



investment  
properties  
corporation

# AVAILABLE FOR LEASE

5801 & 5811

PELICAN BAY BOULEVARD, NAPLES FL



THE OFFICES  
at  
PELICAN BAY

THE OFFICES AT PELICAN BAY OFFERS READY-TO-GO  
NEW OFFICE SUITES FROM UNDER 1,000 UP TO A FULL  
FLOOR OF 12,571 SQUARE FEET, WHICH CAN BE  
DESIGNED TO ACCOMMODATE YOUR NEEDS.  
**TOP-OF-BUILDING SIGNAGE AVAILABLE.**

**CONTACT 239-261-3400**

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craig@ipcnaples.com

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clint@ipcnaples.com

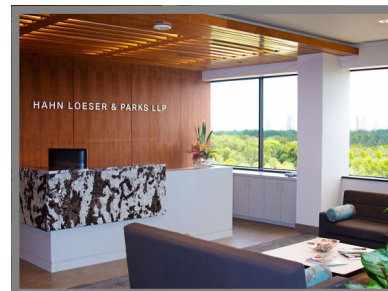
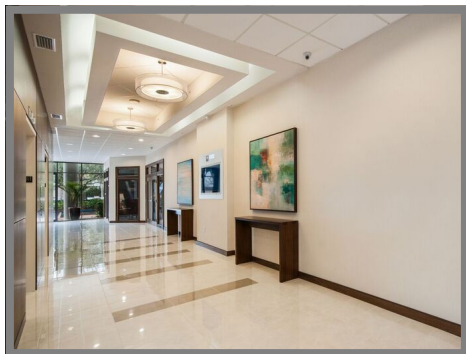
Investment Properties Corporation of Naples  
3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586  
Tel 239.261.3400 fax 239.261.7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

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.

# THE OFFICES AT PELICAN BAY

## CLASS A OFFICE SUITES FOR LEASE



**Location:** The Offices at Pelican Bay area currently 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.

BLDG	SUITE	RSF	PSF/YR
5811	200	2,366	\$28 NNN
5811	300 *	Up to 8,125	\$28 NNN
5811	304	1,141	\$28 NNN
5811	305	1,658	\$28 NNN
5811	306	1,504	\$28 NNN
5811	Fl. 4 *	Up to 12,571	\$28 NNN
5811	601	1,792	\$28 NNN
Free Standing Bank Branch with Drive-Thru		1,054	\$75,000 NNN

\* Landlord is willing to provide a space plan utilizing the Landlord's building architect at no cost. Landlord shall provide Tenant with a "turn-key" build-out in accordance with a mutually agreed upon floor plan using building standard finishes. This shall include all hard and soft costs of construction and construction management fees.

[www.theofficesatpelicanbay.com](http://www.theofficesatpelicanbay.com)

2020 CAM | 5811 \$11.47 EST. PER SQUARE FOOT

NOTE: CAM INCLUDES FULL ELECTRIC & JANITORIAL SERVICES



**INVESTMENT PROPERTIES CORPORATION**

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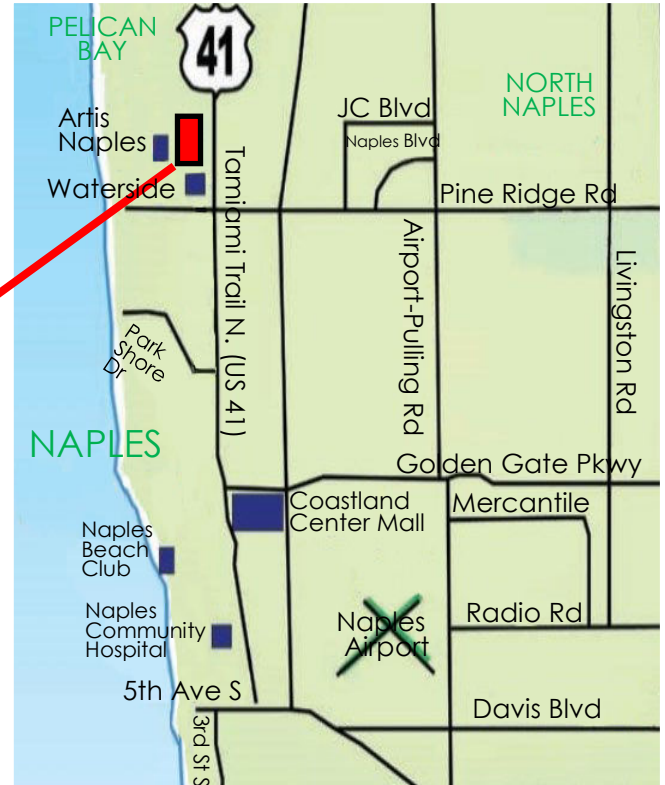
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# THE OFFICES AT PELICAN BAY

