



THE OFFICES  
*at*  
PELICAN BAY

CLASS A OFFICE SUITES & BANK BRANCH  
FOR LEASE

5801 & 5811 Pelican Bay Blvd  
Naples, FL 34108

Clint Sherwood, CCIM  
239.261.3400 ext. 179  
[clint@ipcnaples.com](mailto:clint@ipcnaples.com)

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. 2025 CAM	CONDITION
5801	304	1,786	\$43	\$15.55	Open plan ready for occupancy or further improvements
5811	200	2,366	\$43	\$16.07	Available Immediately
5811	402	1,793	\$43	\$16.07	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

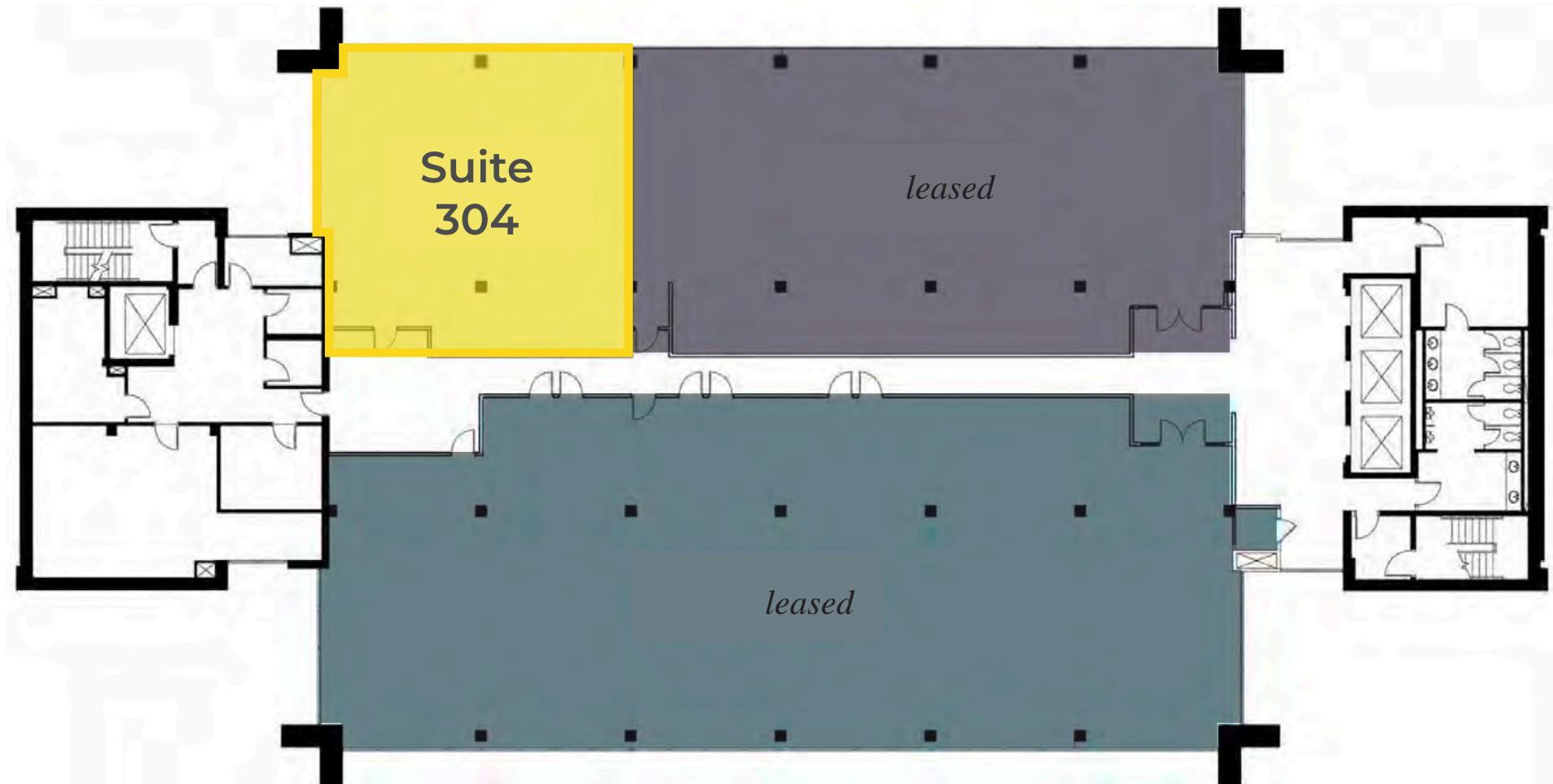
Access To US 41 With  
Traffic Light



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



AVAILABLE FLOOR PLAN  
*5801 Suite 304*



1,786 RSF · \$36 NNN PSF/YR · \$15.55 Estimated 2024  
**CAM Partially Improved**

