



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

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Investment Properties Corporation of Naples
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Licensed Real Estate Broker

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AVAILABILITY

BLDG	SUITE #	RSF	PSF/YR	EST. 2024 CAM	CONDITION
5801	Floor 2	15,301 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	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

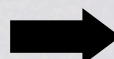
On-site Property Management
& Maintenance staff

On-site cafe

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



*click
here!*



Google
Maps



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THE OFFICES AT PELICAN BAY

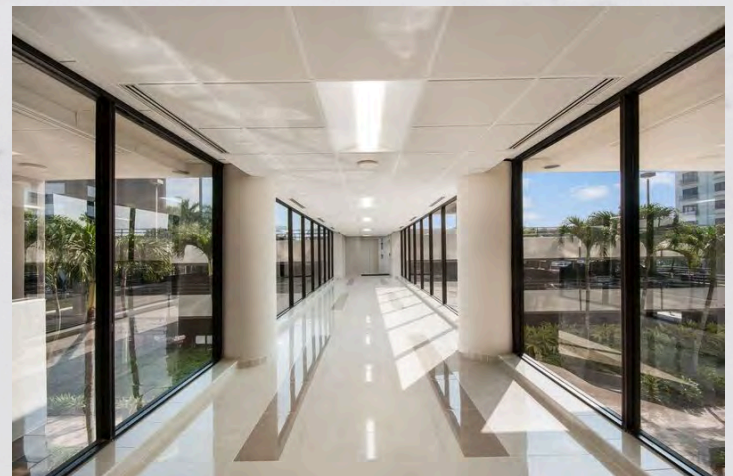
📍 Located off of Tamiami Trail North

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INTERIOR PHOTOS



THE OFFICES
at
PELICAN BAY





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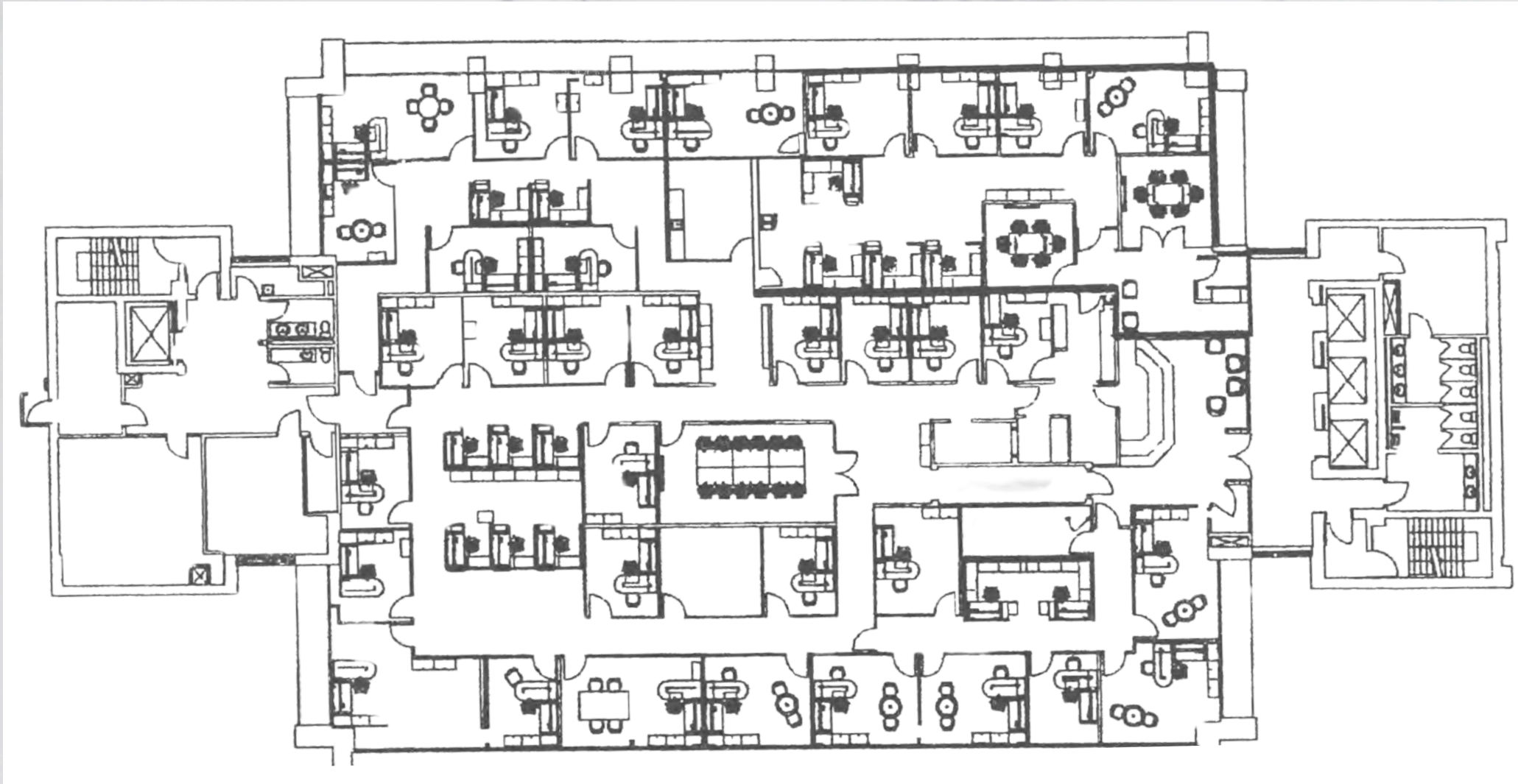
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FLOOR PLAN

