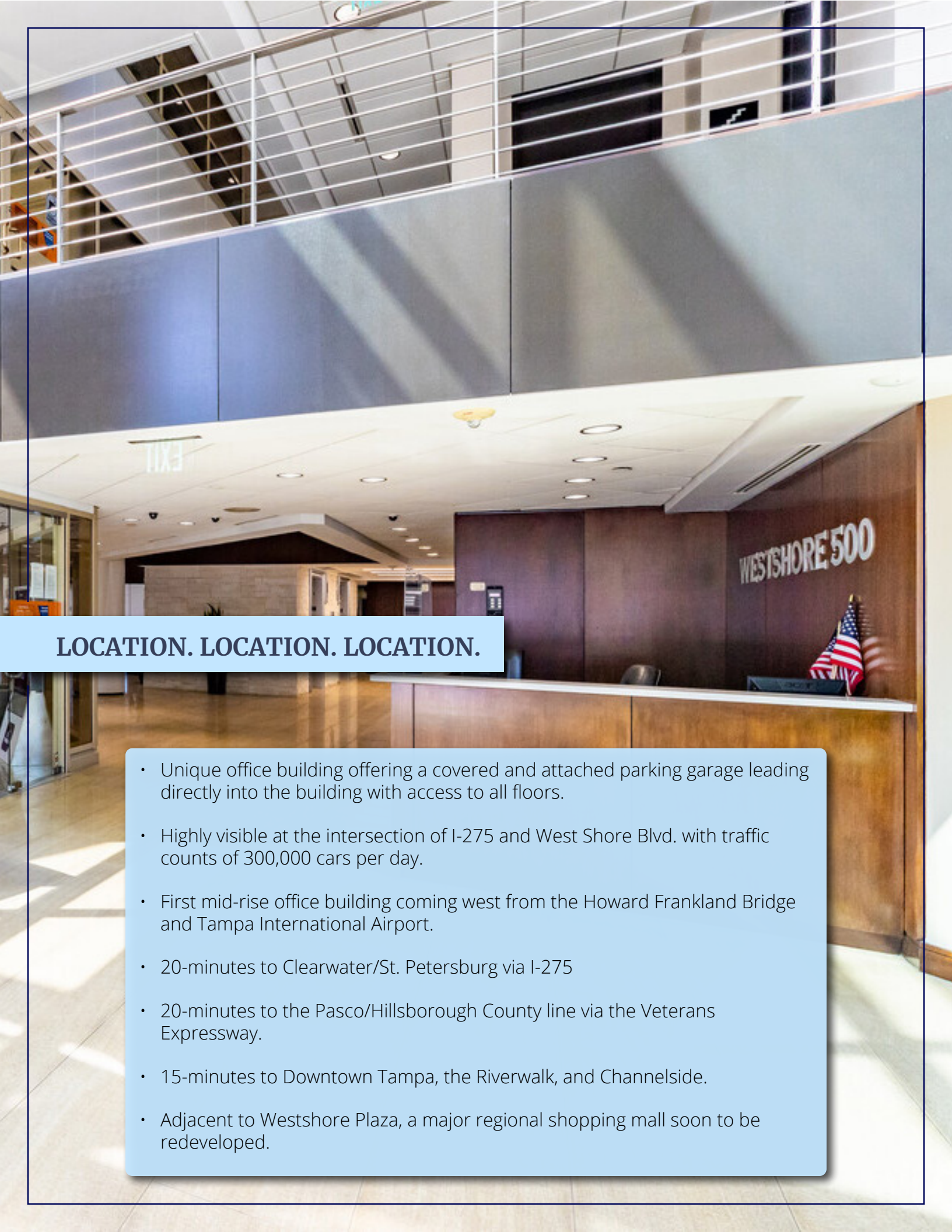


For Lease Class A, 10-Story Office Building

500 N West Shore Boulevard | Tampa, FL



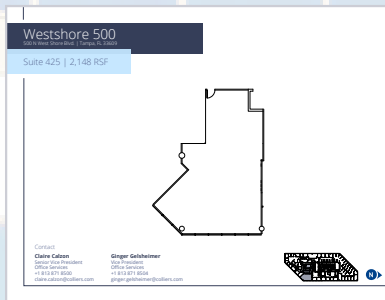
Colliers



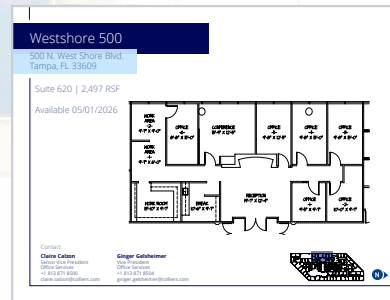
LOCATION. LOCATION. LOCATION.

