



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

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

top-of-
building
signage
available!



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

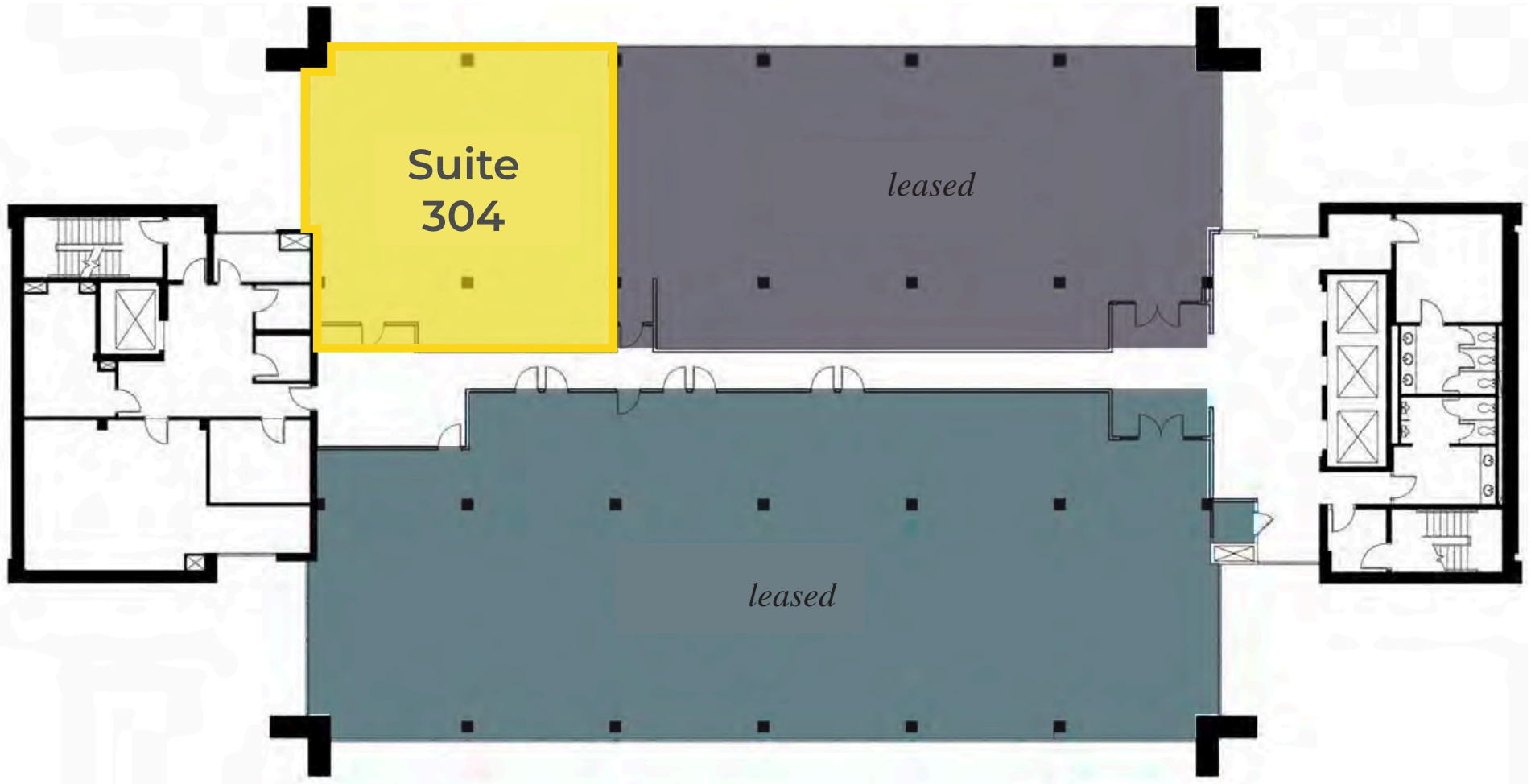
Access To US 41 With
Traffic Light



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**

