

Westshore Office Building for Sale or Lease

5201 W Laurel St Tampa FL 33607

EXECUTIVE SUMMARY



Summary:

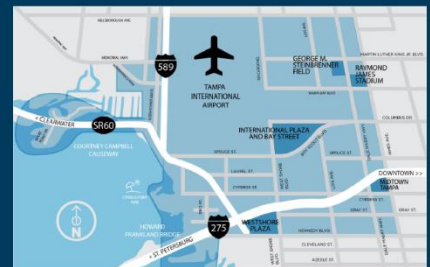
| | |
|---------------------|---------------------------------|
| Asking Sales Price | \$4,995,900 |
| Lease Rate: | \$27 PSF NNN |
| Building Size: | 12,000 SF +/- |
| Parking: | 45 Spaces (4 Covered) |
| Elevator: | Yes |
| Lot Size: | .93 acre |
| Use: | Office |
| Zoning: | M-AP-1 |
| Future Land Use: | Municipal Airport Compatibility |
| Municipality: | City of Tampa |
| Signage: | Monument Sign on Laurel |
| Market: | Westshore Business District |
| Available: | June 2024 |
| Year Built: | 2003 |
| Construction: | Block |
| Power: | 3 phase in building |
| Utilities: | Water/Sewer |
| Kitchen: | Commercial Kitchen |
| Current Flood Zone: | Zone AE |

Overview:

This is an excellent opportunity to own or lease a newer stand-alone office building in Tampa's Westshore Office District. This is a concrete block 11,975 SF building with covered parking that is in excellent condition. The building is located on almost a one-acre campus with good visibility along Laurel St. The property is within a short distance to International Plaza, Westshore Mall, Tampa International Airport, multiple hotels/restaurants and Interstate 275 with access to Pinellas County and the surrounding Tampa Bay Region. There is a monument sign at the entrance. The office building has three phase power and a **full commercial kitchen**. This property is perfect for any business looking for a local headquarters or a good-sized satellite office within Tampa's Westshore Business District.



Located on the western edge of the City of Tampa in Hillsborough County, the Westshore District is approximately 10 square miles bounded by Kennedy Boulevard to the South, Himes Avenue to the East, Hillsborough Avenue to the North and Old Tampa Bay including Rocky Point to the West.



QUICK FACTS 2022 Q2

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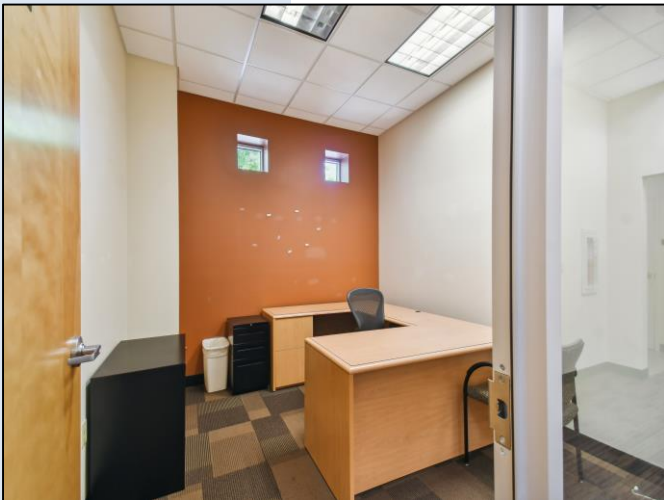
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ADDITIONAL PICS



