



Investment
Properties
Corporation

F O R L E A S E



THE OFFICES
at
PELICAN BAY

THE OFFICES AT PELICAN BAY

CLASS A OFFICE SUITES FOR LEASE

5801 & 5811 Pelican Bay Blvd | Naples, Florida 34108



**TOP OF
BUILDING
SIGNAGE
AVAILABLE**

*click
here!*



Google
Maps

CONTACT (239) 261-3400

**Clint Sherwood, CCIM, ext. 179,
clint@ipcnaples.com**

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



AVAILABILITY

BLDG	SUITE #	RSF	PSF/YR	EST. 2024 CAM	CONDITION
5801	Floor 2	13,165 RSF	\$36 NNN	\$15.52	Available 10/1/25
5801	304	1,786 RSF	\$36 NNN	\$15.52	Partially Improved
5811	200	2,366 RSF	\$36 NNN	\$16.30	Improved / Ready for Occupancy
5811	205	1,524 RSF	\$36 NNN	\$16.30	Available
5811	Floor 4	5,833 RSF	\$36 NNN	\$16.30	Grey Shell / Ready for Improvements

NOTE: CAM includes full electric, water, & janitorial services

The Offices at Pelican Bay offers ready-to-go Class A office suites that can be designed to accommodate your needs.

Top of building signage available!





LOCATIONAL ADVANTAGE

The Offices at Pelican Bay are situated between **Downtown and North Naples**, across from the exquisite **Waterside Shops**, dining favorites, and the acclaimed **Artis-Naples Philharmonic**. With a **signalized intersection** on US41, the property offers ease of access and superior proximity to Pelican Bay clientele.



AMENITIES

Unique to Naples, this 9.9 acre corporate campus includes an on-site café, conference center, and proprietary parking garage. Office towers feature brand new office suites with customizable floor plans and finishes, striking Gulf Coast views, and esteemed co-tenants.

SERVICE

Meticulously maintained buildings and grounds are tended to by experienced on-site property management professionals and a full time day porter.



FEATURES & AMENITIES

Unique Class A two-building Office Campus

Total NRA: 174,690 SF

Prominent Tenant signage available

Parking Ratio: 3.5/1,000
Includes: 242 covered garage spaces & 374 surface spaces

Tenant event space & conference area

Dedicated service elevators

Property-wide capital upgrades to lobbies, common areas, restrooms & surrounds

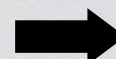
On-site Property Management & Maintenance staff

On-site cafe

Access to US-41 with traffic light intersection(s)



click here!