5801 - 2nd Floor



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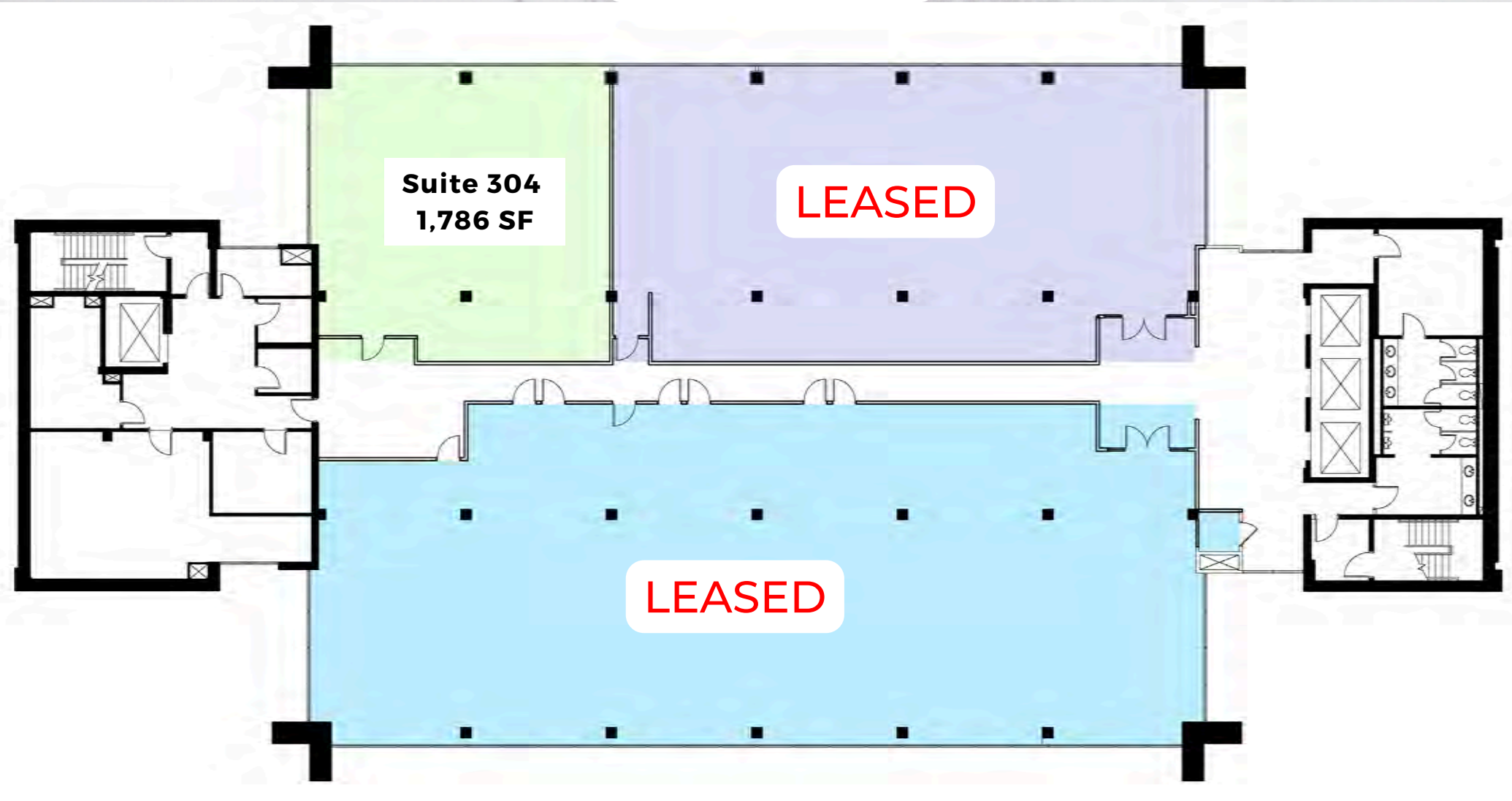
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FLOOR PLAN

