



# METWEST INTERNATIONAL

OneMetro Center

AC Hotel

MetWest One

MetWest Two

MetWest Three



Cooper's Hawk Winery & Restaurant | Corona Cigar Co | Del Frisco's Grille | Kona Grill | Starbucks | Texas De Brazil |  
Thai Prime | AQ Nails & Spa | Blo Blow Dry Bar | Beal Bank | GolfTEC | The Bar Method

## WESTSHORE'S ONE SITE FOR OFFICE, RETAIL & RESIDENTIAL

**"Best Project Award"**  
-NAIOP Tampa Bay

**MetWest**International.com



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# ENVIRONMENTAL, SOCIAL, & GOVERNANCE ESG INITIATIVES

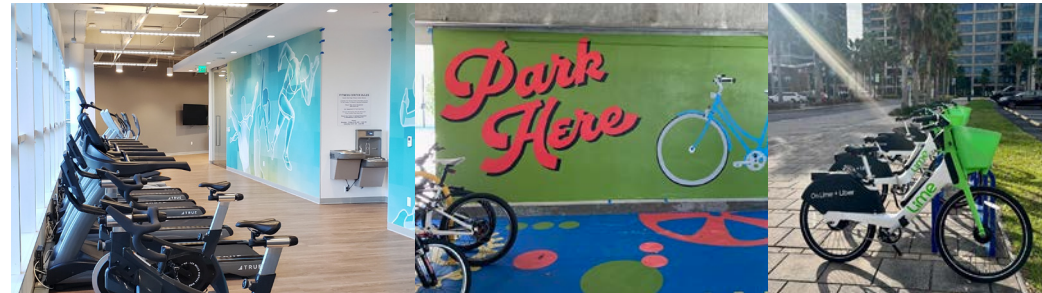
## Sustainability & Energy Conservation Designations

One MetroCenter - LEED ARC Gold & Energy Star Certified (Score 92)

MetWest One - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)

MetWest Two - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)

MetWest Three - LEED Core & Shell Silver & Energy Star Certified (Scores 90 & above)



## Operational Excellence Designations

One MetroCenter

MetLife's ESG Award for the Southeastern U.S.

BOMA 360

Fitwel Two Stars

MetWest One

BOMA 360

Fitwel Two Stars

## Community & Social Responsibility

VTS Rise App

Charity Drives

Tenant Events

Comprehensive Indoor Air Quality (IAQ) Plan

Stormwater Recapture

Recycling Program

Engineering Disciplines

Green, High-Performance Cleaning Program

LED Lighting

Innovative Water Management Strategies



**Bike Parking** and **Maintenance Areas** in all Parking Garages promote sustainable transportation

**Lime E-bikes** on property

**Over one mile of sidewalks on site** for walking and jogging promotes health and wellness of occupants

Two **state-of-the art fitness centers**

**Electric Vehicle Charging Stations** at multiple locations throughout the property





# MetWest

INTERNATIONAL®

**GRADY SQUARE**

300 Luxury Apartments

**MILLER'S**  
ALE HOUSE

GRADY AVENUE

International Plaza



**AC**  
HOTELS  
MARRIOTT

MetWest Three  
Parking

MetWest Two  
Parking

MetWest One  
Parking

Hotel Garage  
Parking

One MetroCenter  
Parking

One MetroCenter  
240k S.F.

MetWest One  
250k S.F.

AQ Nail  
Salon

Thai Prime

Beal Bank

GolfTEC

Corona  
Cigar Co

Cooper's Hawk  
Winery & Restaurant

Texas de Brazil

Foot Bridge

PwC  
MetWest Two  
250k S.F.

PwC  
MetWest Three  
250k S.F.

