

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.



**12.2 MILLION SF**

commercial office space  
Q1 2026 overall vacancy rate: 16%  
Q1 2026 overall asking rent: \$36.76  
(average, all classes)



**105,000 EMPLOYEES**

Tampa Bay's largest employment center with more than 6,500 businesses and major employers including Amgen, Amscot Financial, Bloomin' Brands, Bristol Myers Squibb, Carlton Fields, Checkers, Florida Blue, Geico, Humana, Johnson & Johnson, TECO Tampa Electric

**250+ RESTAURANTS**

including top steakhouses Fleming's, Charley's, The Capital Grille, Ruth's Chris, Ocean Prime, Outback as well as local favorites Union New American, Bella Brava, Ponte, Cigar City Brewing, and Metro Diner



**350 RETAIL STORES**

national and independently owned boutiques plus WestShore Plaza, Midtown Tampa and International Plaza and Bay Street

**15,000 RESIDENTS**

3600+ apartments added since 2009  
projecting 14,000 new residents through 2045



**FLY TPA**

award winning Tampa International Airport with 315 average daily departures, 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 Hillsborough College Dale Mabry campus, Everglades University and Troy University



**45+ HOTELS • 8,300 ROOMS**

Q1 2026 average hotel occupancy rate: 80.2%  
Q1 2026 average daily rate: \$200.26  
Q1 2026 revenue per available room: \$160.51

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.

# TAMPA'S WESTSHORE DISTRICT DEVELOPMENT & INVESTMENT

## Recently Opened ▶



DEX / HARROD  
REAL ESTATE  
30,000 SF Office



PALMETTE  
BRASSERIE &  
BAR  
3,500 SF  
Waterfront  
Indoor/Outdoor  
Dining



HOWARD  
FRANKLAND  
BRIDGE I-275  
8 Lanes  
(4 General Use  
& 4 Express)



MIDTOWN  
EAST  
16-Story  
400,000 SF Office

## In the Works ▶



THE EMERALD  
AT METWEST  
8-Story  
375 Units



THE MARINER  
7-Story  
275 Units



CHARLEY'S  
STEAKHOUSE  
15,000 SF



TAMPA  
INTERNATIONAL  
AIRPORT  
AIRSIDE D  
16 Gates  
International  
Arrivals and  
Departures

Visit [choosewestshore.com/development-map](https://choosewestshore.com/development-map) to view all Westshore projects under construction, planned and recently delivered.

## Unique to Westshore ▶



The Tampa Bay Rays, under new ownership in 2025, have proposed a \$2.3 billion, 31,000-seat domed stadium in Tampa, located near Raymond James Stadium and Hillsborough College in the heart of the Westshore District. The plan features a 35-year lease and a massive mixed-use development. If approved, the project completion target is 2029.