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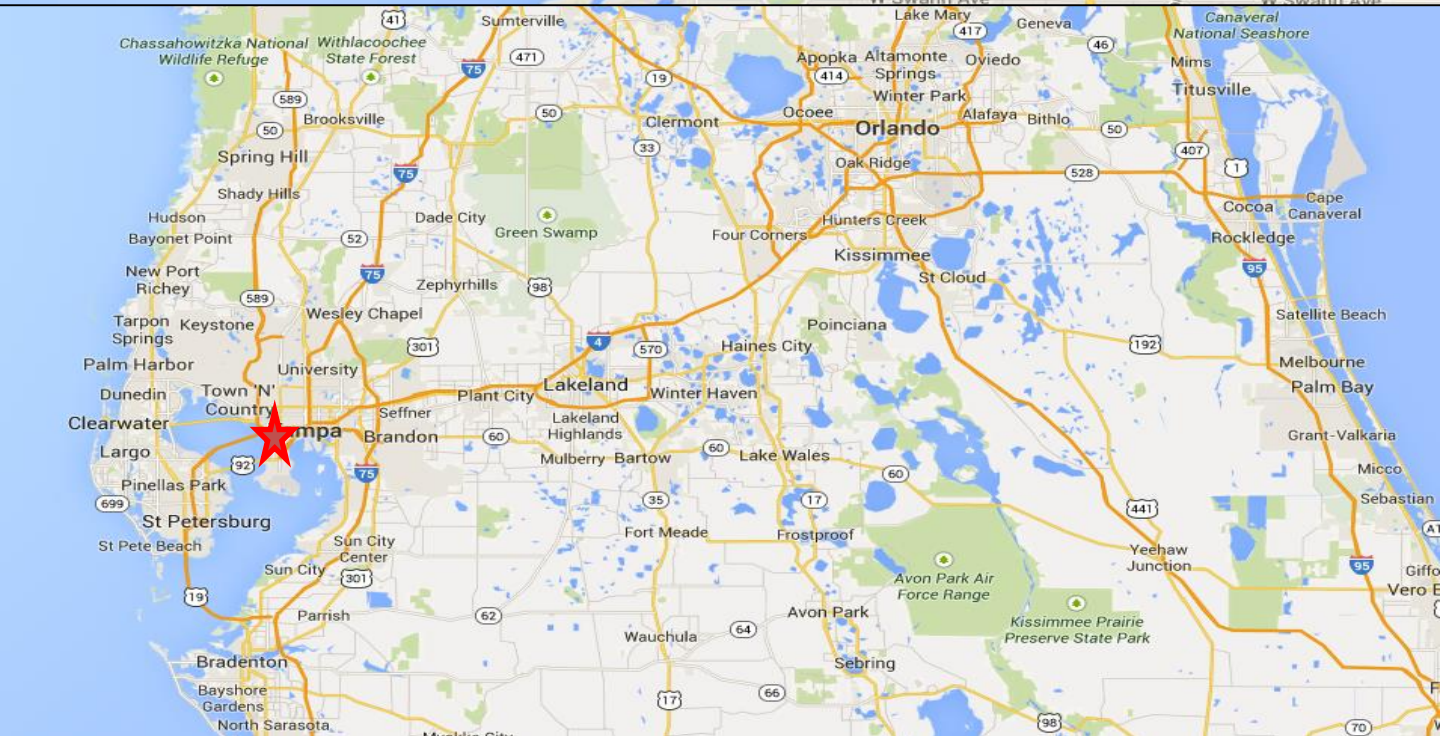
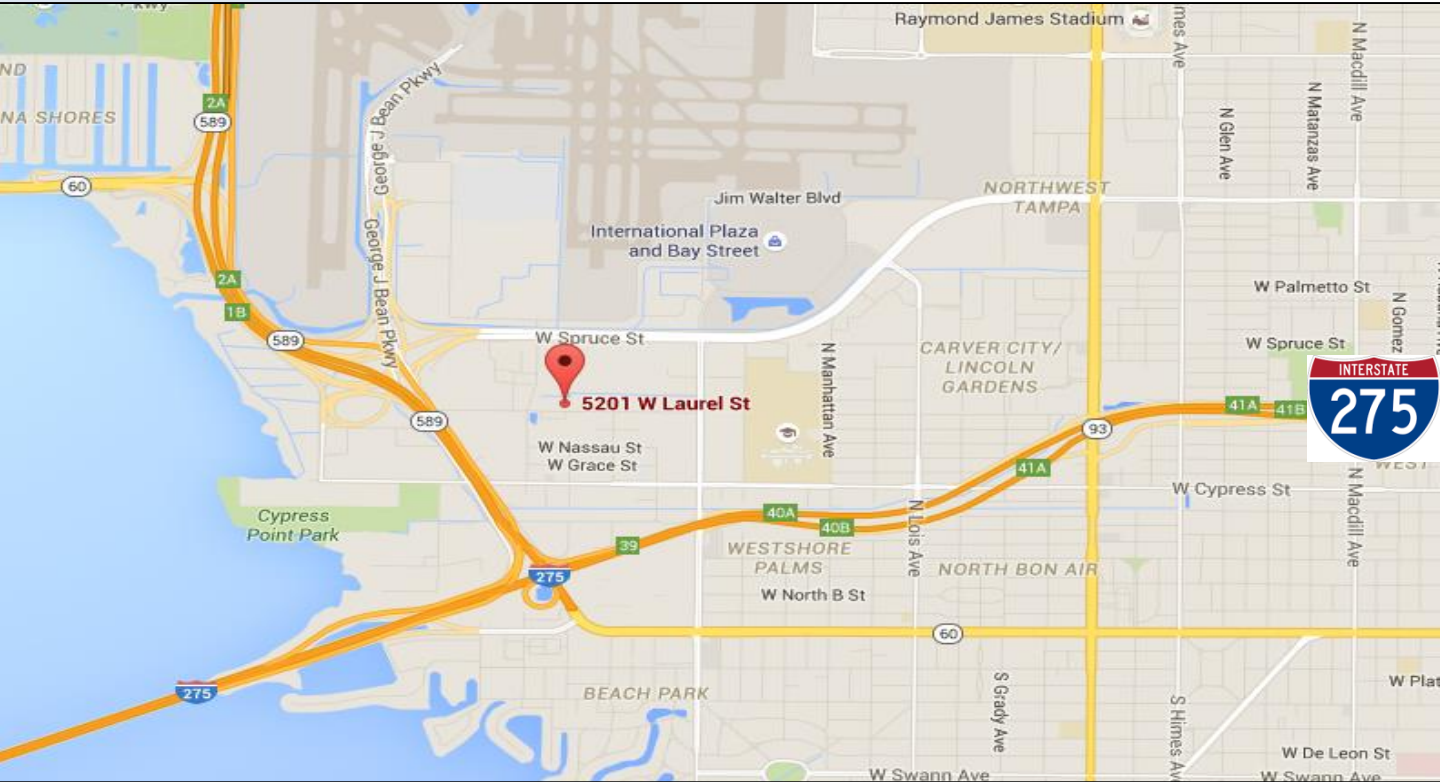
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LOCAL AND REGIONAL MAPS