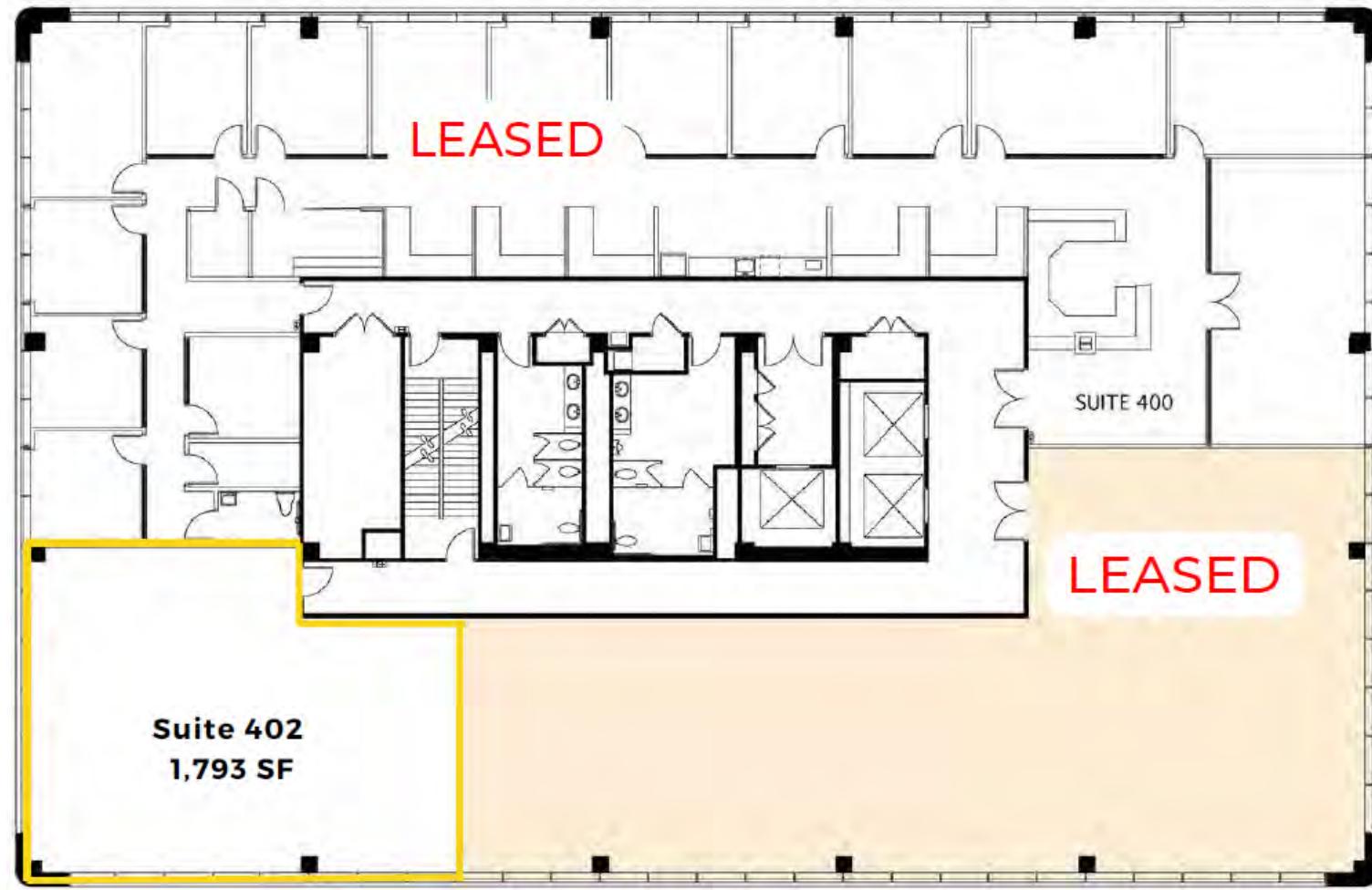
## AVAILABLE FLOOR PLAN 5811 Suite 200



2,366 RSF · \$36 NNN PSF/YR · \$16.07 Estimated 2024 CAM  
Improved and Ready for Occupancy

## AVAILABLE FLOOR PLAN

### 5811 Suite 402



1,793 RSF · \$36 NNN PSF/YR · \$16.07 Estimated 2024  
CAM Grey Shell and Ready for Improvements