## 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 and 374 surface spaces
- » Tenant event space & conference area
- » Dedicated service elevators
- » Property-wide capital upgrades to lobbies, common areas, restrooms and surrounds
- » On-site Property Management & Maintenance Staff
- » On-site cafe
- » Garage reserved covered parking
- » Access from US41 with traffic light intersections



**CLICK HERE FOR LINK TO YOUTUBE VIDEO:**  
<https://youtu.be/cqDO5zR-hCU>

## 2019 DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	4,583	45,629	91,885
Avg. HH Income	\$156,172	\$136,695	\$127,951
Traffic Count	46,193 cars per day		



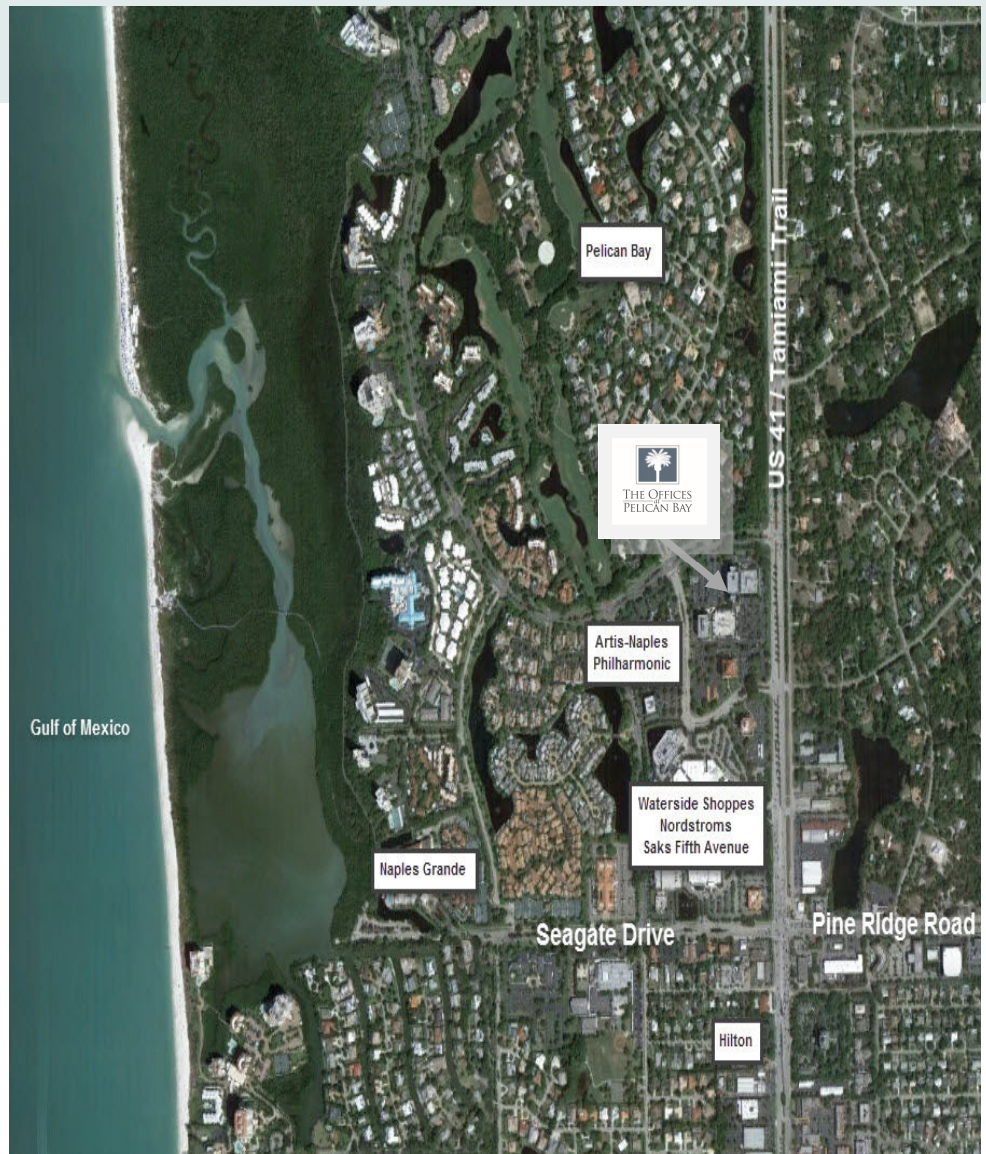
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# THE OFFICES AT PELICAN BAY



