



**SINGLE-TENANT  
NET-LEASED**

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CONFIDENTIALITY AGREEMENT](#)

# 100 N. Westshore Boulevard

## Tampa, Florida

FOR MORE INFORMATION, CONTACT:



Avison Young  
1715 N. Westshore Blvd.  
Suite 450  
Tampa, FL 33607  
[avisonyoung.com](http://avisonyoung.com)

**Capital Markets:**

Tim Callahan  
Principal  
813.280.8372  
[tim.callahan@avisonyoung.com](mailto:tim.callahan@avisonyoung.com)

**Leasing:**

Clay Witherspoon  
Principal, Managing Director  
813.444.0626  
[clay.witherspoon@avisonyoung.com](mailto:clay.witherspoon@avisonyoung.com)



# ASSET & INVESTMENT HIGHLIGHTS

100 N. Westshore Boulevard  
Tampa, FL



Address:	100 North Westshore Boulevard Tampa, Florida 33609
Property Type:	Class A, Bank/Office, 100% Occupancy-Bank of America
APN #:	A-20-29-18-3KU-000001-0013.0
Building SF / Parking:	±20,217 / 96 Spaces; 4.79/1,000
Drive-Through SF:	±645 (6 banking lanes)
Year Built / Developer:	1998 / The Wilson Company
Floors / Elevators:	2 Floors / 2 Elevators
Lot Size:	±1.957 acres