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RETAILER MAP



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WESTSHORE BUSINESS DISTRICT METRICS



13.2 MILLION SF

commercial office space
Q1 2022 overall vacancy rate: 18%
Q1 2022 overall asking rent: \$33.47
(average, all classes)



102,000 EMPLOYEES

Tampa Bay's largest employment center with more than 4,000 businesses and major employers including AECOM, Amgen, Amscot Financial, Bloomin' Brands, Bristol Myers Squibb, Carlton Fields, Checkers, Florida Blue, Humana, IBM, New York Life, PwC

250+ RESTAURANTS

Including top steakhouses Fleming's, Charley's, Ruth's Chris, Ocean Prime, Outback as well as local favorites Del Frisco's, Metro Diner and La Segunda



350 RETAIL STORES

national and independently owned boutiques plus WestShore Plaza and International Plaza and Bay Street

15,000 RESIDENTS

3600+ apartments added since 2009 and
1000+ planned or under
construction



FLY TPA

award winning Tampa International Airport, hub of major highway connections and home to more than 30 miles of bike lanes and coastal trails

26,000 STUDENTS

attend classes at Westshore colleges and schools including HCC Dale Mabry campus, Everglades University and Troy University



45+ HOTELS • 8,300 ROOMS

2021 average hotel occupancy rate: 63.7%
2021 average daily rate: \$123.57
2021 revenue per available room: \$78.68

Sources: Tampa Bay Regional Planning Council, Hillsborough County City-County Planning Commission, City of Tampa, Hillsborough County, Hillsborough County Property Appraiser, Hillsborough Area Regional Transit Authority, Tampa Bay Economic Development Council, Florida Realtors Association, Tampa Bay Business Journal, OnTheMap, Visit Tampa Bay, JLL, Colliers International and Cushman & Wakefield. This information from various sources is updated throughout the year by the Westshore Alliance. The information is subject to change without notice as updates occur and should be confirmed prior to use.

 WESTSHORE
ALLIANCE



choosewestshore.com

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WESTSHORE BUSINESS DISTRICT DEVELOPMENT & INVESTMENT



Recently Opened ▶



SKYCENTER ONE
at
TAMPA
INTERNATIONAL
AIRPORT

270,000 sf Office



TRUE FOOD
KITCHEN
at
MIDTOWN
TAMPA

Restaurant



HYATT HOUSE
TAMPA AVION
PARK

145 Rooms



THE LOFT &
MIDTOWN WEST
at
MIDTOWN
TAMPA

3-Story
72,000 sf Office
8-Story
152,000 sf Office

In the Works ▶



ROCKY POINT

180 Apartments



NOVEL BEACH
PARK

289 Apartments



MIDTOWN
EAST

16-Story
400,000 SF Office



UNION NEW
AMERICAN
at
WESTSHORE
CITY CENTER

Restaurant

Visit choosewestshore.com/tour to view all Westshore projects under construction, planned and recently delivered.