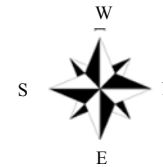
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# 5811 | SECOND FLOOR



(LEASED)  
SUITE 203

(LEASED)  
SUITE 202

(LEASED)  
SUITE 201

(LEASED)  
SUITE 204

(LEASED)  
SUITE 205

(LEASED)  
SUITE 206

- > Immediate access to the covered parking garage.
- > Large-windowed perimeter offices capitalize on scenic views and natural light.

SUITE 200  
2,366 RSF  
**AVAILABLE**

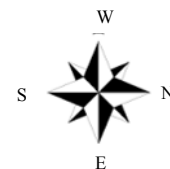


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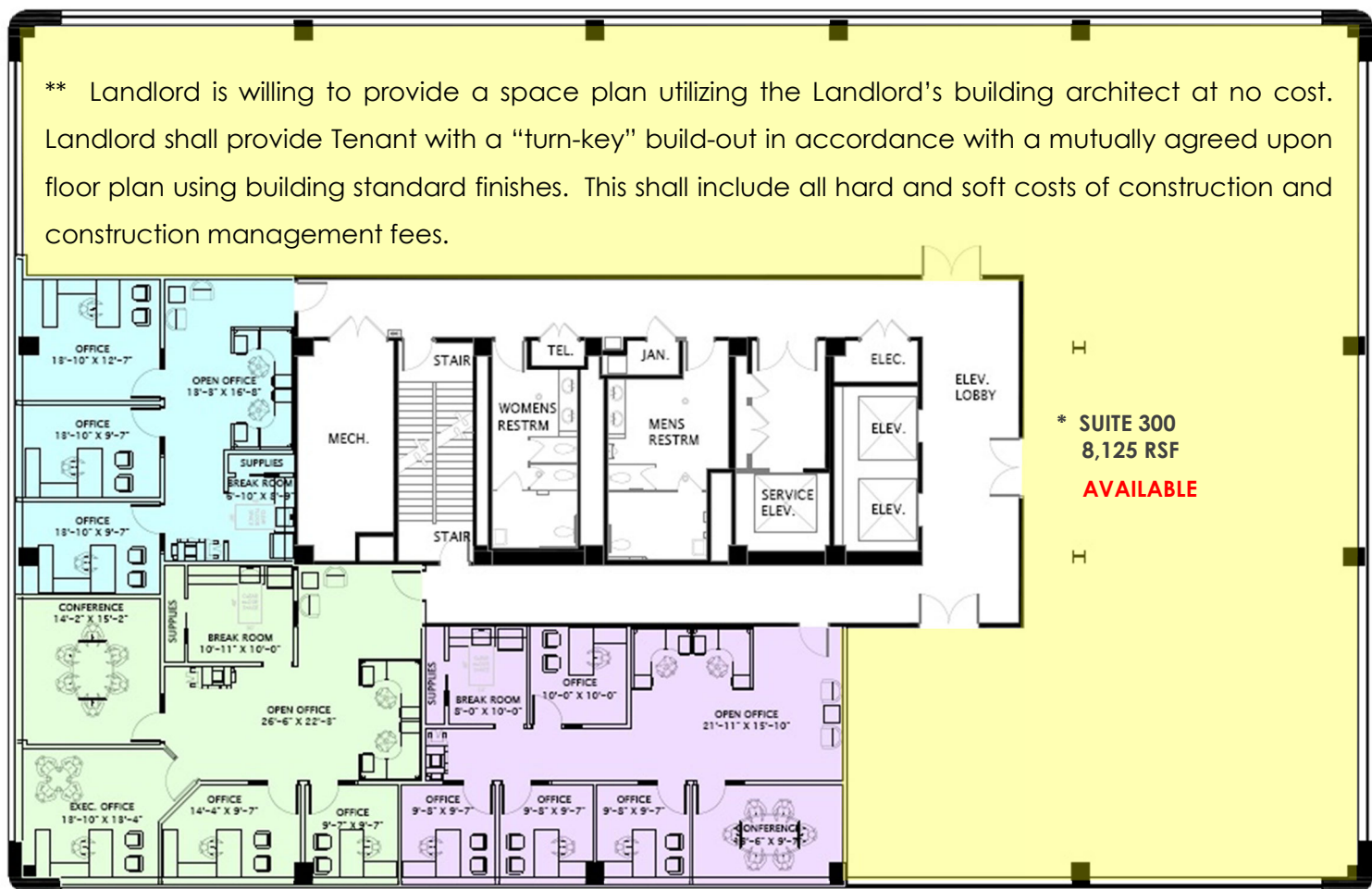
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# 5811 | THIRD FLOOR



