



THE OFFICES  
*at*  
PELICAN BAY

**CLASS A OFFICE SUITES & BANK BRANCH  
FOR LEASE**

5801 & 5811 Pelican Bay Blvd

Naples, FL 34108

Tara L. Stokes, ext. 176 | [tara@ipcnaples.com](mailto:tara@ipcnaples.com)  
Clint Sherwood, CCIM, ext. 179 | [clint@ipcnaples.com](mailto:clint@ipcnaples.com)  
**239-261-3400**

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



### AVAILABILITY

BLDG	SUITE	RSF	PSF/YR (NNN)	EST. 2026 CAM	CONDITION
5801	304	1,786	\$43	\$15.47	Open plan ready for occupancy or further improvements
5811	200	2,366	\$43	\$16.50	Available Immediately
5811	402	1,793	\$43	\$16.50	Grey Shell and Ready for Improvements
Free-standing bank branch with drive-thru		1,058	Please call for price		Ready for finishes

CAM includes full electric, water, and janitorial services.

Elevate your business with a *prime location* and *exceptional amenities* in Naples.



## LOCATION

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 performing arts center. With a signalized intersection on US 41, the property offers ease of access and superior proximity to Pelican Bay clientele.

## AMENITIES

Unique to Naples, this 9.9 acre corporate campus includes a conference center and reserved, structured covered parking. Office towers feature new office suites with customizable floor plans and finishes, striking Gulf Coast views, and esteemed co-tenants. Walking distance to five different restaurants at Waterside Shops.

## SERVICE

Meticulously maintained buildings and grounds are tended to by experienced on-site property management professionals.



*click here to  
view on*  
**Google Maps**



## SUMMARY OF KEY FEATURES

Unique Class A,  
Two-Building Office Campus

Total NRA: 174,690 SF

Prominent, Top-of-Building  
Tenant Signage Available

Parking Ratio: 3.5/1,000  
242 Garage and 374 Surface

Tenant Event Space and  
Conference Area

Dedicated Service Elevators

Property-Wide Capital Upgrades  
For Lobbies, Common Areas,  
Restrooms, and Surrounds