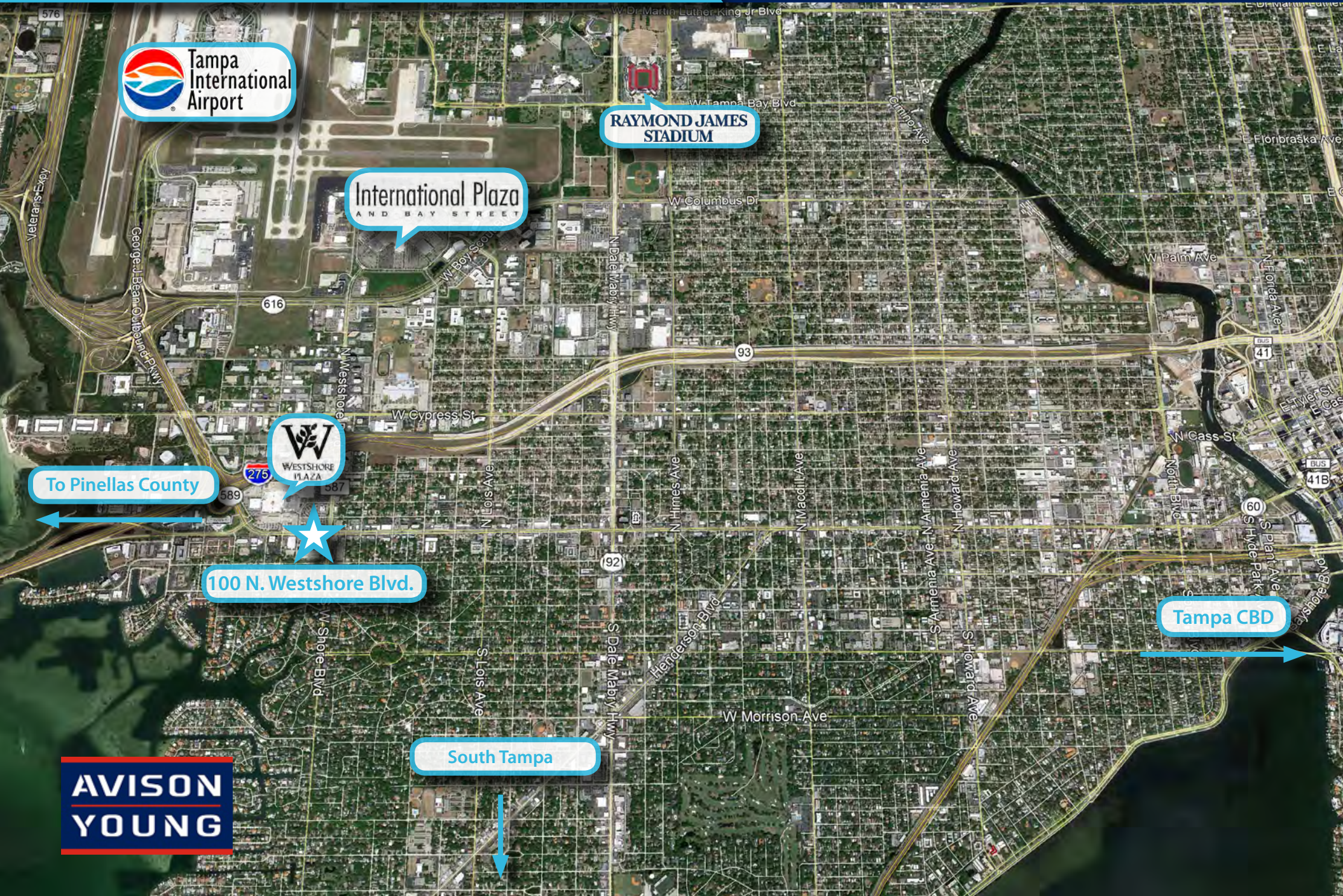
## INVESTMENT HIGHLIGHTS

- **Bank of America, National Association (Tenant) holds investment grade credit ratings from Moody's (Aa3) and Standard and Poor's (A+). The NNN lease expires June 30, 2023 and provides for successive 5-year renewal options with a set, flat rent increase up to June 30, 2053.**
- Well positioned at the northwest corner of Kennedy Boulevard and Westshore Boulevard, the property is located in one of Florida's most dynamic commercial corridors insuring long-term value of the asset.
- Bank of America has been the sole tenant in the building since it was constructed in 1998. It is believed that its prominent location, long-term tenancy, and below market rent should translate into continued occupancy beyond the current expiration date.
- The underlying land value provides investment protection in addition to the value of the lease.
- The lease structure provides for limited Landlord exposure to capital expenses and 100% tenant reimbursement for property related expenses, including limited management fees.



# LOCATION

100 N. Westshore Boulevard  
Tampa, FL



**AVISON  
YOUNG**



# MARKET & DEMOGRAPHICS

100 N. Westshore Boulevard  
Tampa, FL

POPULATION	1-MILE	3-MILE	5-MILE
Est. Population (2018)	10,334	73,879	224,206
Proj. Population (2023)	11,178	81,412	247,813
Proj. Annual Population Growth (2018-2023)	1.6%	2.0%	2.1%
Est. Households (2018)	4,579	33,544	97,690
Proj. Households (2023)	4,842	35,744	104,667
Proj. Annual Household Growth (2018-2023)	1.2%	1.3%	1.4%
Median Age	38.7	39.0	37.6
HOUSEHOLD INCOME			
Est. Average Household Income (2018)	\$130,380	\$112,863	\$93,033
Est. Median Household Income (2018)	\$95,152	\$84,153	\$69,390
EDUCATION			
Any College (Some College or Higher)	14.2%	14.1%	16.0%
College Degree + (Bachelor's Degree or Higher)	22.8%	19.4%	15.0%
WORKFORCE			
Number of Employees	8,470	61,330	184,714
White-Collar Workers	73.7%	71.5%	66.4%
Blue-Collar Workers	26.3%	28.5%	33.6%

## Westshore Submarket Statistics

**12.7 MSF**

Total office inventory in the Westshore submarket

**6 MSF**

Retail Space

**15,000+**

Residents

**7,633**

Hotel Rooms



## Tampa Bay Office Leading Indicators (Y-O-Y-2017 to 1Q-2018)

Vacancy Rate	Net Absorption	Average Asking Rate (FS)	New Construction	Total Employment
10.98%	297,994 SF	\$23.19	250,000	1.46 MM

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