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SUITE 304  
1,141 RSF  
**AVAILABLE**



\* SUITE 300  
8,125 RSF  
**AVAILABLE**

SUITE 305  
1,658 RSF  
**AVAILABLE**

SUITE 306  
1,504 RSF  
**AVAILABLE**



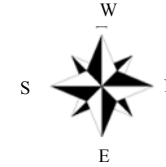
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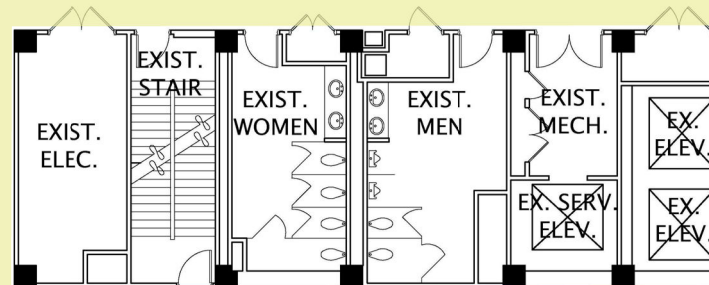
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# 5811 | FOURTH FLOOR



**AVAILABLE**  
**Fourth Floor**  
**RSF: 12,571 SF**



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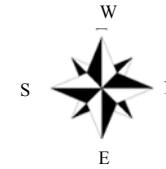