On-Site Property Management  
and Maintenance Staff

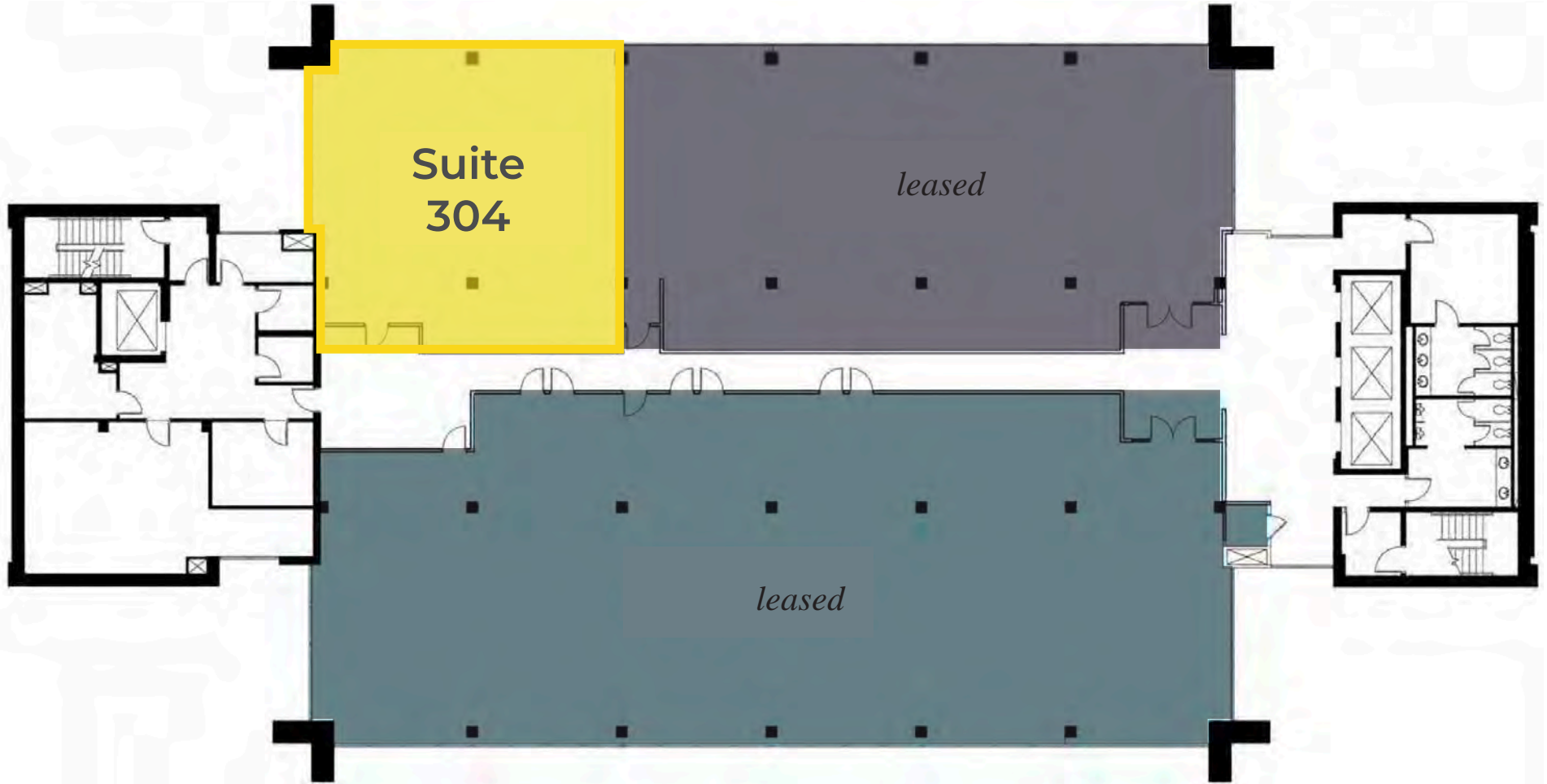
Access To US 41 With  
Traffic Light



Take a closer look at the  
*polished interiors...*



