



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.*



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

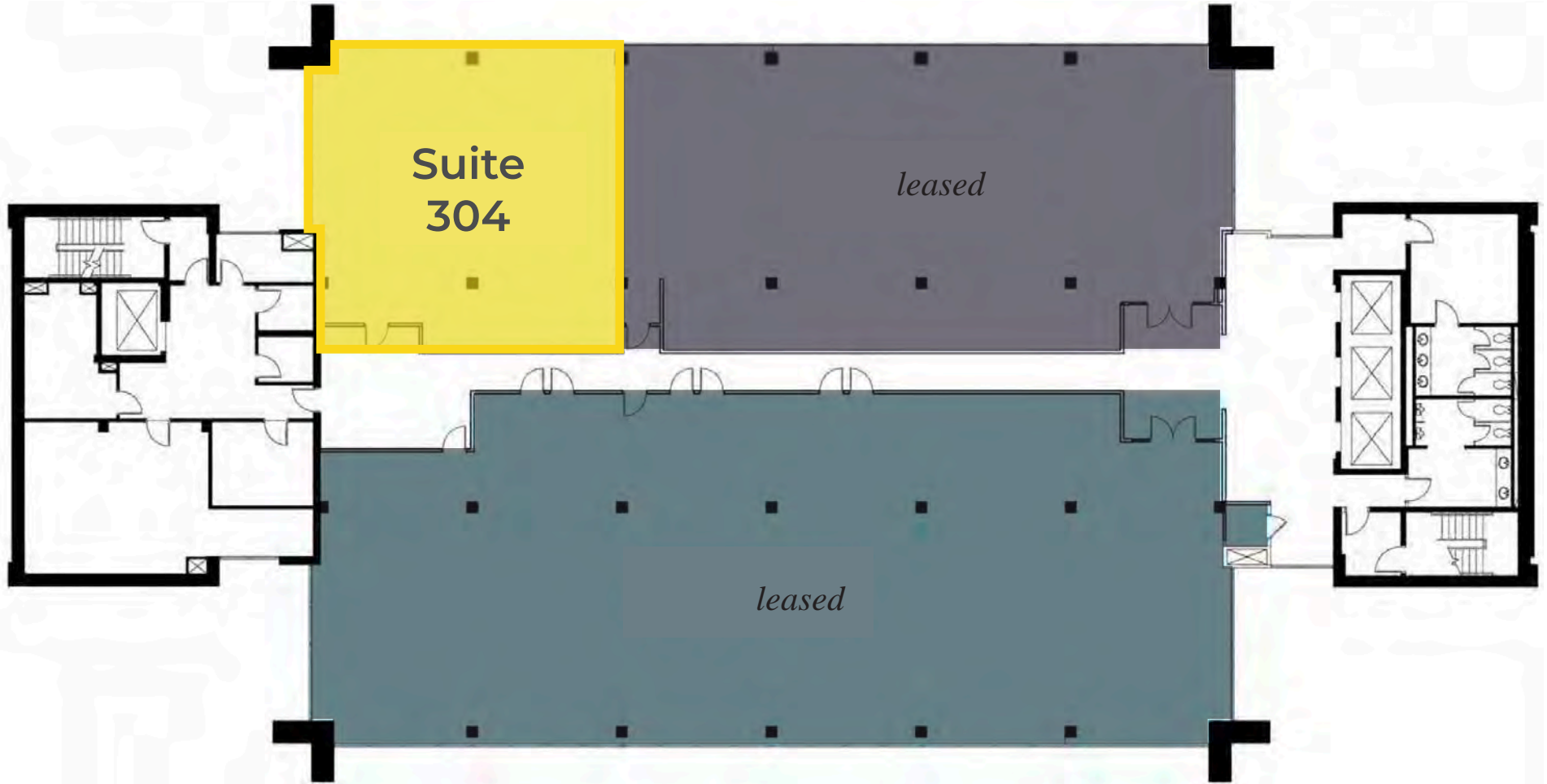
Access To US 41 With
Traffic Light



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

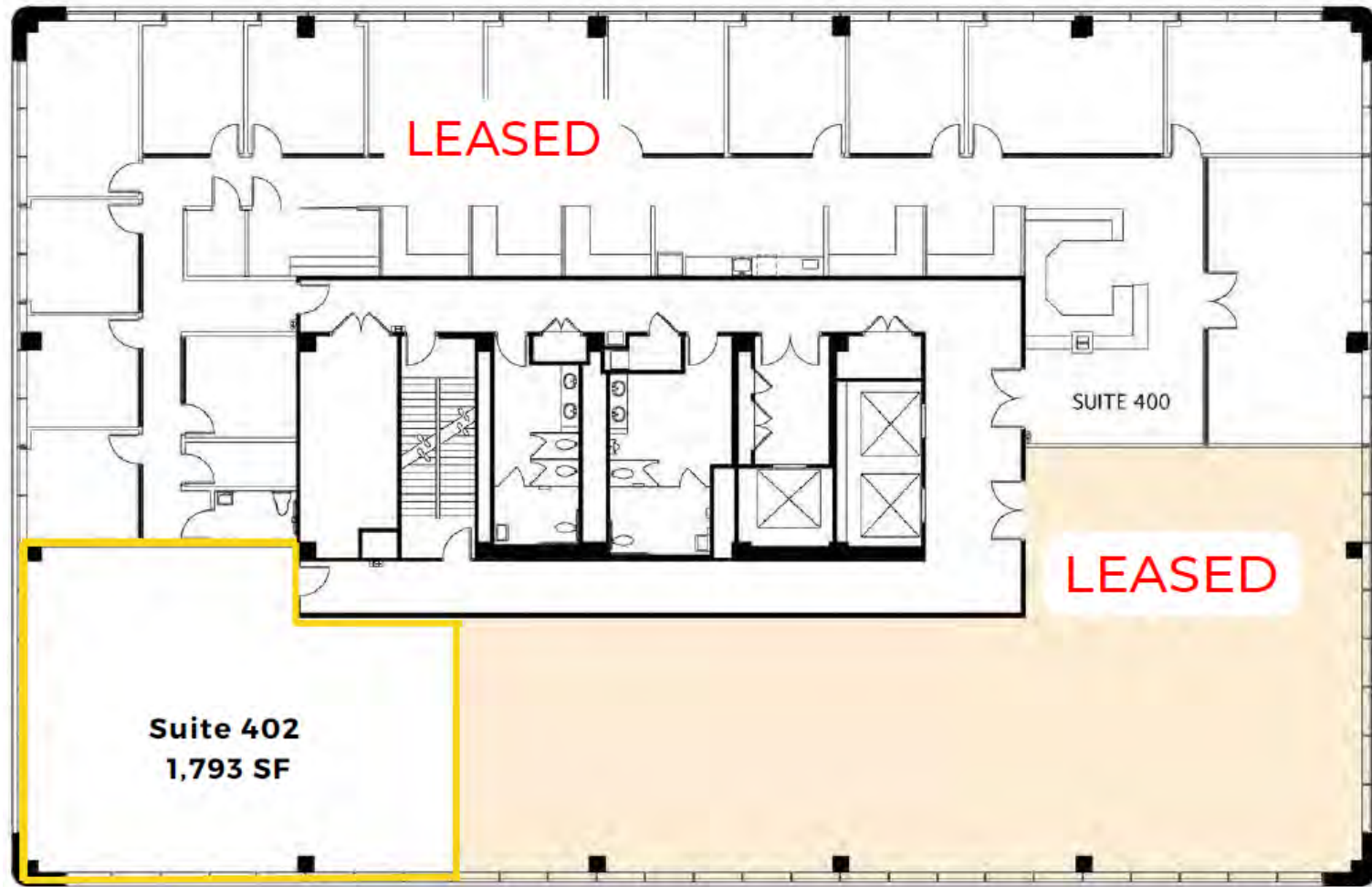
AVAILABLE FLOOR PLAN *5811 Suite 200*