**INVESTMENT PROPERTIES CORPORATION**

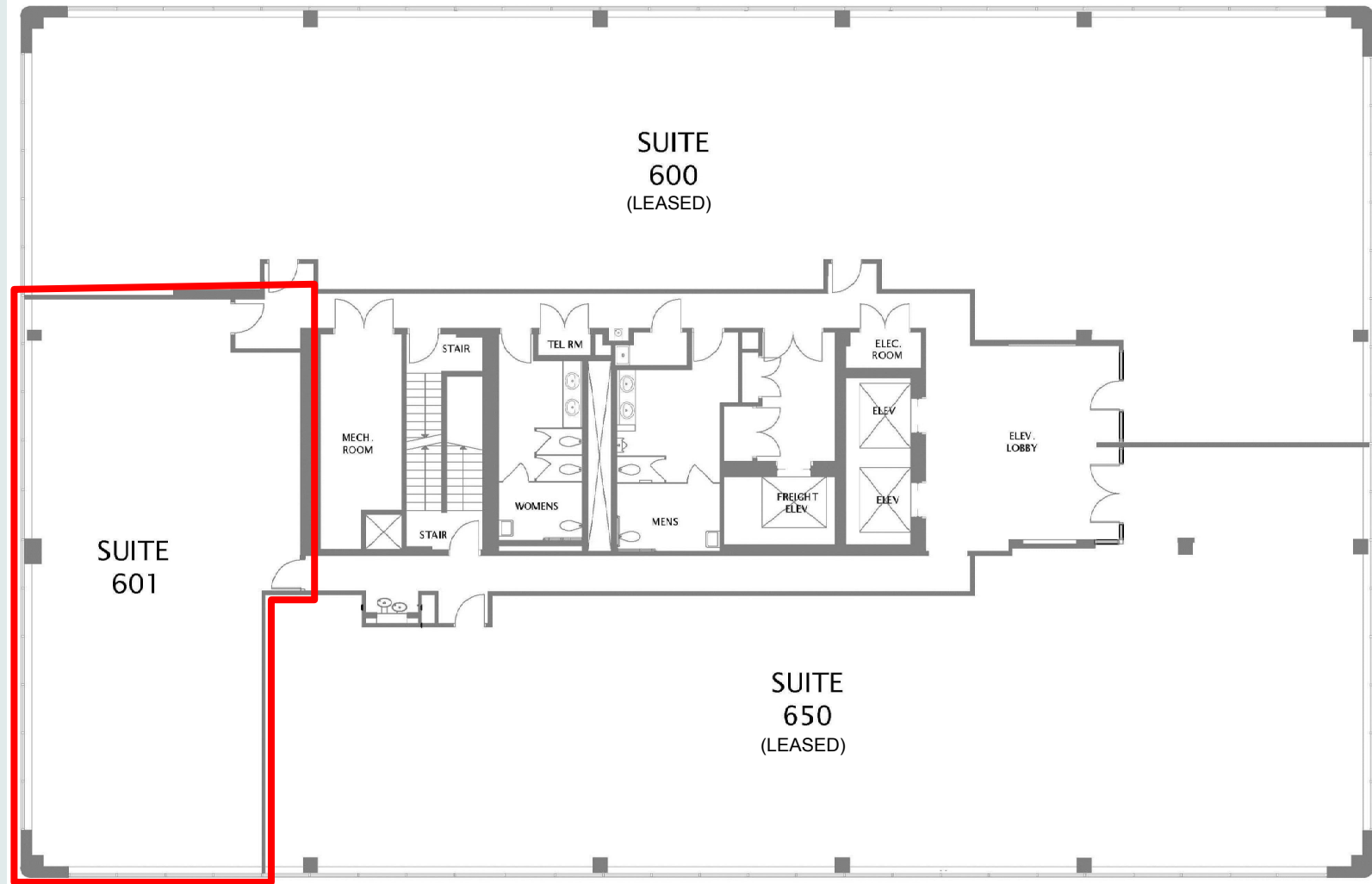
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# 5811 | SIXTH FLOOR



SUITE 601  
1,792 RSF  
**AVAILABLE**



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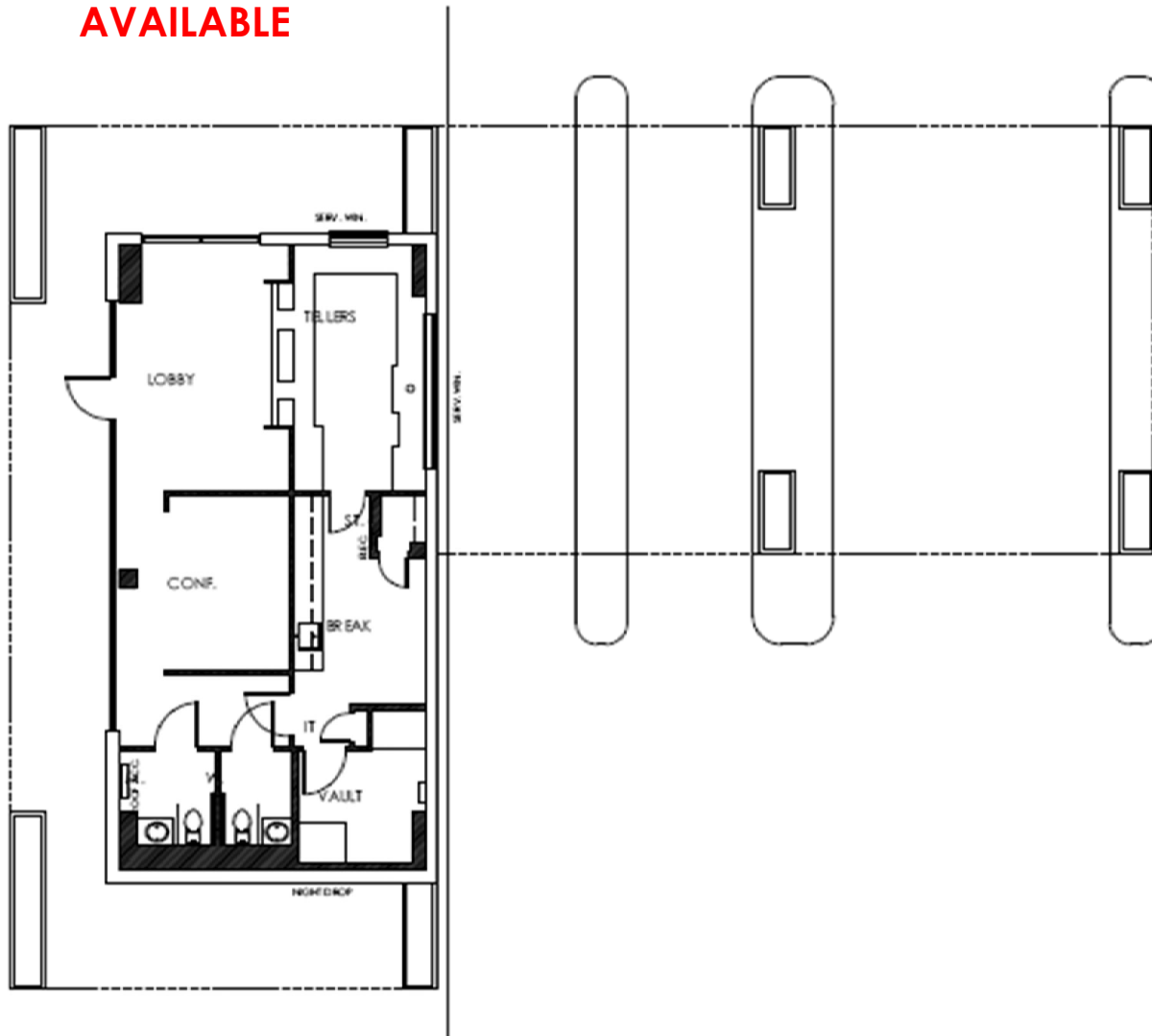
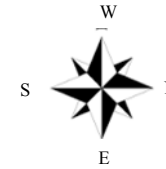
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# FREE STANDING BANK BRANCH WITH DRIVE-THRU