Unique to Westshore ▶



George M. Steinbrenner Field is home to the New York Yankees Spring Training as well as the Tampa Tarpons. The Single-A, Minor League team is managed by Rachel Balkovec, the first female manager in affiliated professional baseball. Balkovec was selected to manage the Tarpons by the team's parent organization, the New York Yankees.



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AERIAL



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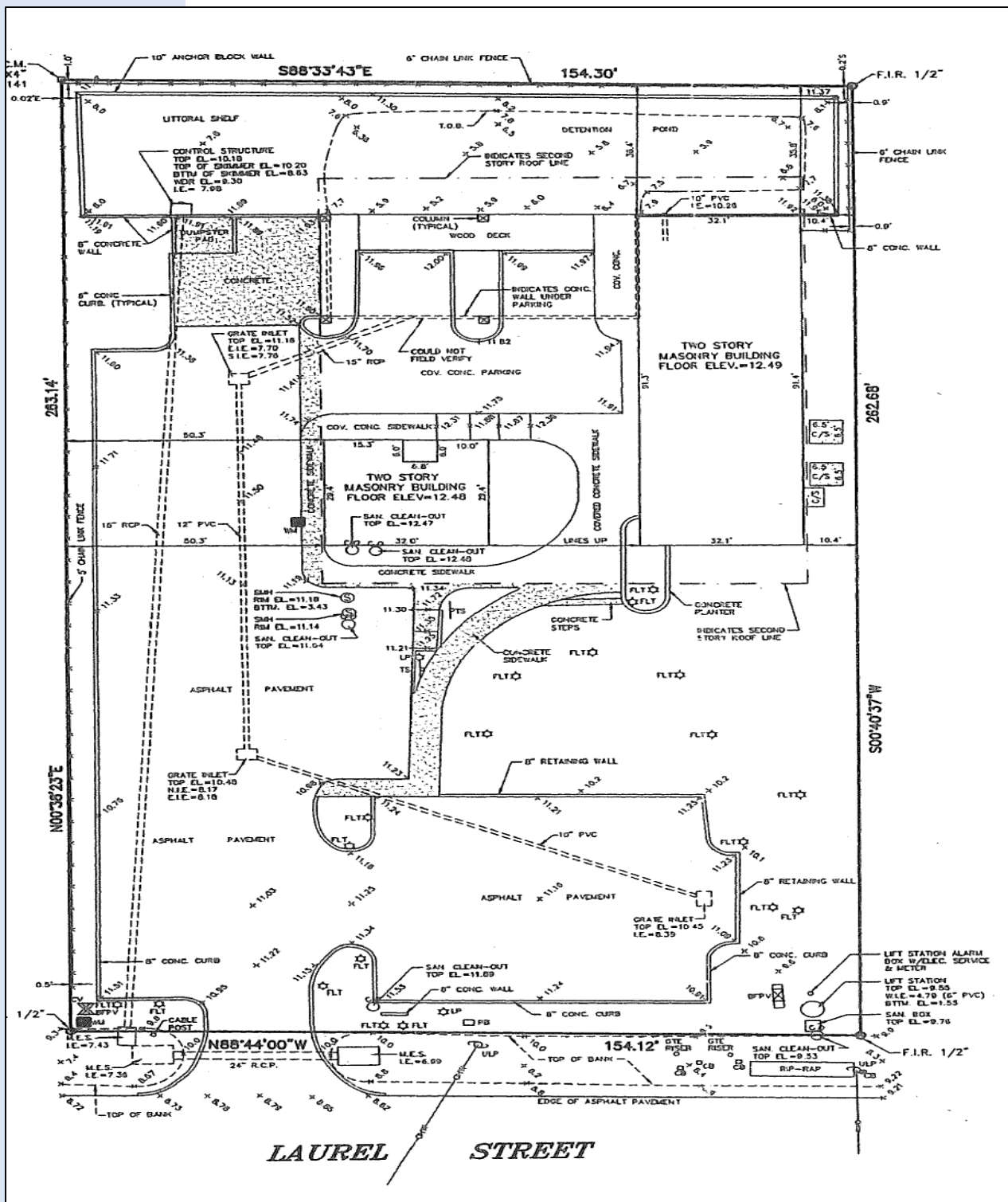
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SURVEY



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