

The Bridge

WESTSHORE



4904 Eisenhower Boulevard
Tampa, FL 33634

thebridgewestshore.com

ENGAGED OWNERSHIP



64,378 SF
Available



MONUMENT SIGNAGE
Available



PARKING
4.00/1,000 parking



BACK-UP GENERATOR
In place



ENHANCING THE WORKPLACE EXPERIENCE

With Its campus-like feel The Bridge offers the ability to work seamlessly from inside to out and is perfectly situated to accommodate the future of work. Planned upgrades include a complete overhaul and modernization of the lobby, a new state-of-the-art fitness center, significant work to the landscape and façade at the entry of the building, and, most uniquely, the creation of an outdoor oasis to work, relax or play in the rear of building, complete with water features and the activation of The Bridge's own private island.

The Bridge creates a unique and transcendent experience for tenants.



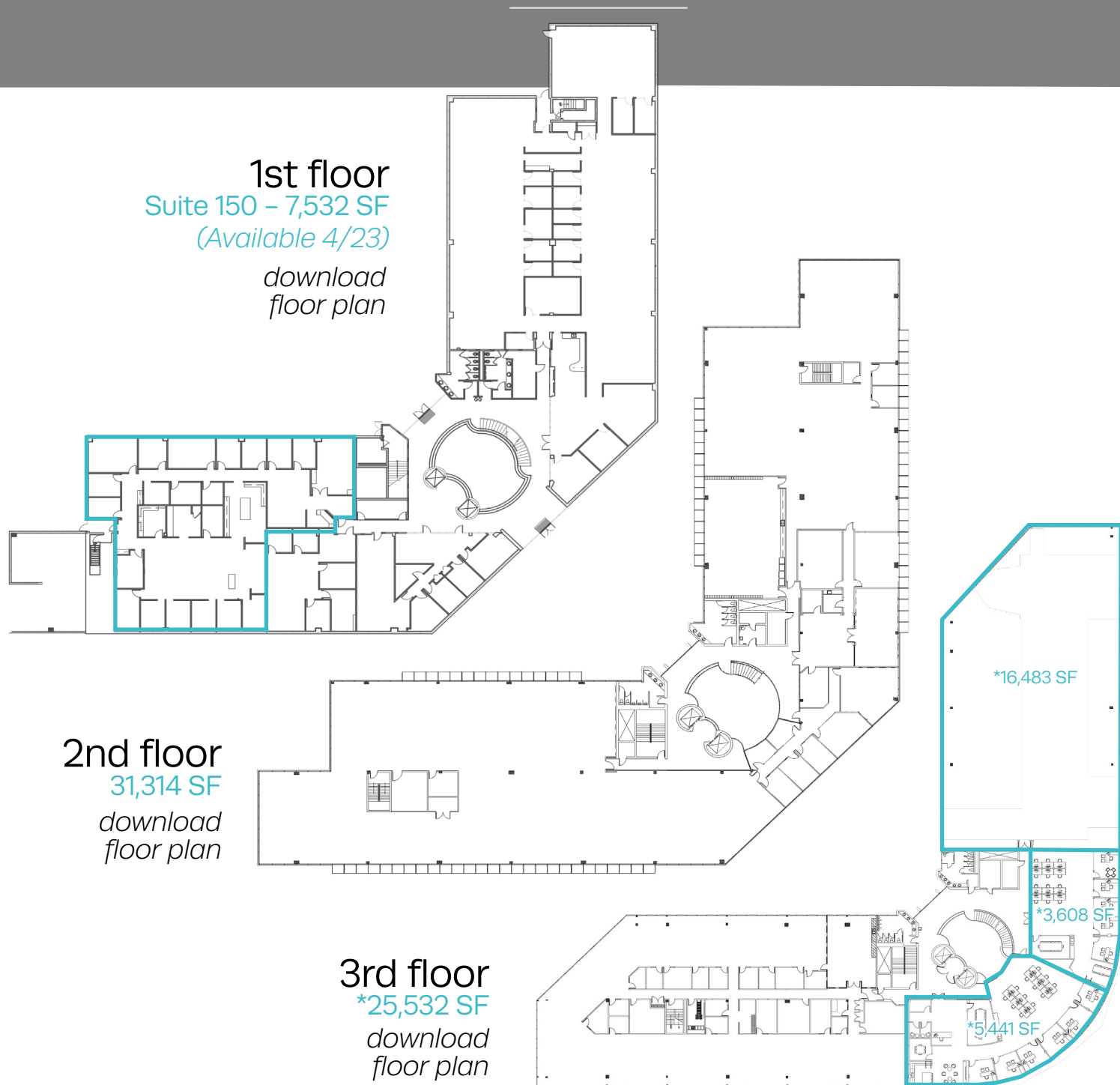
FULL FLOOR AVAILABLE

2ND FLOOR

1st floor
Suite 150 – 7,532 SF
(Available 4/23)
[download floor plan](#)

2nd floor
31,314 SF
[download floor plan](#)

3rd floor
*25,532 SF
[download floor plan](#)



The Bridge frees you from the norm. This distinguished property embodies the best of Westshore with more than a touch of refined functionality. At The Bridge, tenants enjoy tasteful amenities alongside purposeful and productive indoor – outdoor space to work, recharge and play. From the moment you step inside, The Bridge ensures a day that is Holistically Grand.

Future Capital Improvements include an expansive multi-level lobby with art deco inspired design, move-in ready suites, an activated rear landscape with multiple outdoor spaces, a private walking bridge, and updates to the overall landscape, facade and entryway.

