

WESTSHORE BUSINESS DISTRICT | 4110 GEORGE ROAD | TAMPA | FLORIDA



115,000 SF HQ OPPORTUNITY



THE LANDING AT WESTSHORE

WHERE TAMPA BUSINESS ARRIVES.



REGAIN
INVESTMENT MANAGER, LLC

STREAM

THE OPPORTUNITY

A full-building HQ opportunity in the heart of Westshore.

The Landing at Westshore offers 115,740 RSF across three stories within a 44-acre corporate campus, just five minutes from Tampa International Airport. Available as a full-building opportunity, it gives a single tenant exclusive use of a fully amenitized environment — fitness center, lounge, café, and more — delivering the feel of a private, branded headquarters within a broader campus setting.



LOCATION

Prime Westshore location



CAMPUS SETTING

44-acre mixed use campus setting



FITNESS CENTER

Recently renovated fitness center



CAFÉ

On-site café



HIGHWAY ACCESS

Direct access to I-275, SR 60 and the Veterans Expressway



SIGNAGE

Top-of-building signage and naming rights available



ON-SITE PARKING

Ample surface parking at 6.0/1,000 SF



AIRPORT PROXIMITY

Five minutes from Tampa International Airport



BUILDING FEATURES

A workplace built for everyday
— energy, focus and ease.



Top-of-building signage
Naming rights available



3rd Floor Open Office
Expansive floorplate with panoramic window lines and abundant natural light



Atrium Lobby
Water feature & skylit gathering space



Conference Room
Private meeting environment with floor-to-ceiling windows and scenic outlooks

BUILDING FEATURES

A workplace built for everyday
— energy, focus and ease.



Walkable to luxury apartments
The Brooke & Independence Park



Nearby Golf Course
Minutes to Rocky Point



Cafe Lounge
Modern workplace
café offering a
comfortable setting
for collaboration,
refreshments, and
relaxation

UNMATCHED CONNECTIVITY

Connected in every direction

— home, airport, everywhere between.