5801 - Suite 304

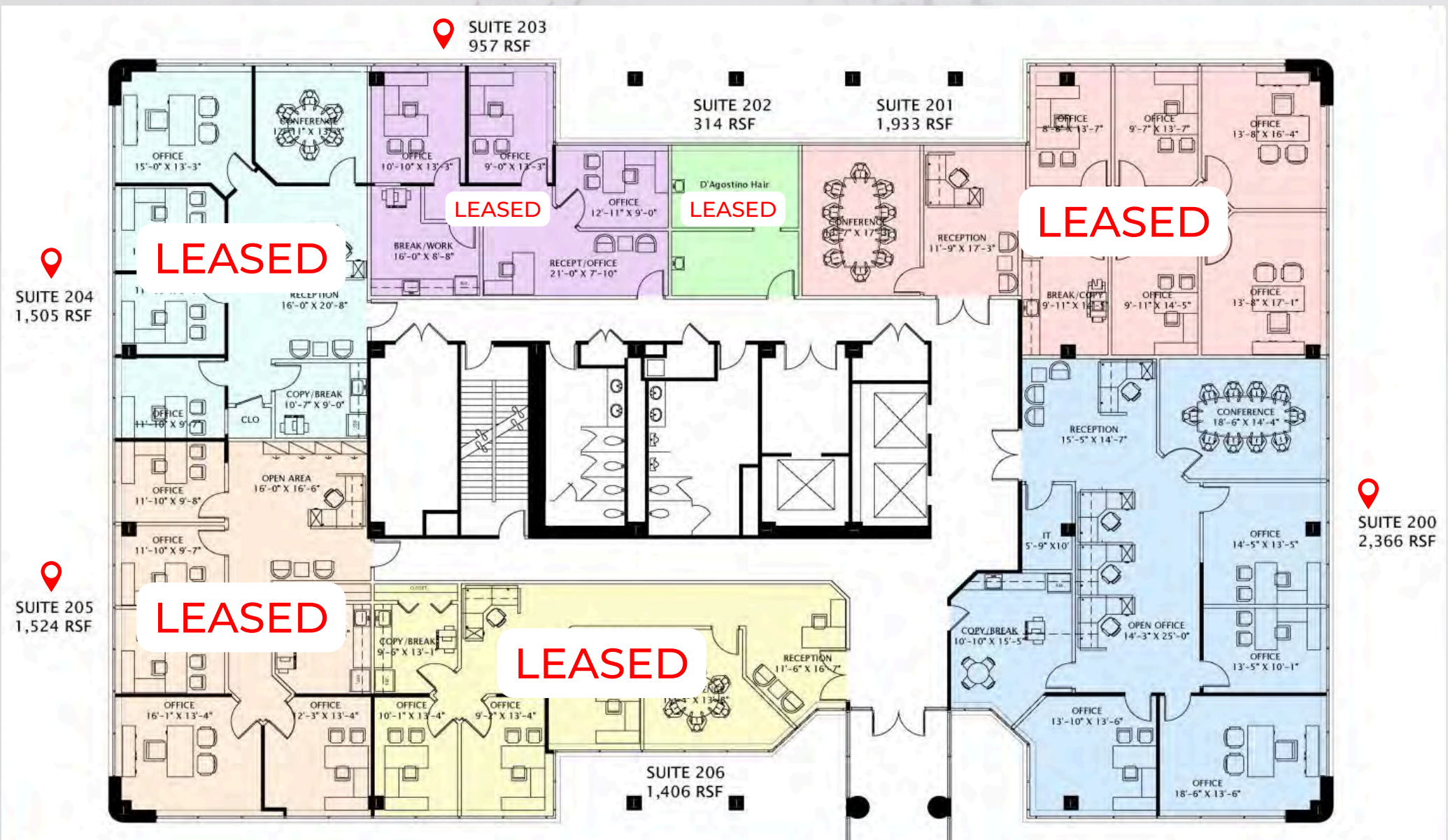


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FLOOR PLAN

5811 - Suite 200



FLOOR PLAN

5811 - 4th Floor

LEASED



5,833 RSF



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WATERSIDESHOPS

ONLY 1 MILE FROM
PROPERTY!



