

# PELICAN BAY FINANCIAL CENTER

## *Class A Trophy Office Bulding*

8889 PELICAN BAY BOULEVARD, NAPLES, FL 34108

FOR LEASE

## PELICAN BAY FINANCIAL CENTER

*is a 61,145± SF, Class A, trophy office building located at the entrance to Pelican Bay, one of the most affluent residential communities in Florida.*

*This highly desired property has a strong roster of credit tenants including Morgan Stanley, Raymond James, Henderson Franklin, Edelman Financial Engines and Huntington Bank.*

### CONTACT

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## FOR LEASE

EXCLUSIVE  
LEASING  
SPECIALISTS

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### CALL FOR AVAILABILITY & RATES

**PARKING:** 3.5/1,000 RSF (214 surface spaces with 2 reserved covered parking areas with 16 spaces each)

**YEAR BUILT:** 1995

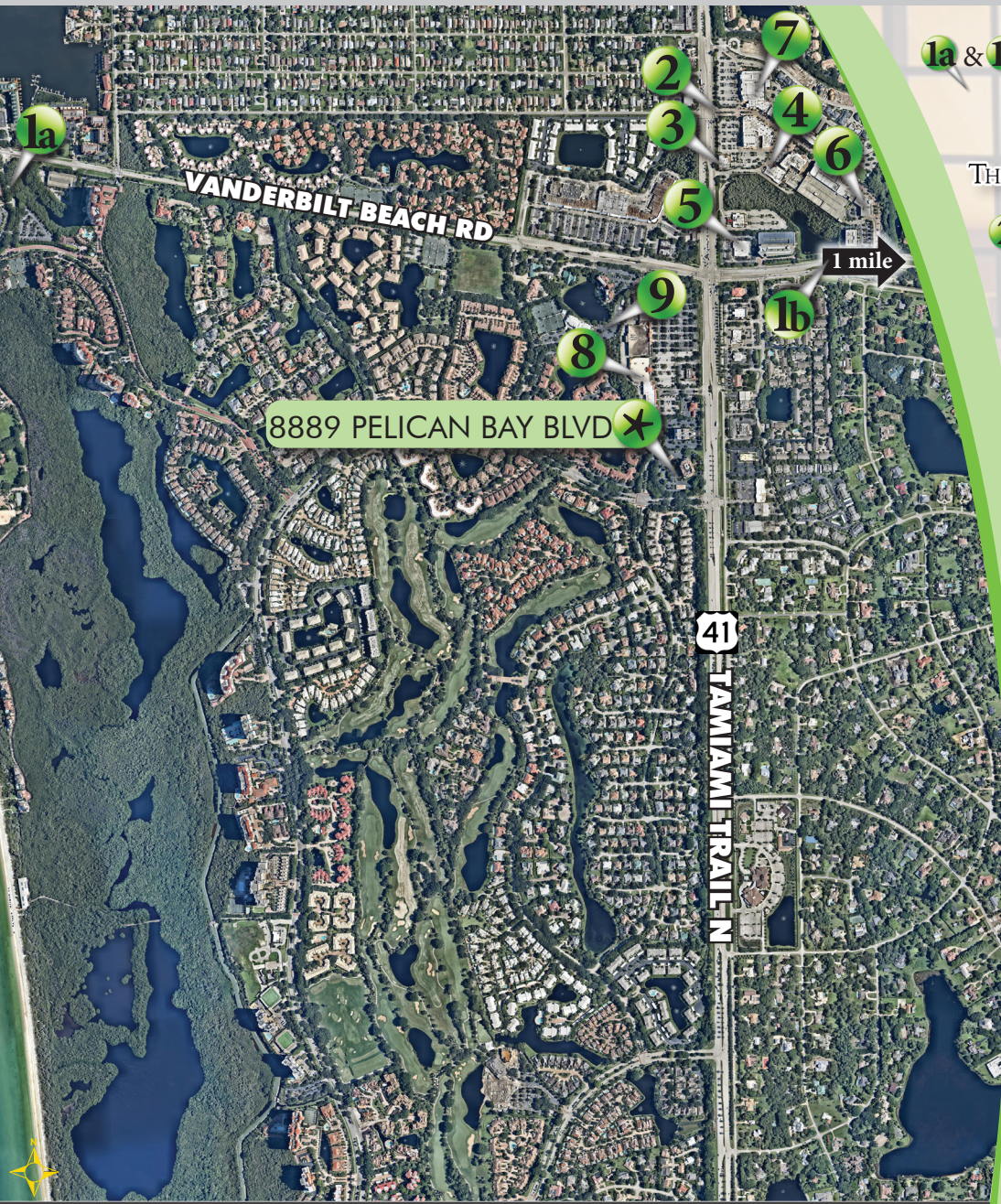
**ZONING:** PUD - Planned Unit Development (Collier County)

- West side of US 41 within upper tier of professional, retail and residential communities
- Very high quality tenant roster

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- 280 VANDERBILT BEACH RD,  
NAPLES, FL 34108  
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2600 TIBURON DR.  
NAPLES, FL 34109
- 9132 STRADA PL,  
NAPLES, FL 34108
- 9005 MERCATO DR,  
NAPLES, FL 34108
- EST. 2015  
9114 STRADA PL,  
NAPLES, FL 34108
- FRESH GRILL | WINE BAR  
8930 TAMIAMI TRAIL N,  
NAPLES, FL 34108
- 9118 STRADA PL,  
NAPLES, FL 34108
- 9101 STRADA PL,  
NAPLES, FL 34108
- 8833 TAMIAMI TRAIL N,  
NAPLES, FL 34108
- 800 VANDERBILT BEACH RD,  
NAPLES, FL 34108

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,155	41,798	97,553
EST. HOUSEHOLDS	2,646	20,484	47,824
MEDIAN HOUSEHOLD INCOME	\$100,456	\$96,161	\$92,696



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