AVAILABLE FLOOR PLAN  
*5801 Suite 304*



1,786 RSF · \$43 NNN PSF/YR · \$15.47 Estimated 2026 CAM  
**Partially Improved**

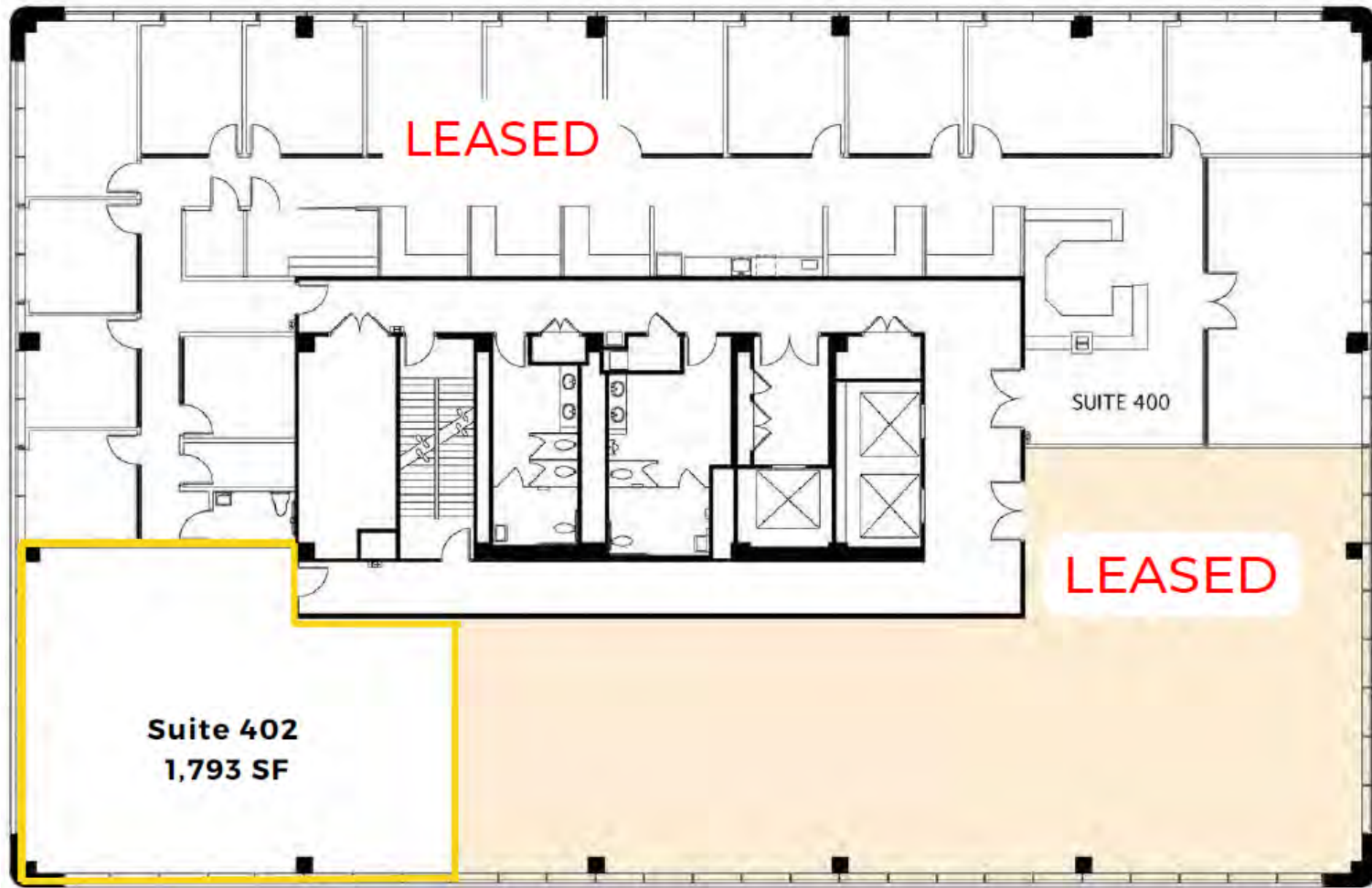
## AVAILABLE FLOOR PLAN *5811 Suite 200*