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

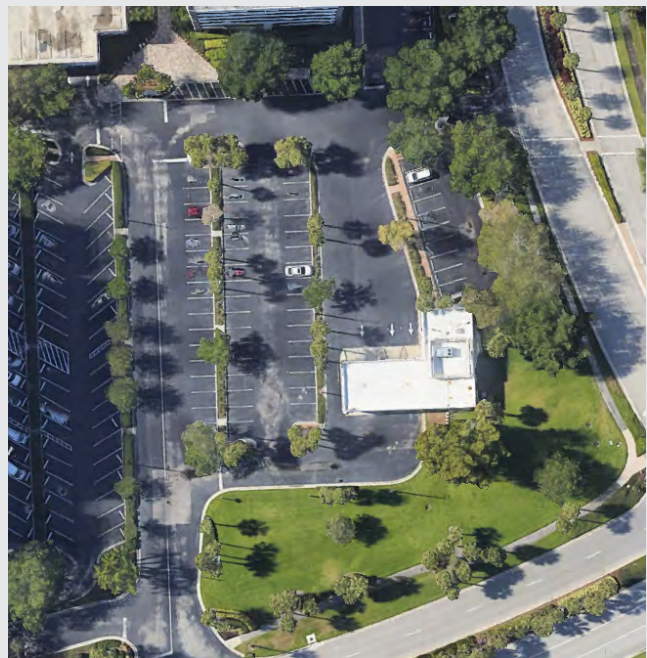
Three (3) drive-thru lanes

Size: 1,058 RSF Office

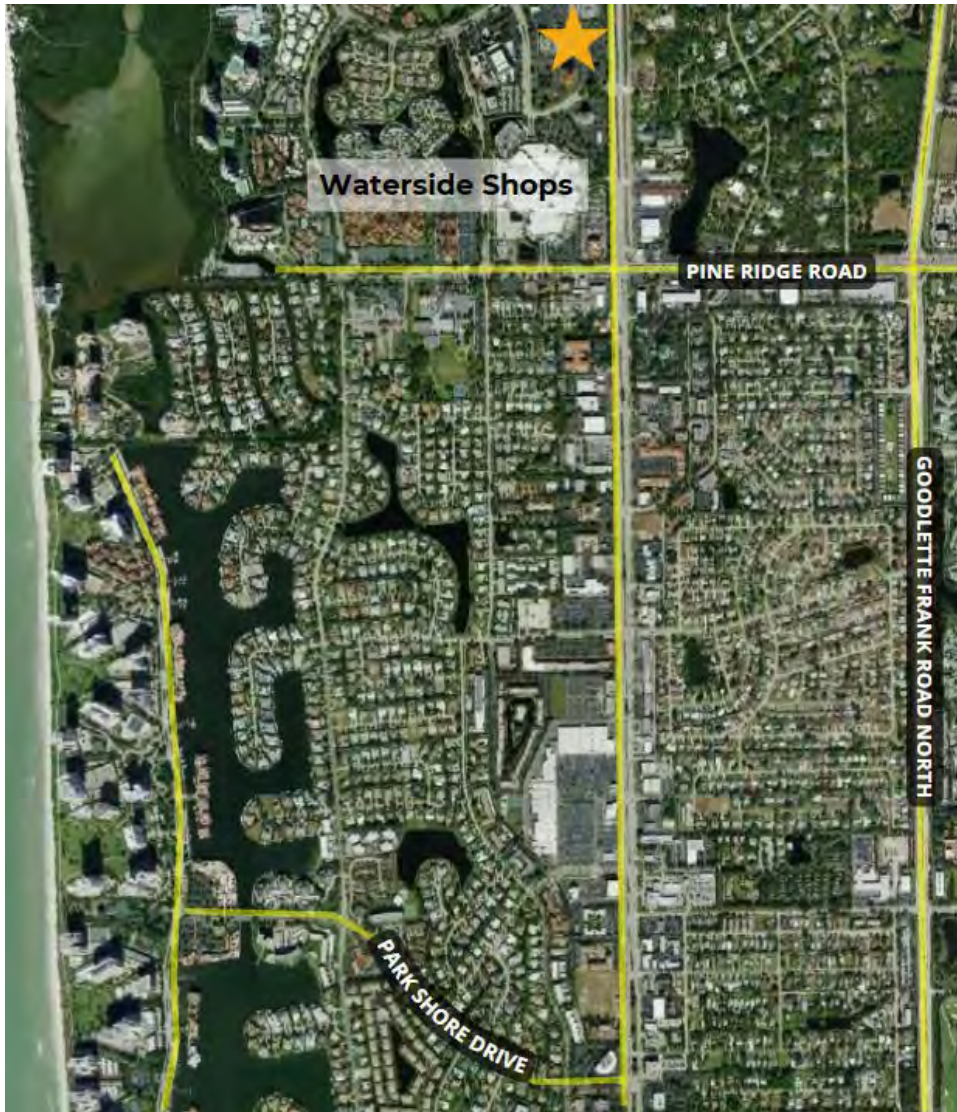
Call for Pricing

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



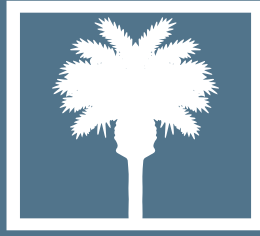
2025 Population
1 Mile: 5,866
3 Miles: 44,136
5 Miles: 89,844



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



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at
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Leasing Contact

Clint Sherwood, CCIM

239.261.3400 ext. 179

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