



LOIS

SPRUCE

OFFICE SPACE
FOR LEASE

2002 N LOIS AVE, TAMPA, FL 33607



THE INTERSECTION OF
Location + Success

LOIS AVENUE

SPRUCE STREET





ELEVATED TENANT
Experience

Now under the joint ownership of Clover Investment Properties and Lindell Investments, Lois + Spruce is undergoing a transformation to deliver new spec suites and tenant amenities.

- + 130,487 RSF, 8-story office building
- + 17,413 RSF typical floor size
- + Renovated exterior and common areas
- + On-site café, conference room and outdoor seating
- + Walk to International Plaza, Bay Street retail and dining

LOIS + SPRUCE

is delivering a fresh workplace experience in the heart of Tampa’s Westshore business district, pairing newly renovated common areas and flexible, plug-and-play spec suites with exceptional connectivity to a dynamic mix of dining, retail and lifestyle destinations.



SURFACE AND COVERED PARKING



MONUMENT SIGNAGE AVAILABLE

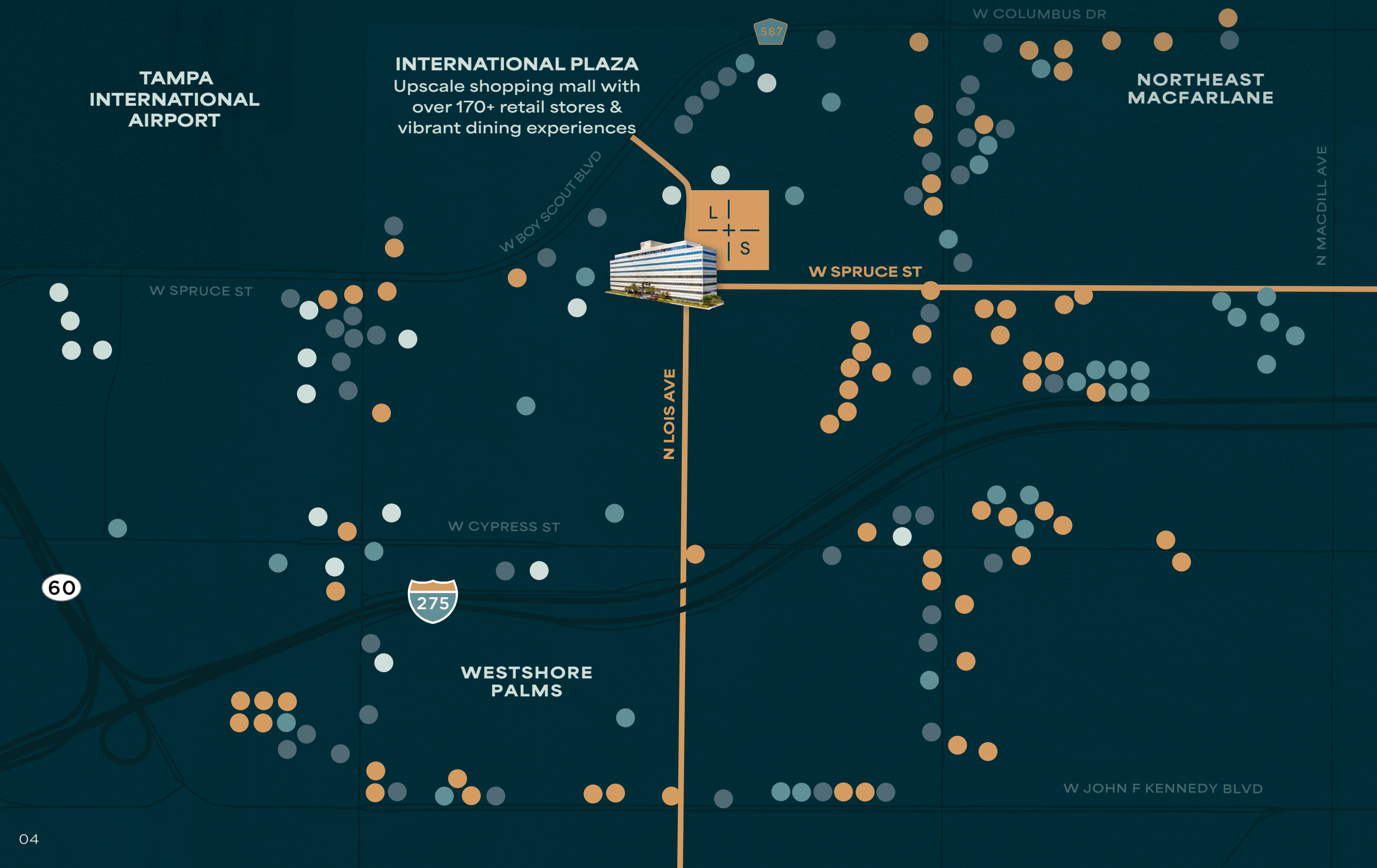


LESS THAN 5 MIN TO TAMPA INTL AIRPORT



All Roads LEAD HERE

Ideally positioned at the center of it all, Lois + Spruce puts opportunity, convenience and connection within reach.



NEARBY AMENITIES

123 RETAIL LOCATIONS

55 RESTAURANTS

34 SERVICES

20 HOTEL/RESORTS

DRIVE TIMES

INTERNATIONAL PLAZA

2 minutes

I-275

3 minutes

TAMPA INTERNATIONAL AIRPORT

5 minutes

TAMPA CBD

15 minutes

ST. PETE-CLEARWATER
INTERNATIONAL AIRPORT

18 minutes

FOR MORE INFORMATION, PLEASE CONTACT:

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