

FOR LEASE – OFFICE SPACE

4920 W. Cypress St.

Cypress Service Center · Tampa, Florida 33607 · Westshore Submarket

2,000

SQ. FT. AVAILABLE

\$29

PER SF / FULL SERVICE

Aug '26

AVAILABLE DATE



BUILDING EXTERIOR



PROPERTY HIGHLIGHTS



Prime Westshore Location

One block west of Cypress & Westshore Blvd
– Tampa's most active office corridor



Excellent Visibility

High-traffic frontage with strong exposure to
daily commuter and business traffic



Building Signage Available

Prominent building identity signage plus
listing on the monument sign at street level



Convenient Access

Easy ingress/egress with proximity to major
arterials, I-275, and Tampa International
Airport

EXCLUSIVE LEASING AGENT

Ray Ploucher, CCIM

Real Estate Advisory Corp. – Tampa

1300 N. Westshore Blvd., Suite 115 · Tampa, FL 33607

813-774-1788

rayploucher@reactampa.com

SUITE 102 · AVAILABLE AUGUST 1, 2026

Space Details

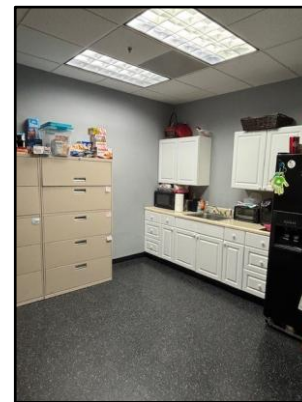
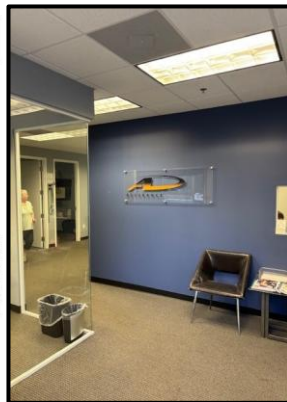
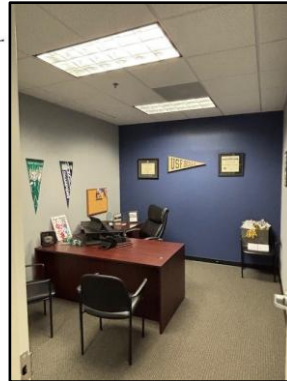
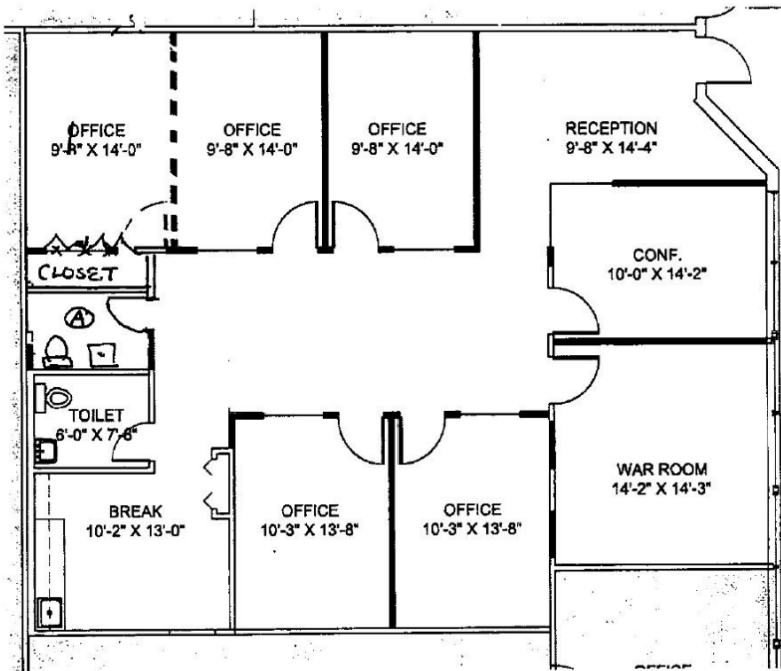
- Suite 102 – 2,000 rentable square feet
- Full-Service Gross rent structure – most operating expenses included
- Tenant pays separately metered electric
- Available August 1, 2026
- Flexible lease terms available

Signage & Access

- Building signage available for tenant identity
- Listing on prominent monument sign
- Excellent street visibility
- 1 block west of Cypress & Westshore Blvd
- Easy access from all directions

LOCATION OVERVIEW

Situated in one of Tampa Bay's premier office submarkets, **4920 W. Cypress Street, Suite 102** is located within **Cypress Service Center** and places your business at the heart of the Westshore Business District. Just **one block west of the Cypress & Westshore Boulevard intersection**, the property benefits from outstanding visibility, high daily traffic counts, and effortless connectivity to Tampa International Airport, I-275, and the greater Tampa Bay region – making it an ideal address for businesses seeking prestige and practicality.



EXCLUSIVE LEASING AGENT

Ray Ploucher, CCIM

Real Estate Advisory Corp. – Tampa

1300 N. Westshore Blvd., Suite 115 · Tampa, FL 33607

☎ 813-774-1788

✉ rayploucher@reactampa.com

SUITE 102 · AVAILABLE AUGUST 1, 2026