- Unique office building offering a covered and attached parking garage leading directly into the building with access to all floors.
- Highly visible at the intersection of I-275 and West Shore Blvd. with traffic counts of 300,000 cars per day.
- First mid-rise office building coming west from the Howard Frankland Bridge and Tampa International Airport.
- 20-minutes to Clearwater/St. Petersburg via I-275
- 20-minutes to the Pasco/Hillsborough County line via the Veterans Expressway.
- 15-minutes to Downtown Tampa, the Riverwalk, and Channelside.
- Adjacent to Westshore Plaza, a major regional shopping mall soon to be redeveloped.

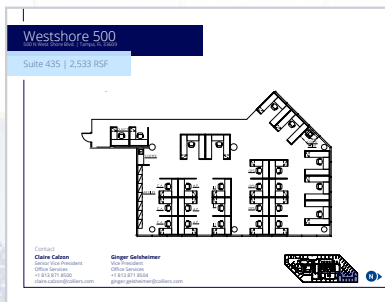
OFFICE SPACE AVAILABILITY



- Suite 425
- 4th Floor
- 2,148 SF



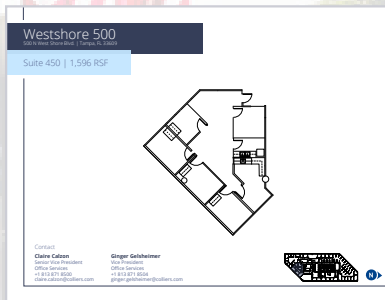
- Suite 620
- 6th Floor
- 2,497 SF
- Available 05/01/2026
- Great Westerly View
- Double door elevator lobby entrance



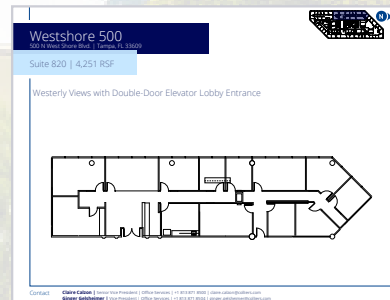
- Suite 435
- 4th Floor
- 2,533 SF



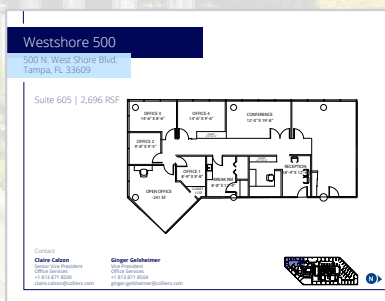
- Suite 650
- 6th Floor
- 3,793 SF
- Double door elevator lobby entrance



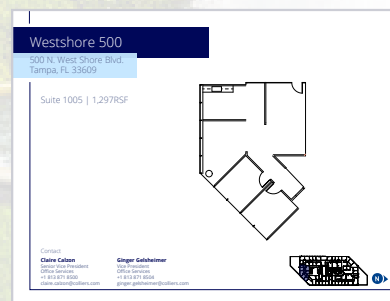
- Suite 450
- 4th Floor
- 1,596 SF
- Contiguous to Suite 435 for 3,744 SF



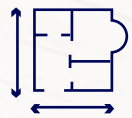
- Suite 820
- 8th Floor
- 4,251 SF
- Westerly Views with double door elevator lobby entrance



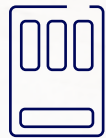
- Suite 605
- 6th Floor
- 2,696 SF
- Great Westerly Views!