Google Maps



**Investment
Properties
Corporation**

THE OFFICES AT PELICAN BAY

📍 Located off of Tamiami Trail North

5801 & 5811 Pelican Bay Blvd | Naples, Florida 34108

INTERIOR PHOTOS



THE OFFICES
at
PELICAN BAY





**Investment
Properties
Corporation**

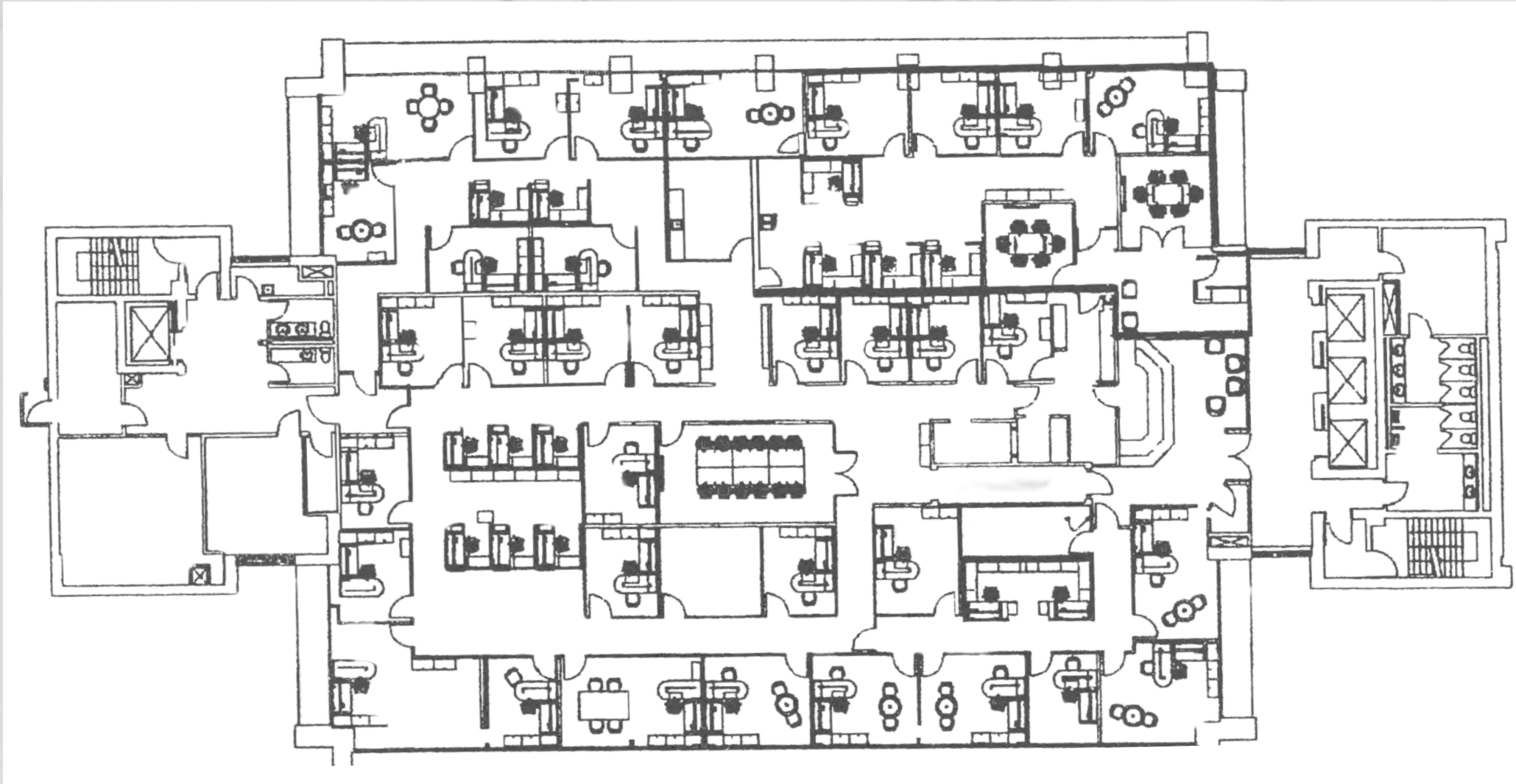
THE OFFICES AT PELICAN BAY

