

# OFFICE BUILDING FOR LEASE



**5113 Memorial Hwy., Tampa, FL 33634**

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**This premier property is located along Memorial Highway, a key arterial road that connects numerous neighborhoods to the Westshore Business District and Tampa International Airport; as well as excellent proximity to major commercial areas, residential zones and transportation infrastructure, which attracts both residential and commercial uses.**

- 1,647 SF; zoned for Office
- Built in 1967; Concrete block
- Layout: 5 oversized offices; 2 restrooms; kitchenette; large open workspace and/or waiting area.
- Excellent visibility along a burgeoning Commercial Corridor, designed to support luxury living, business, and leisure travel.
- Strong Retail presence, encompassed by office HQs, shopping centers, and restaurants.

## **Abbey Ahern**

Principal, Brokerage

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# Neighborhood Details

This highly accessible office location sits in zip code 33634, within the Memorial Highway corridor of Tampa, Florida.

This area benefits from proximity to major regional arteries, including the Veterans Expressway (FL-589), Hillsborough Avenue (FL-580), and the Courtney Campbell Causeway (FL-60), providing direct access to Tampa International Airport, the Westshore Business District, and Downtown Tampa.

**Strategic Central Location.** The Memorial Highway corridor is a vital commercial artery in northwest Tampa, popular among professional service firms, medical offices, logistics companies, and government agencies. This location offers convenient access to both residential neighborhoods and major employment hubs.

**Proximity to the Airport and Westshore.** Tampa International Airport is approximately 10 minutes east of the property and continues to drive regional business growth. In 2023, the airport handled more than 22 million passengers and has undergone significant infrastructure expansion, improving access and amenities. Just beyond the airport lies the Westshore Business District, the largest office submarket in Tampa Bay, with more than 12 million square feet of office inventory and over 4,000 businesses.

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# Neighborhood Details, contd.

**Nearby Retail and Hospitality.** The area features robust commercial development, with nearby retail including Town 'N Country Commons, WestShore Plaza, and International Plaza and Bay Street. Dining options, major hotels, and service-oriented businesses are abundant along Memorial Highway, Hillsborough Avenue, and Waters Avenue. Notable nearby hospitality venues include extended stay hotels catering to airport and medical travelers.

**Industrial and Flex Developments.** Surrounding neighborhoods such as Town 'N Country and the Airport Logistics submarket include a growing number of distribution centers, light industrial, and flex office/warehouse properties, making this a prime corridor for businesses requiring mixed-use space or logistics capabilities.

**Transportation and Infrastructure Investments.** Memorial Highway and its feeder roads benefit from recent and upcoming FDOT and Hillsborough County infrastructure projects aimed at improving traffic flow, reducing congestion, and supporting business activity. The property is just west of the Veterans Expressway interchange, which connects directly to the expanding Suncoast Parkway and I-275 corridor.

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# 5113 Floor Plan



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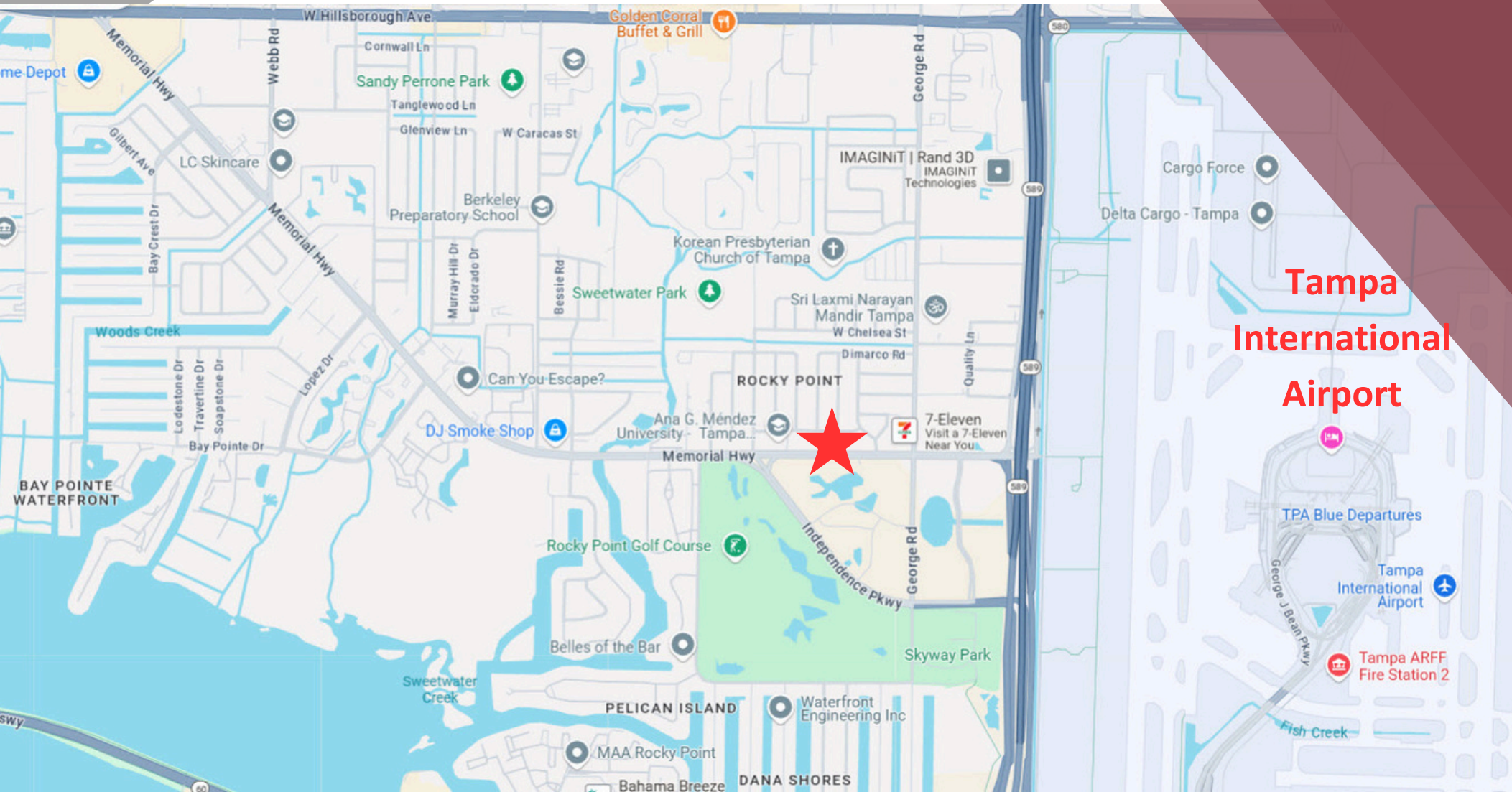
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# MAP



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