Be a part of the experience and join



BUILDING LOBBY

TAMPA

#3 Top U.S. cities people are looking to move to (Redfin, 2022) Centrally located between all three CBDs. Reach Downtown Tampa, Downtown St.Petersburg, and Downtown Clearwater in less than 30 minutes.

WESTSHORE

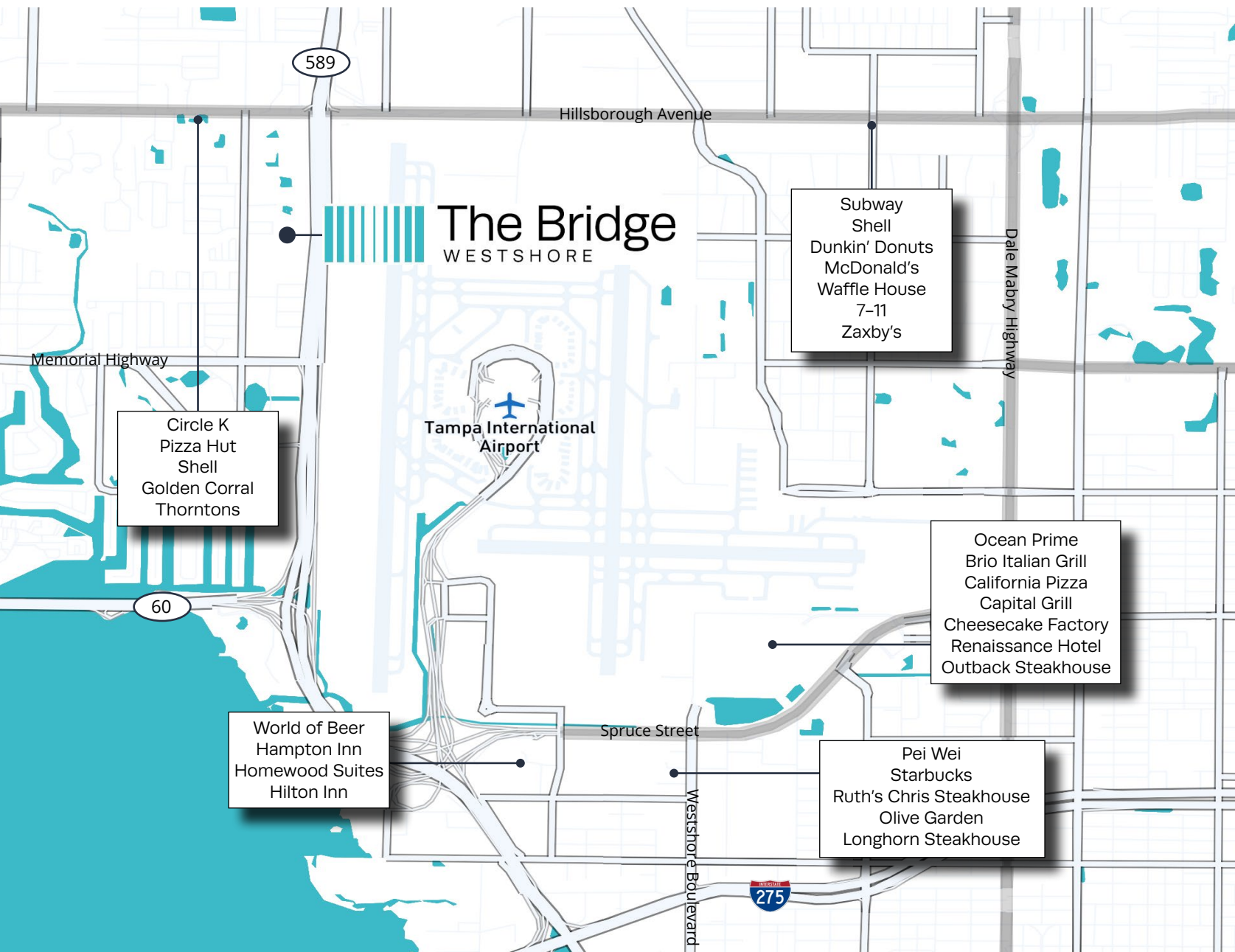
Highly acclaimed office submarket (J.P. Morgan, New York Life, PwC, FBI, Department of Homeland Security, etc.). Preferred suburban location with high-end residential, shopping, and more.

EISENHOWER CORRIDOR

Strip of Class B office product next to the highway with immediate access to major commuter thoroughfares. Directly across from Tampa International Airport (TIA).

WESTSHORE SUBMARKET

QUICK FACTS



13.2 MILLION SF
Commercial office space.
Florida's largest suburban office submarket



102,000 EMPLOYEES
Tampa Bay's largest employment center with more than 4,000 businesses and major employers including AECOM, Amgen, Amscot Financial, Bloomin' Brand and Humana

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 and Bay Street

15,000 RESIDENTS
3,600+ Apartments added since 2009 and 1,000+ planned or under construction

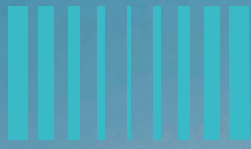


FLY TPA
award winning Tampa International Airport, hub of major highway connections

26,000 STUDENTS
attended classes at Westshore colleges and schools including HCC Dale Mabry Campus, Everglades University and Troy University



45+ HOTELS
and 8,300 rooms with trusted names like Hilton, Hyatt, Marriott and more



The Bridge

WESTSHORE



**AVISON
YOUNG**

For Leasing

thebridgewestshore.com

Michael Coppola

813.444.0625

michael.coppola@avisonyoung.com

Clay Witherspoon

813.444.0626

clay.witherspoon@avisonyoung.com

Laurie Hynes

813.444.0621

laurie.hynes@avisonyoung.com