📍 Located off of Tamiami Trail North

5801 Pelican Bay Blvd | Naples, Florida 34108

FLOOR PLAN

5801 - 2nd Floor

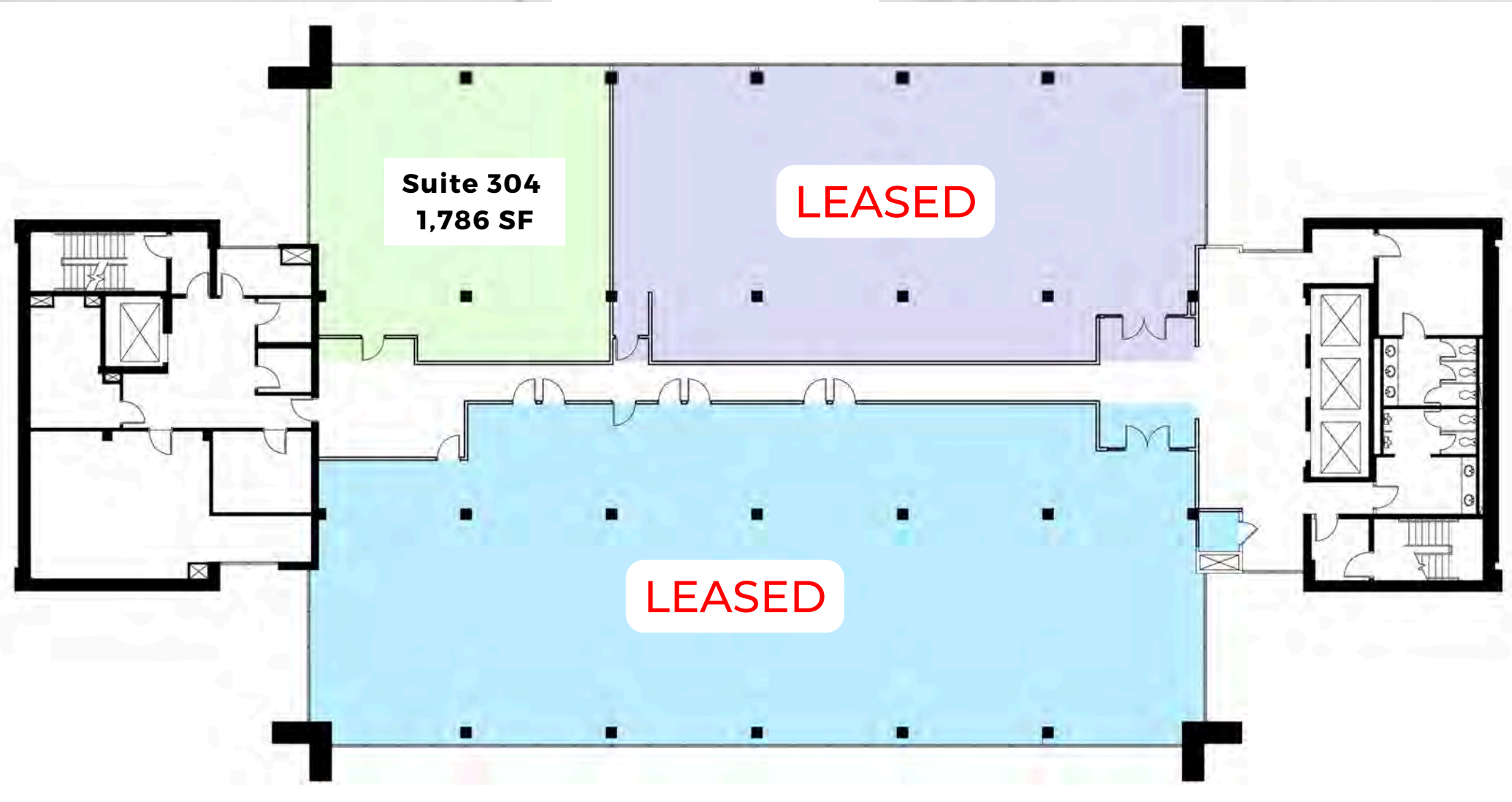


The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



FLOOR PLAN

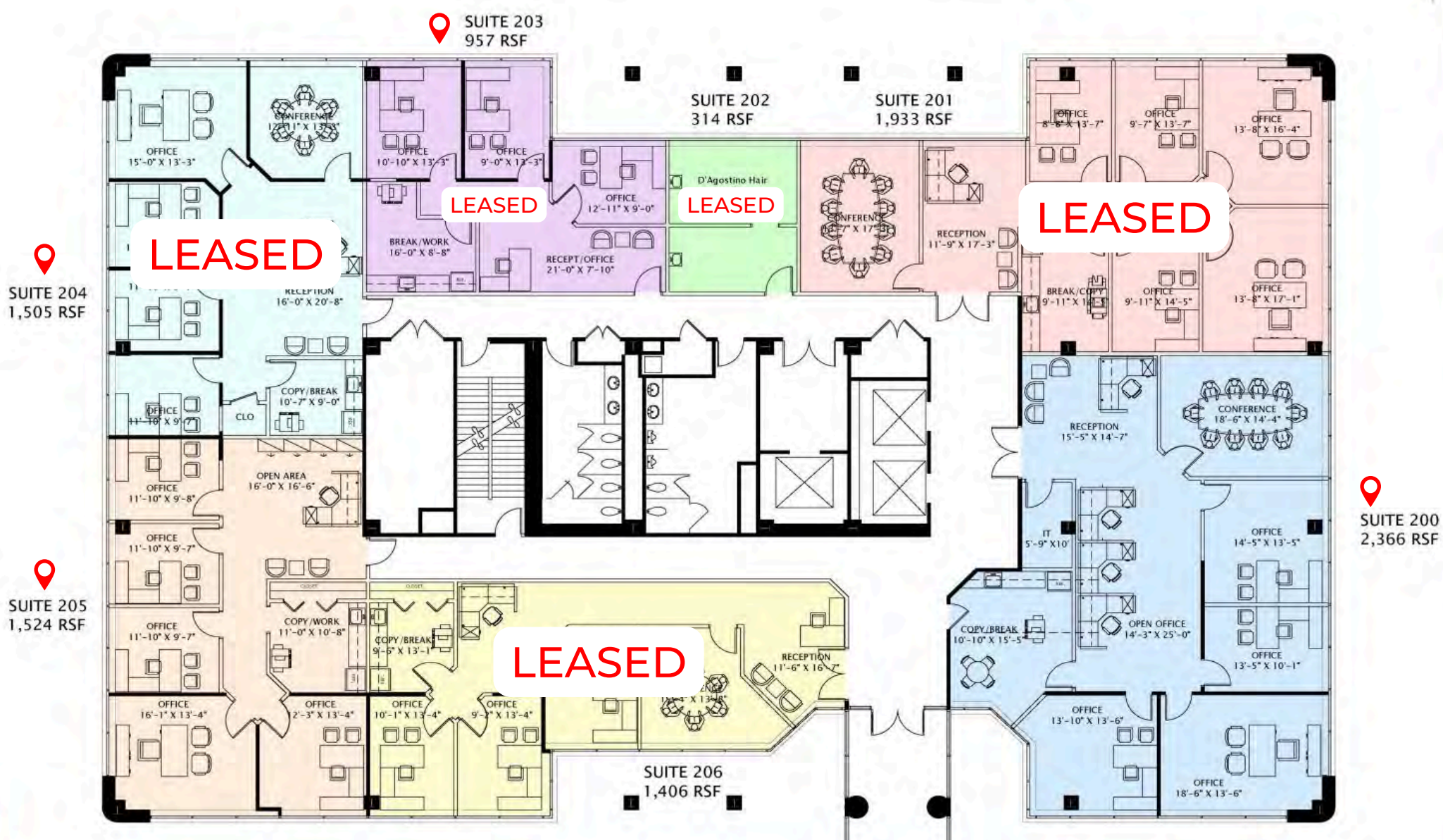
5801 - Suite 304





FLOOR PLAN

5811 - Suites 200 & 201