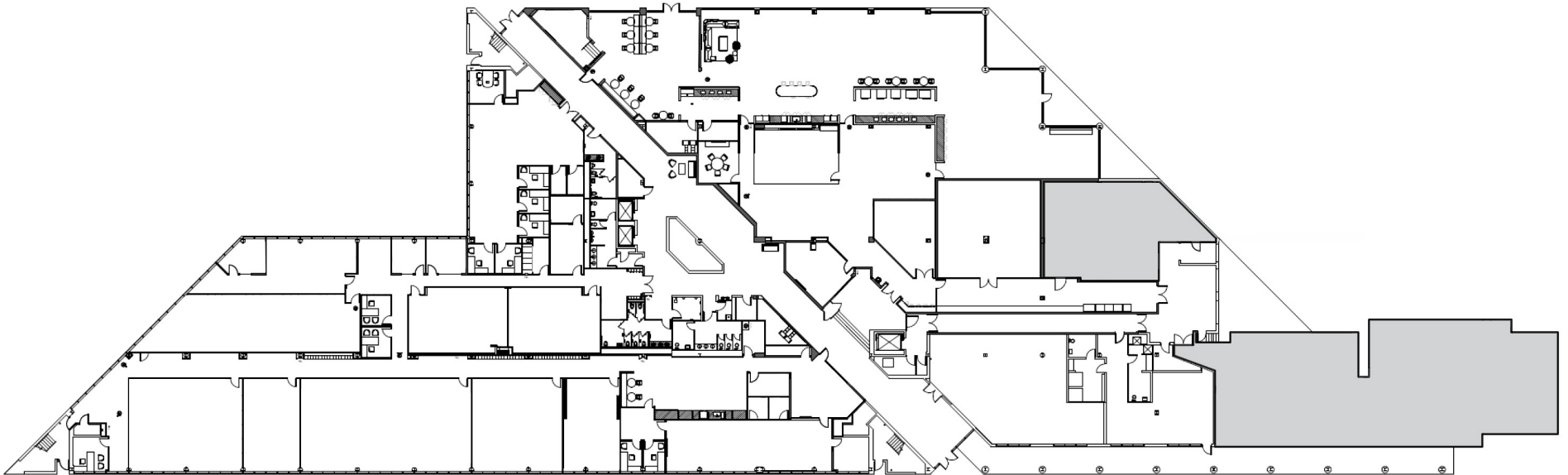


SPACE & SPECIFICATIONS

Flexible space *ready for what's next.*

FLOOR PLAN

First Floor | 41,337 RSF

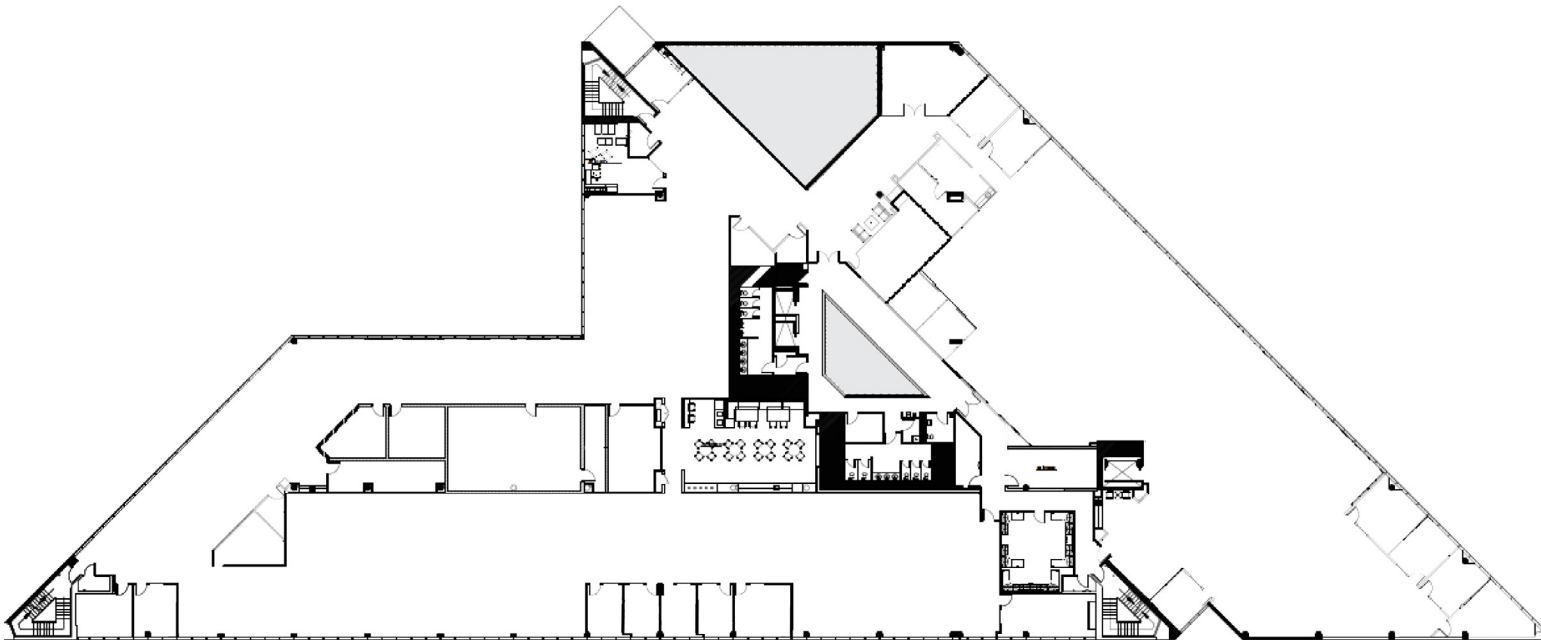


SPACE & SPECIFICATIONS

Flexible space *ready for what's next.*

FLOOR PLAN

Second Floor | 40,053 RSF

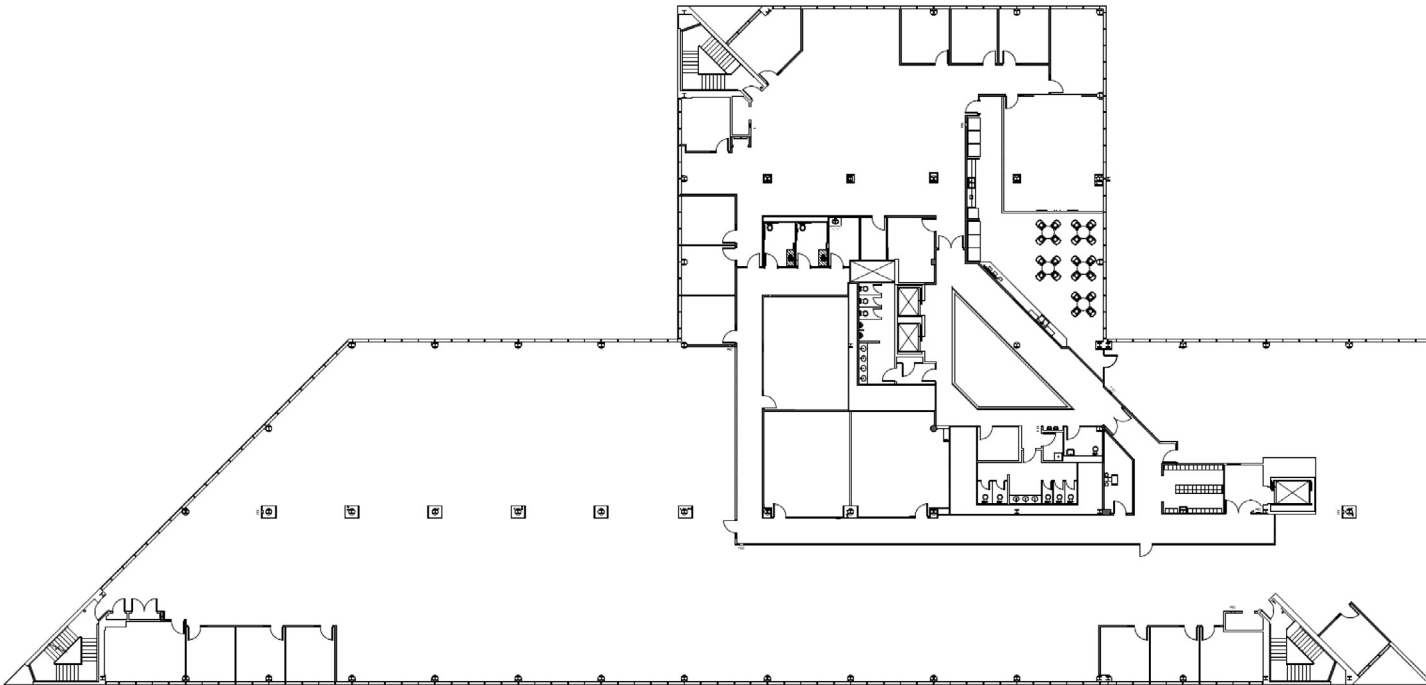


SPACE & SPECIFICATIONS

Flexible space *ready for what's next.*

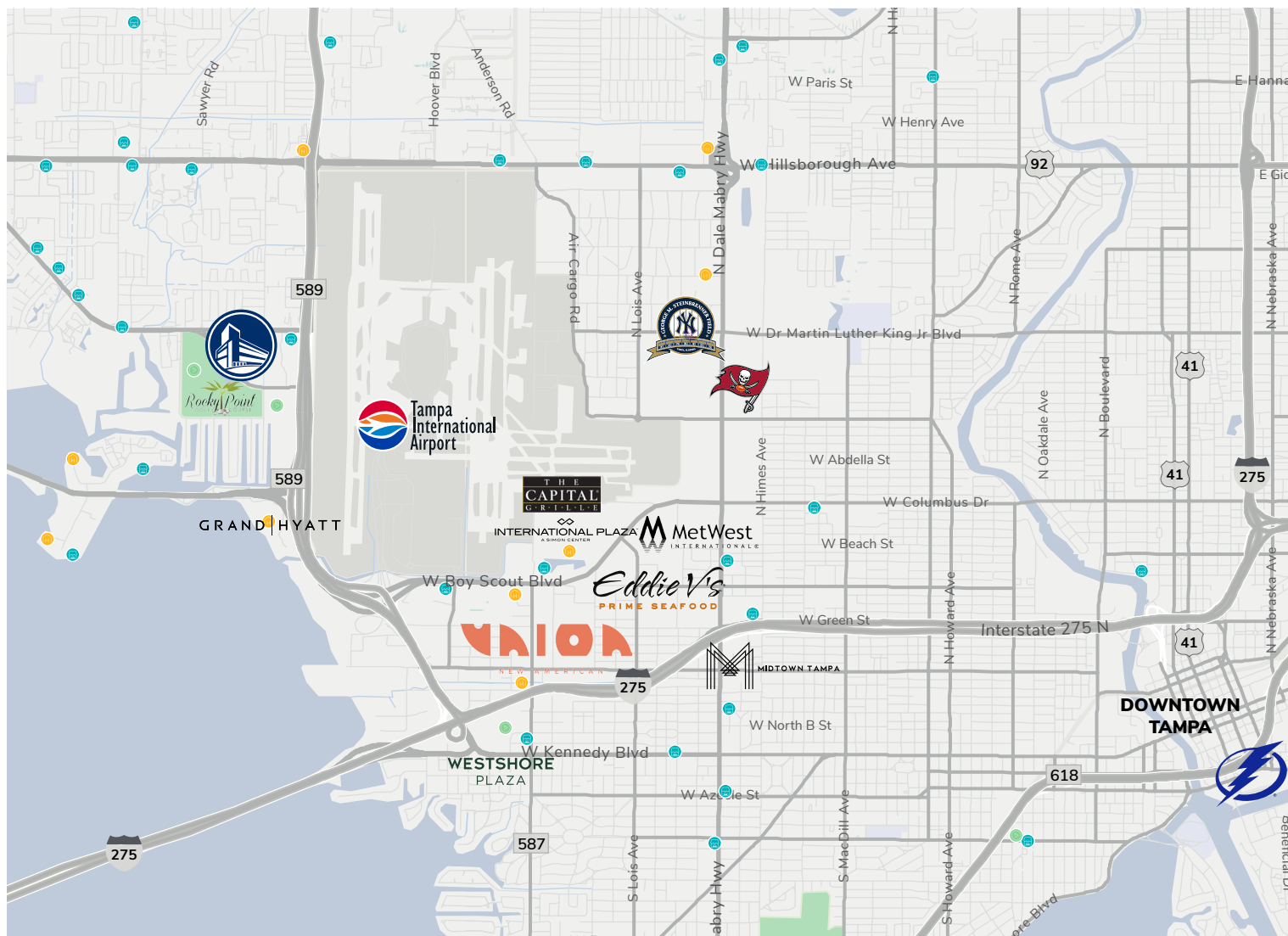
FLOOR PLAN

Third Floor | 34,350 RSF



NEIGHBORHOOD AMENITIES

Everything within reach
Connected to Everything That Matters.



ON-SITE

Café, renovated fitness center, atrium lobby

DINING & RETAIL

250+

International Plaza,
Eddie V's, 250+
restaurants nearby

HOSPITALITY

**8,300 ROOMS /
45 HOTELS**

Hyatt Regency &
Westshore-area hotels

RECREATION

1 COURSE

Nearby golf course

RESIDENTIAL

627 UNITS

The Brooke (277 units)
& Independence Park
Apts (350 units)

MARKET OVERVIEW

Tampa's premier commercial hub — the Westshore District.

The property sits at the doorstep of Westshore — West Florida's primary commercial hub, immediately north of the confluence of I-275, the Veterans Expressway and the Courtney Campbell Causeway. It is Tampa Bay's largest office submarket and one of the most concentrated business districts in the Southeast, home to regional and national headquarters, major banks, law firms and a deep base of corporate services.

The district blends dense Class A office stock with a live-work-play mix rarely found this close to an international airport — waterfront dining along the Courtney Campbell Causeway, upscale hotels, and new luxury multifamily steps from the building, giving tenants an unmatched pool of nearby talent and amenities.



THE
LANDING
AT WESTSHORE



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