## FREE-STANDING BANK BRANCH FOR LEASE

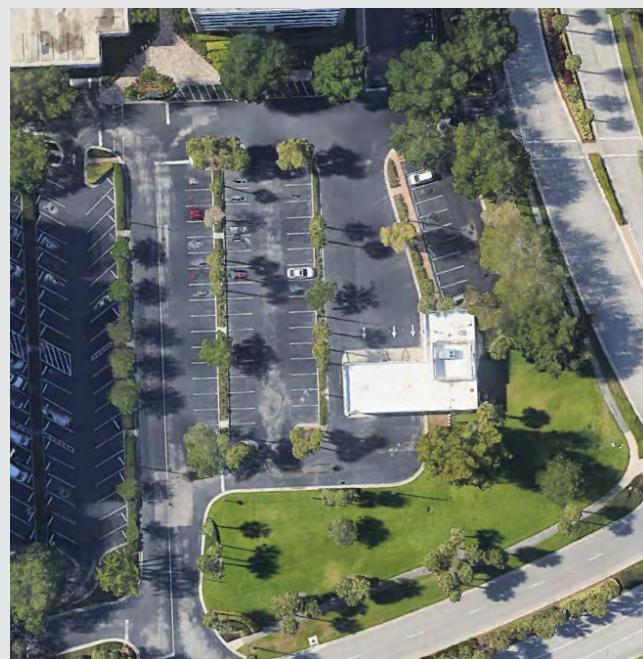
Three (3) drive-thru lanes

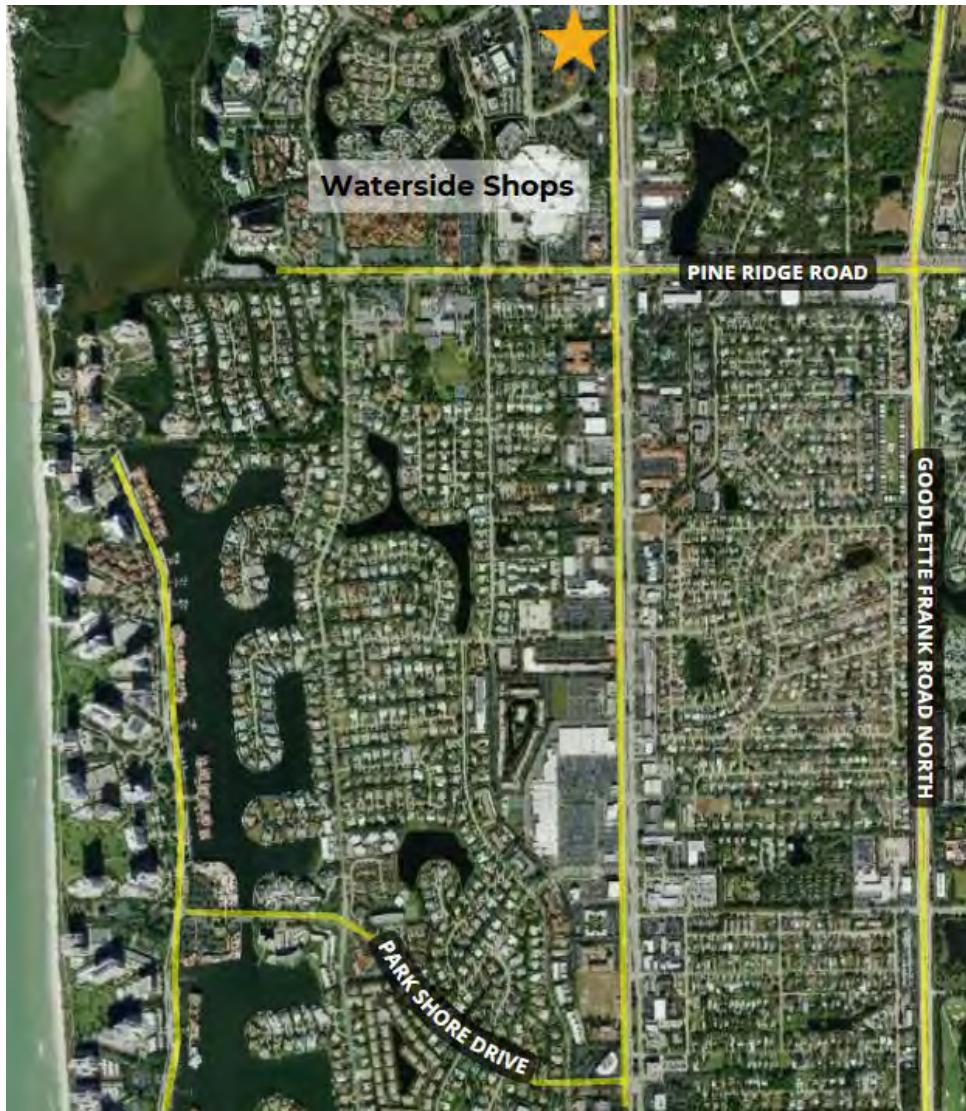
Size: 1,058 RSF Office

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 Contact

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