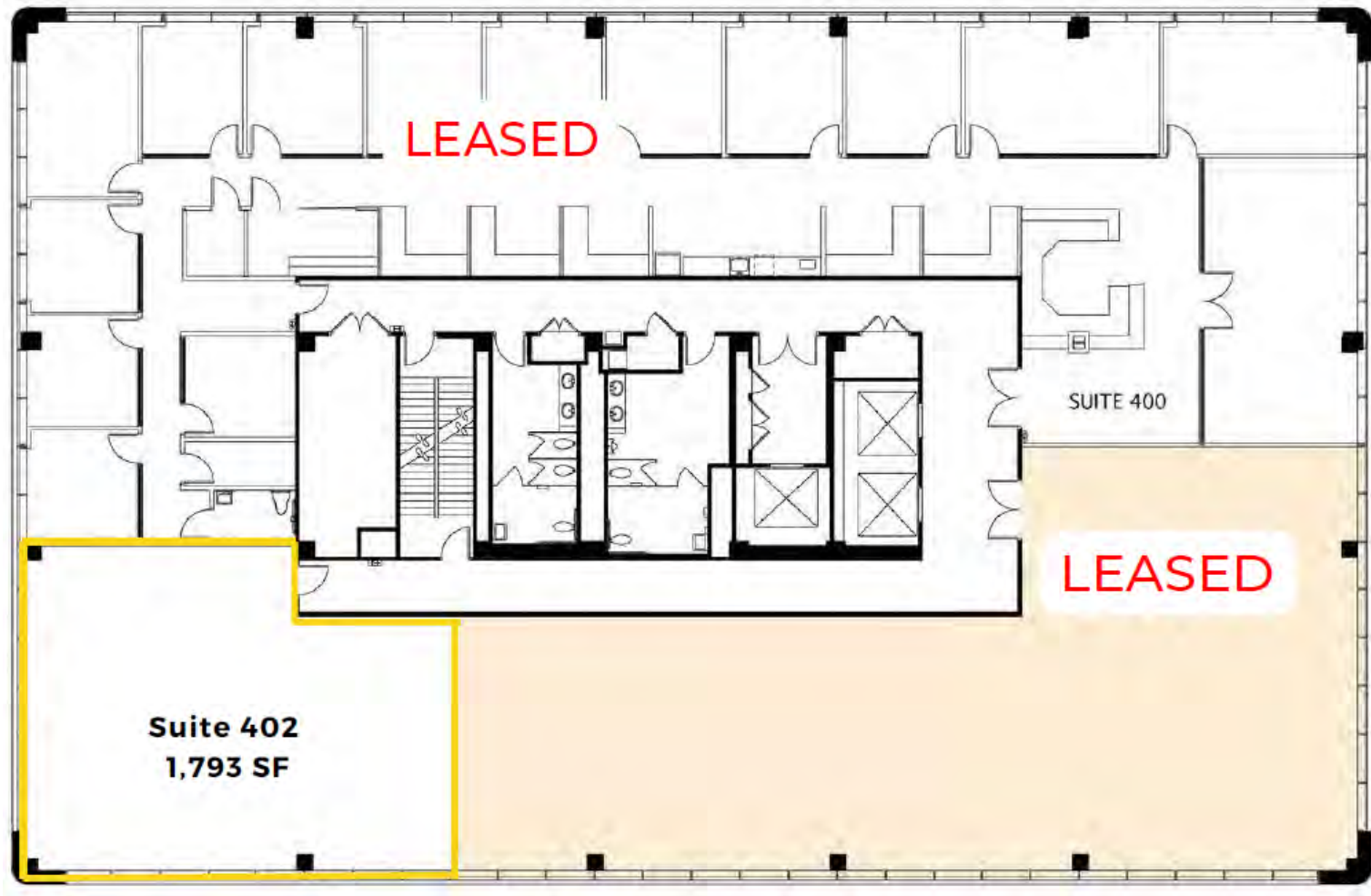
AVAILABLE FLOOR PLAN *5811 Suite 200*



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

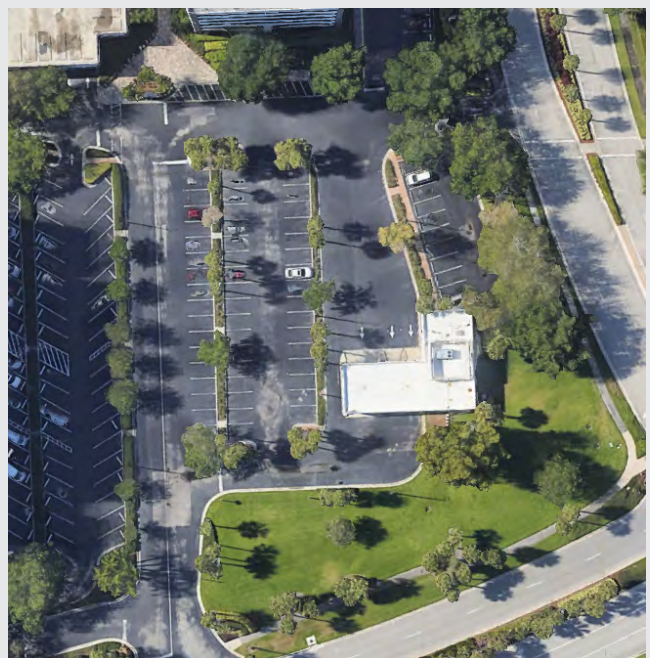
Three (3) drive-thru lanes

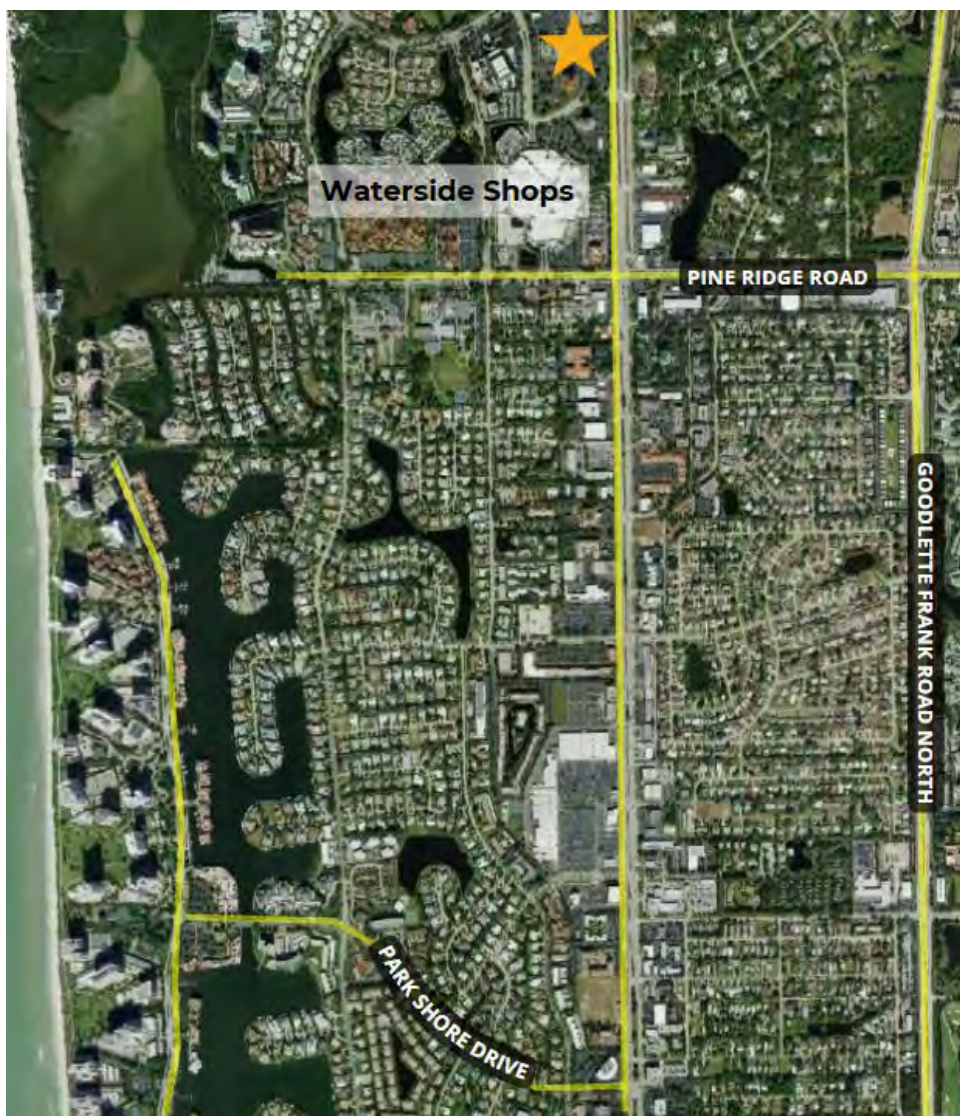
Size: 1,058 RSF Office

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



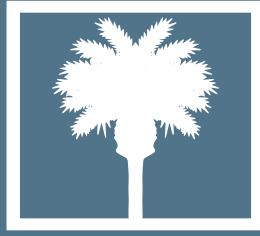
2025 Household Income

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

Clint Sherwood, CCIM

239.261.3400 ext. 179

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Licensed Real Estate Broker

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