1,054 RSF  
**AVAILABLE**



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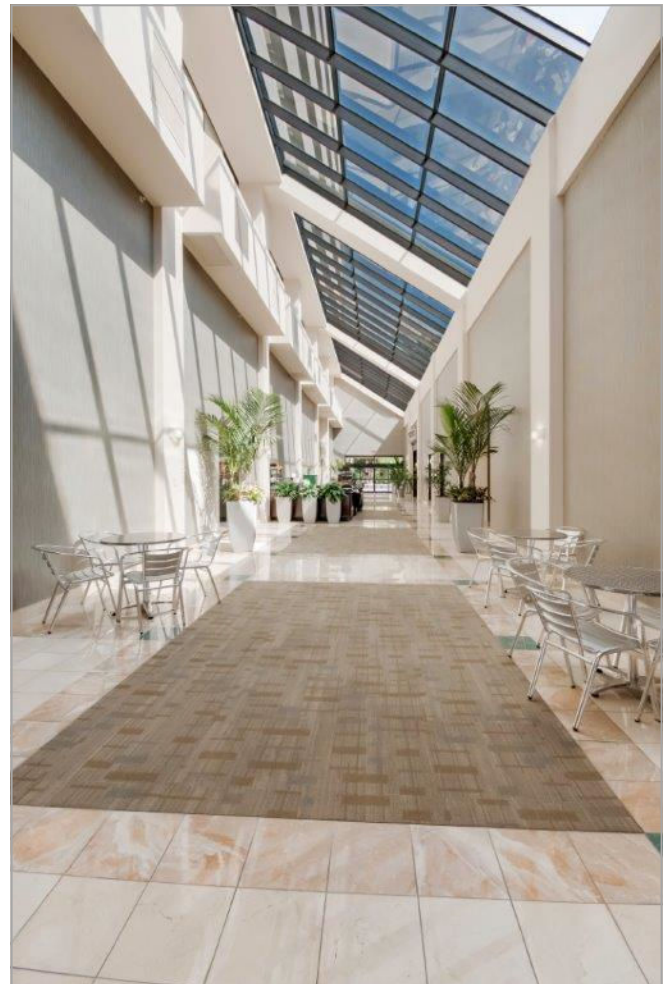


CAFÉ



## ADDITIONAL AMENITIES:

- New Building and Site Improvements
- On-Site Property Management
- On-Site Maintenance Staff
- Covered and Adjacent Parking Garage
- On-Site Café
- On-Site Barbershop



PARKING GARAGE



CONFERENCE CENTER



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