- Suite 1005
- 10th Floor
- 1,297 SF



Highly efficient floor plans for small to mid-size tenants



Truist Bank, ATM & drive-thru located on property



Walk to retail shops & restaurants

CLASS A OFFICE AMENITIES



24-hour access

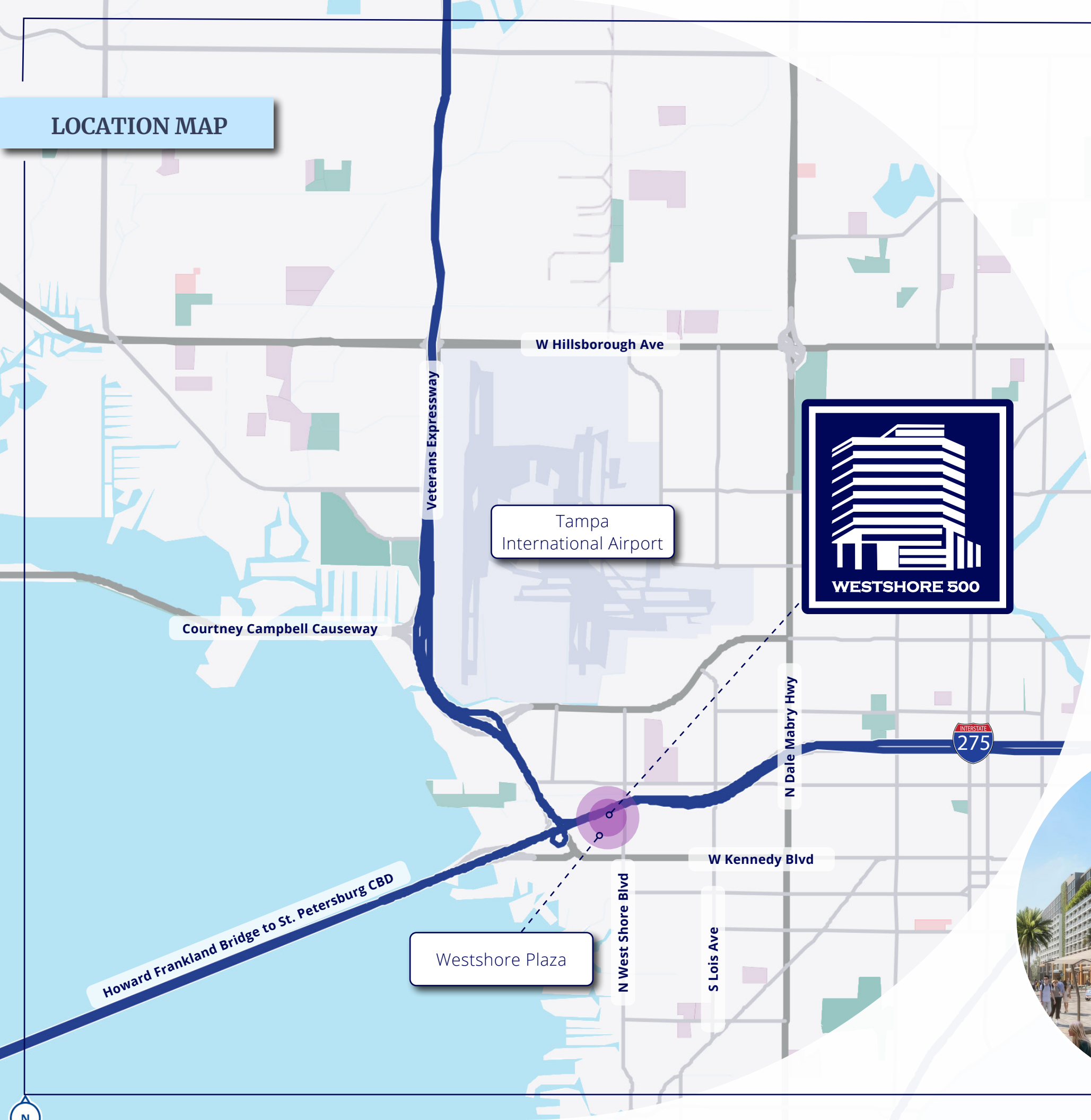


Ample parking



Coming Soon!
Common area conference room

LOCATION MAP



WESTSHORE PLAZA REDEVELOPMENT

Westshore Plaza to undergo a significant transformation into a 3.5 million square-foot mixed-use development!

The redevelopment will boast a high walkability factor, with pedestrian-friendly pathways, amenities, and proximity to shops.