Proposed Park

Kona Grill

Del Frisco's  
Grille

Future  
Residential  
375 +/- Units

BOY SCOUT BOULEVARD

**VISCONTI**  
AT INTERNATIONAL DRIVE  
400 Upscale  
Apartment Homes

**FAIRFIELD**  
INN & SUITES  
Marriott

**Hilton**

**Residence**  
Inn  
Marriott

INTERSTATE  
**275**

LOIS AVENUE

International Plaza







# LOCATION & AMENITIES



**Superb Ingress & Egress w/ Four Access Points:**

**Main St. Entrance** On W. Boy Scout Blvd

**Traffic Light Entrance** On W. Boy Scout Blvd

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 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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# 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
- Corona Cigar Co
- Del Frisco's Grille
- Kona Grill
- Starbucks
- Texas De Brazil
- Thai Prime
- AQ Nails & Spa
- Blo Blow Dry Bar
- Beal Bank
- GolfTEC
- The Bar Method

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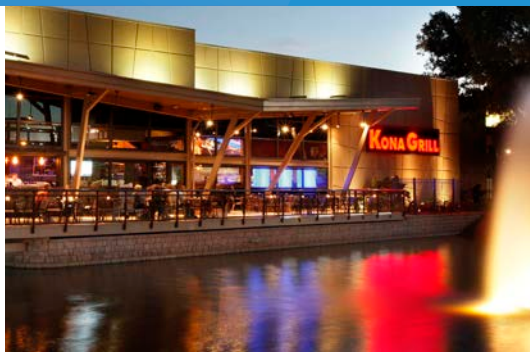
[kalyn@floridaretailpartners.com](mailto:kalyn@floridaretailpartners.com)  
**FloridaRetailPartners.com**







# 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**

**Lime E-bikes Onsite**



## Award Winning Retail Project

FLORIDA  
RETAIL PARTNERS  
[ Licensed Real Estate Broker ]

**Kalyn K. Brandewie**  
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**MetLife**  
Investment  
Management

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**MetWestInternational.com**





# ONE METROCENTER

11-Story, Class A Office Building

**AWARD WINNING  
OFFICE BUILDING**

**LEED Gold & Energy Star Certified**  
**Building of the Year – NAIOP Tampa Bay**  
**BOMA 360 Performance Building**  
**Fitwel Certified**  
**MetLife ESG Award Southeastern US**



**Renovated Common Areas with High End Finishes,  
Tenant Amenity Center and State-of-the-Art Fitness Center**





# ONE METROCENTER

11-Story, Class A Office Building

## Tenant Amenity Center

**On-Site Cafe** & Conference Room

**FREE Covered Parking & PEV Plug-Ins**

**Bicycle-Friendly Property** with Newly Installed Bicycle Racks, Bicycle Repair Stations, and Lime E-Bikes

**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 Project Award”**  
-NAIOP Tampa Bay

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# METWEST ONE

10-Story, Class A Office Building



## AWARD WINNING OFFICE BUILDING

**LEED Silver & Energy Star Certified**  
**BOMA 360 Performance Building**  
**Fitwel Certified**

Outstanding Office Building & Project of the Year  
Outstanding Green Building



**High End Interior Finishes and  
State-of-the-Art Fitness Center**





# METWEST ONE

10-Story, Class A Office Building

**FREE Covered Parking & PEV Plug-Ins**

**Bicycle-Friendly Property** with Newly Installed Bicycle Racks, Bicycle Repair Stations, and Lime E-Bikes

**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**



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MetWest  
INTERNATIONAL®

# METWEST TWO

100% occupied by PwC



**“Best Project Award”**

-NAIOP Tampa Bay

Silver LEED & Energy Star Certified

**MetWestInternational.com**



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WAKEFIELD**

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# METWEST THREE

10-Story Class A Office Building

**TWO FLOORS FOR LEASE  
– AVAILABLE APRIL 2026**

**1st Floor – 14,584 RSF  
2nd Floor – 20,848 RSF**

## **You'll Be in Good Company**

Join Morgan Stanley, MUFG, Mad Mobile & Spot Freight in MetWest's Newest Office Building.

**LEED Silver & Energy Star Certified**

**24/7 Security Desk** Located in the Lobby

**FREE Covered Parking & PEV Plug-Ins**

**Bicycle-Friendly Property** with Newly Installed Bicycle Racks, Bicycle Repair Stations, and Lime E-Bikes

**Pedestrian Oriented** Environment & Green Spaces

**Great Location** with Dedicated Traffic Light **Across From International Plaza**

**3 Miles/5 Minutes** to Tampa International Airport



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