FLOOR PLAN

5811 - 4th Floor

LEASED



5,833 RSF



**Investment
Properties
Corporation**

THE OFFICES AT PELICAN BAY

📍 Located off of Tamiami Trail North

5811 Pelican Bay Blvd | Naples, Florida 34108

WATERSIDESHOPS

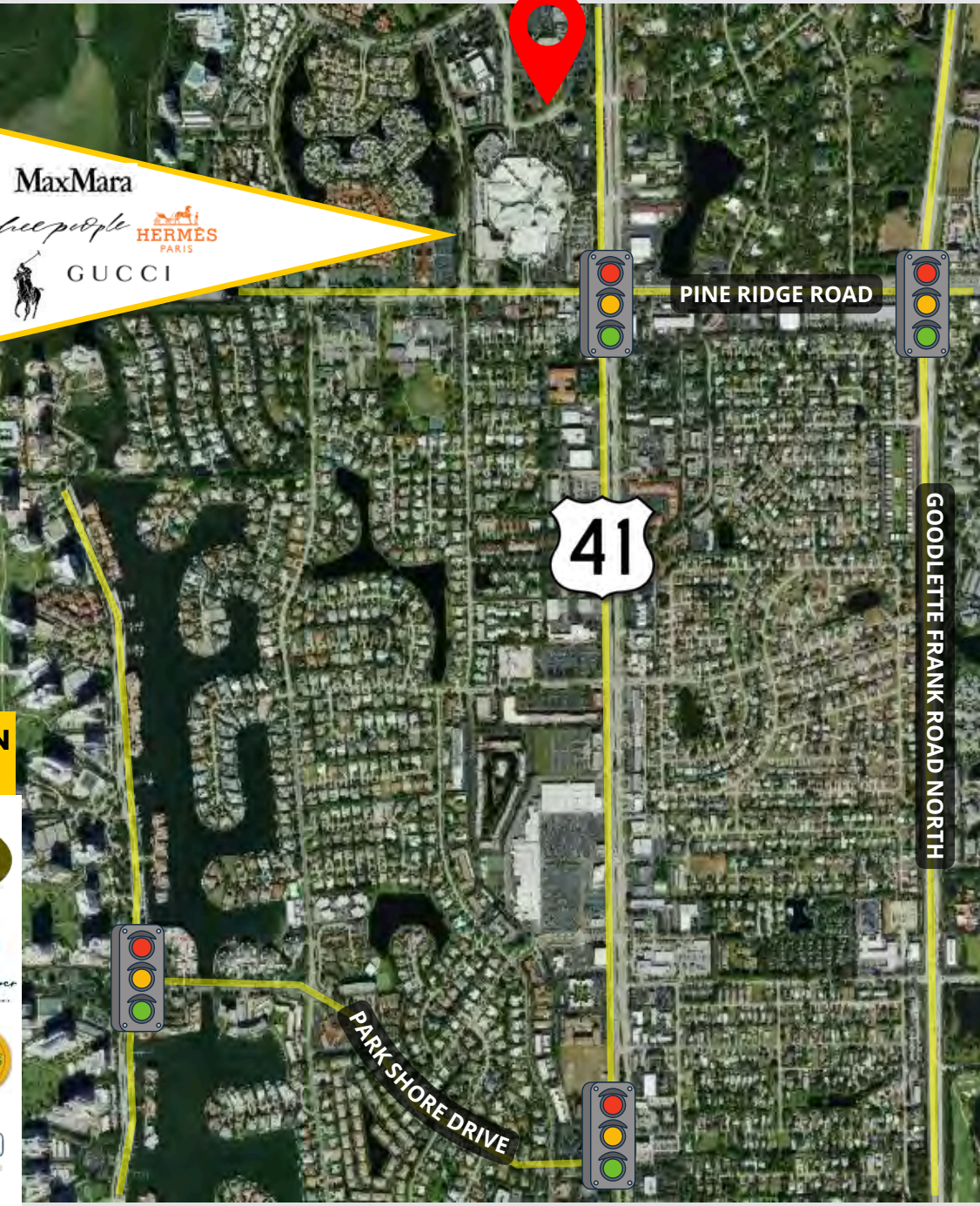
ONLY 1 MILE FROM
PROPERTY!



AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



click here!



Google
Maps

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Est. Population	5,938	44,866	91,030
Est. Avg. Household Income	\$198,818	\$177,878	\$166,058
2023 AADT Traffic Count	57,000 cars on Tamiami Trail North daily		

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.