- 908,831 SF Retail
- 133,119 SF Restaurant
- 380,000 SF Office
- 77,357 SF Recreational
- 120,000 SF Medical
- 2,000 Residences



SURROUNDING RETAIL



WESTSHORE KEY MARKET STATISTICS

Commercial Office Space: 15.3 M SF
 Employees: 100,000
 Restaurants: 250+
 Stores: 350+
 Residents: 15,000 - 14,000+ through 2045
 Students: 26,000
 Hotels: 45+
 Hotel Rooms: 8,300
 Retail: 6+ Million SF

TAMPA INTERNATIONAL PLAZA (2022)
 21,527,863 passengers

INTERNATIONAL PLAZA



INTERNATIONAL PLAZA AND BAY STREET MALL
 1.2 M SF Gross leasable area
 200+ Stores
 30+ Dining options
 6K Parking spaces
 293 Hotel rooms

INTERNATIONAL PLAZA



43,000 AADT

W. Spruce St.

The Container Store



Roland Park K-8 School
 803 Students

Jefferson High School
 1,397 Students

WESTSHORE PLAZA REDEVELOPMENT
 901,831 square feet of retail
 380,000 square feet of professional office space
 120,000 square feet of medical office space
 1,765 multifamily residential units
 A 256,000 square foot hotel or motel
 133,119 square feet of restaurant space
 A 77,357 square foot recreational facility
 A Hillsborough Area Regional Transit Authority transfer bus station
 Macy's will remain

WESTSHORE PLAZA



WESTSHORE PLAZA



TOWN SQUARE CENTER



TOWN SQUARE CENTER



Raymond James Stadium
 Capacity: 75,000

George M. Steinbrenner Field Ballpark
 Capacity: 10,000

Yankee's Spring Training Practice Fields

Waffle House

W. Columbus St.

30,500 AADT

W. Kennedy Blvd.

210,000 AADT

N. Dale Mabry Hwy.

46,000 AADT

195,500 AADT

15,700 AADT

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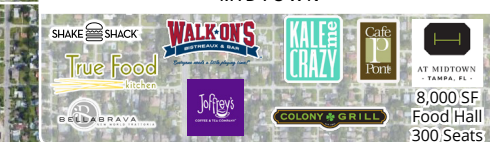
15,700 AADT

15,700 AADT

MIDTOWN



MIDTOWN



MIDTOWN



MIDTOWN



MIDTOWN



HCA Florida South Tampa
 139 Beds



Miles

0 0.25 0.5

WESTSHORE 500

WESTSHORE 500

NEW DEVELOPMENT & UNDER CONSTRUCTION

0 0.25 0.5 Miles



Novel Independence Park
5-story,
277 Residential Units



Airport Expansion
Phase I (Completed)
2.6 M SF rental car facility, 1.4 mile
people mover, main terminal expansion
Phase II (Planned)
17 AC Office space, retail, hotel



Hyatt House
145-room Hotel



Novus Westshore
262 Apartments



Society Westshore
375 Apartments



Women's Care Building
63,289 sq. ft
Medical Office



1515 Westshore
2 Towers
346 Residential Units
7,000 sq. ft retail



Skyview Plaza
138-room Cambria Hotel
130k SF Office
W. Cypress St.

Roland Park
K-8 School
790 Students

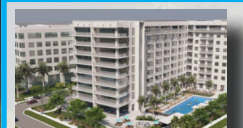
Jefferson High
School
1,813 Students



Midtown Tampa
19 AC, \$500,000,000
Development
390 Residential Units
100,000 sq. ft Retail
400,000 Office



Woodfield & Crescent
289 Residential Units
1,600 sq. ft Retail



Novel Beach Park
9-Story
289 Residential Units



Westshore Plaza
(Redevelopment)
901,831 SF Retail
380,000 SF Office
120,000 SF Medical
1,765 Multifamily Units
256,000 SF hotel or motel
133,119 SF Restaurant Space
77,357 SF Recreational Facility
Hillsborough Area Regional Transit
Authority transfer bus station
Macy's will remain



59,000 AADT

30,500 AADT

W. Columbus St.

43,000 AADT

15,500 AADT

43,000 AADT

W. Spruce St.

60

13,450 AADT

W. Cypress St.

15,700 AADT

201,500 AADT

193,000 AADT

275

46,000 AADT

W. Kennedy Blvd.

38,000 AADT

46,000 AADT

210,000 AADT



Westshore Key Market Statistics

Commercial Office Space: 15.3 M SF
Employees: 100,000
Restaurants: 250+
Stores: 350+
Residents: 15,000 - 14,000+ through 2045
Students: 26,000
Hotels: 45+
Hotel Rooms: 8,300
Retail: 6+ Million SF

Complete 2018-2023

Planned

Under Construction



For Lease Class A, 10-Story Office Building

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