2,366 RSF · \$43 NNN PSF/YR · \$16.50 Estimated 2026 CAM  
Improved and Ready for Occupancy

## AVAILABLE FLOOR PLAN

### *5811 Suite 402*



**1,793 RSF · \$43 NNN PSF/YR · \$16.50 Estimated 2026 CAM**  
**Grey Shell and Ready for Improvements**



## FREE-STANDING BANK BRANCH FOR LEASE

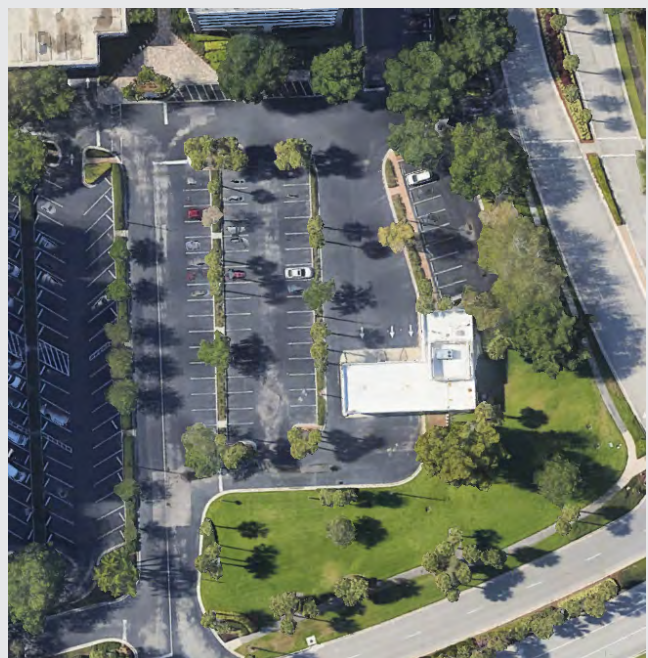
Three (3) drive-thru lanes

Size: 1,058 RSF Office

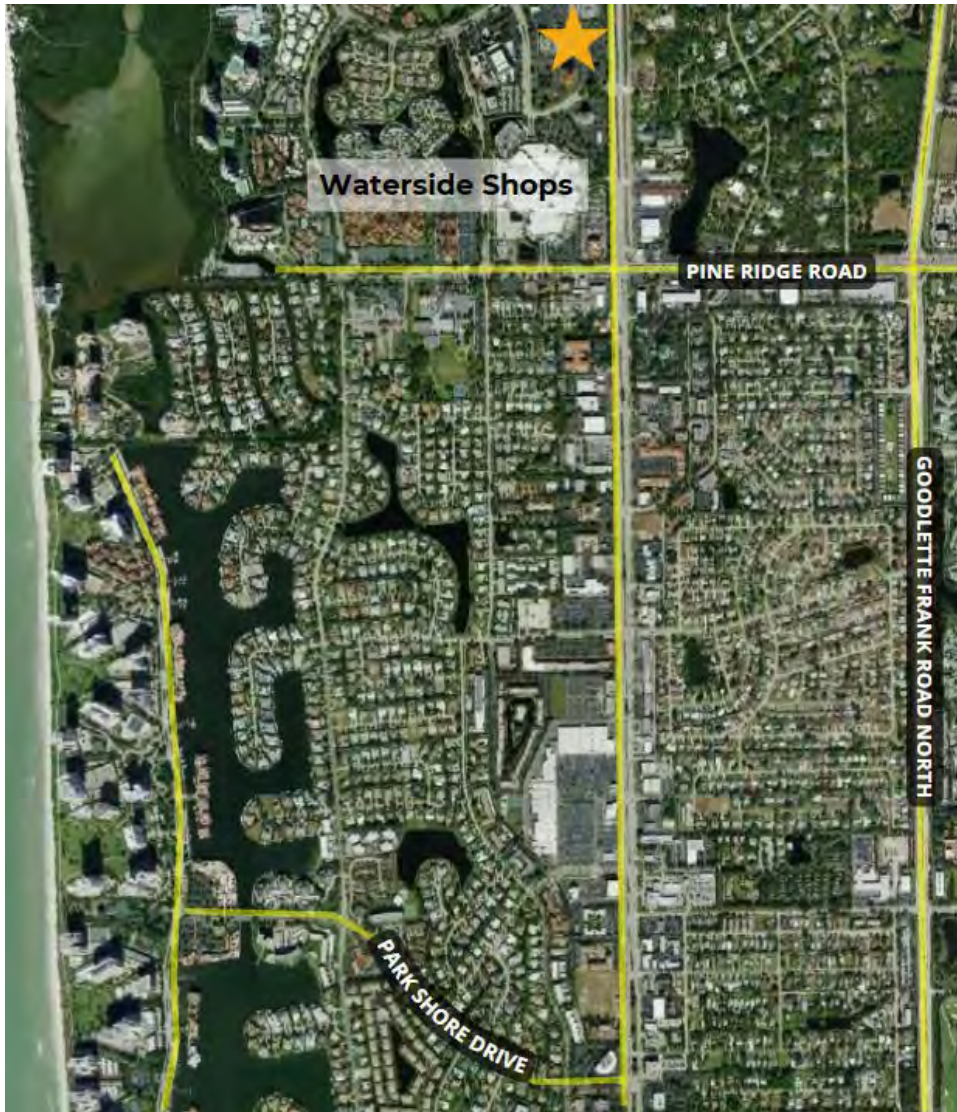
Call for Pricing

Located on site at  
The Offices at Pelican Bay

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



*A thriving community your employees will love, with all they need just minutes away.*



SHOPPING



DINING



CONVENIENCES



## DEMOGRAPHICS & STATISTICS



2025 Population

1 Mile: 5,866  
3 Miles: 44,136  
5 Miles: 89,844



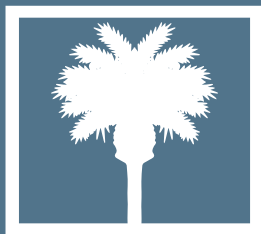
2025 Household Income

1 Mile: \$221,910  
3 Miles: \$210,287  
5 Miles: \$193,639



2024 Traffic Counts

43,500 Cars on  
Tamiami Trail North  
(US 41) Daily



# THE OFFICES *at* PELICAN BAY

## Leasing Contacts

**Tara L. Stokes**

239.261.3400 ext. 176  
tara@ipcnaples.com

**Clint Sherwood, CCIM**

239.261.3400 ext. 179  
clint@ipcnaples.com

**Investment Properties Corporation of Naples**  
Licensed Real Estate Broker

3838 Tamiami Trail North, Suite 402  
Naples, FL 34103-3586

t 239.261.3400 • f 239.261.7579 • [ipcnaples.com](http://ipcnaples.com)

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