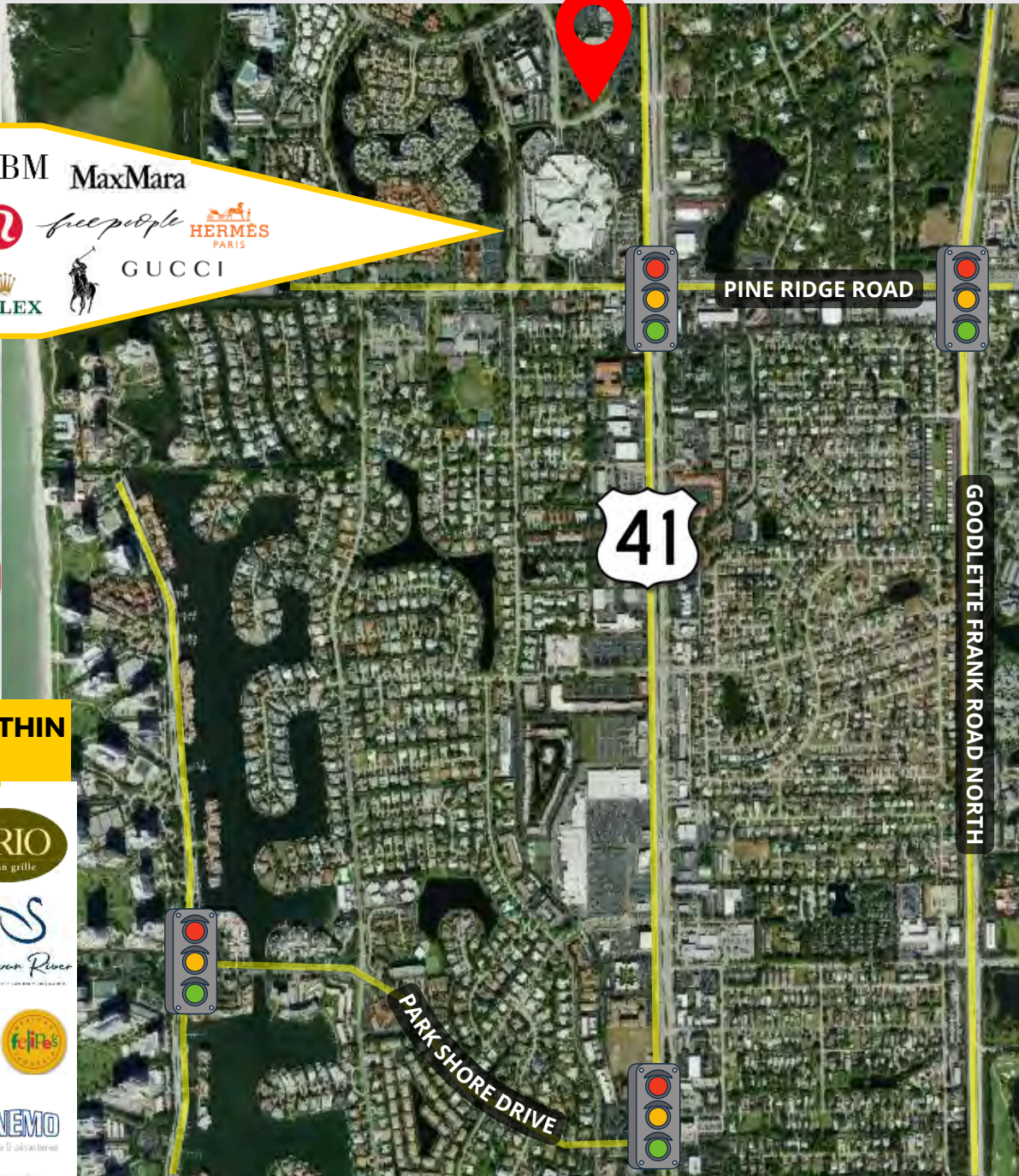
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more...



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		

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