

GATEWAY TO NAPLES 5TH AVE

CONVENIENCE AND PARKING

MONUMENT SIGNAGE

FOR LEASE

1100
ON 5th

NAPLES, FL 34102

Nicolet Bank



CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Senior Associate
239.659.1447 x223
david.wallace@creconsultants.com

1100 5TH AVENUE S, NAPLES, FL 34102

SPECIFICATIONS

BUILDING SIZE	52,708 SF	OPEX	\$9.64 PSF
YEAR BUILT	1981 (Renovated)	HVAC	Individual in each unit
ZONING	C2-A – Commercial	TELECOM	Cable, Telephone & Fiber available
PARKING RATIO	3.07/1,000 SF	ELEVATORS	2
		FLOORS	4

FEATURES

- Dedicated parking garage
- Secure key fob access to building for tenants working after hours
- Recent exterior improvements to enhance visibility of building
- Wired for fast data transmission and telecommunications
- Local ownership and on-site leasing and property management
- Professionally designed finishes and decor
- Signature building overlooking Naples Bay
- Diverse tenant mix
- Extensive interior capital improvements to common areas



FLOOR	SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY SALES TAX	MONTHLY TOTAL	NOTES
2	200A	1,682	\$25.00	\$3,504.17	\$9.64	\$1,351.21	\$218.49	\$5,073.87	Available 7/1/24
2	200B	1,874	\$25.00	\$3,904.17	\$9.64	\$1,505.45	\$243.43	\$5,653.05	Available 7/1/24
2	200C	2,440	\$25.00	\$5,083.33	\$9.64	\$1,960.13	\$316.96	\$7,360.42	Available 7/1/24
2	200D	1,038	\$25.00	\$2,162.50	LEASE PENDING	\$833.86	\$134.84	\$3,131.20	Available 7/1/24
2	208	2,020	\$25.00	\$4,208.33	\$9.64	\$1,622.73	\$262.40	\$6,093.46	Available 7/1/24

LEASING INFORMATION



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CRECONSULTANTS.com

12140 Carissa Commerce Ct, Suite 102, Fort Myers, FL 33966 | 1100 Fifth Ave. S, Suite 404, Naples, FL 34102

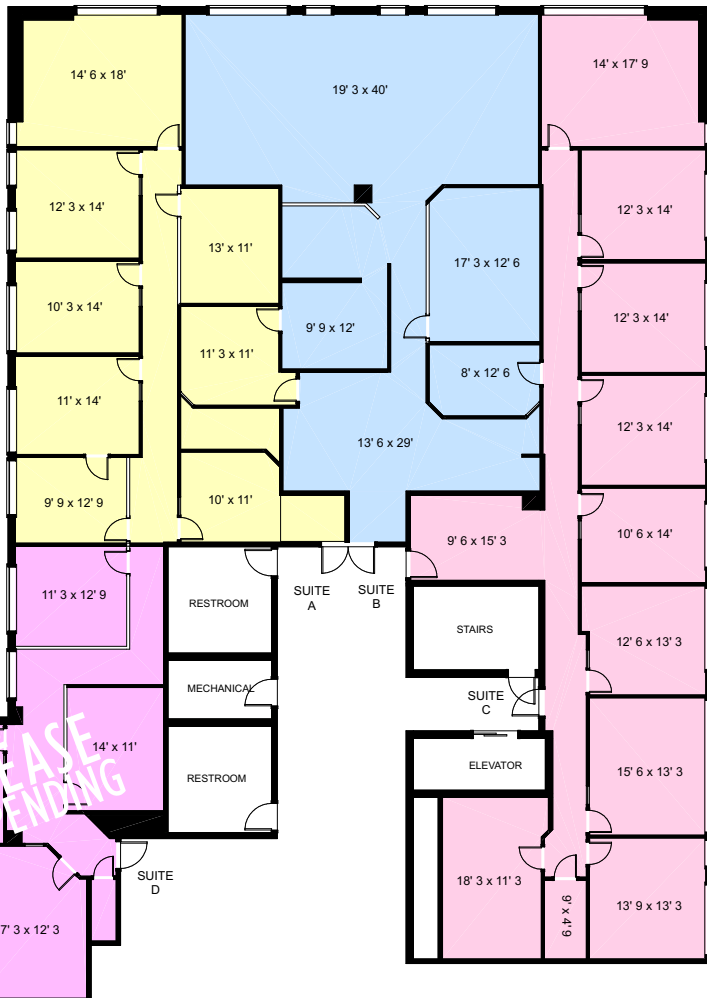
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AVAILABLE FLOOR PLANS

1100
on 5th

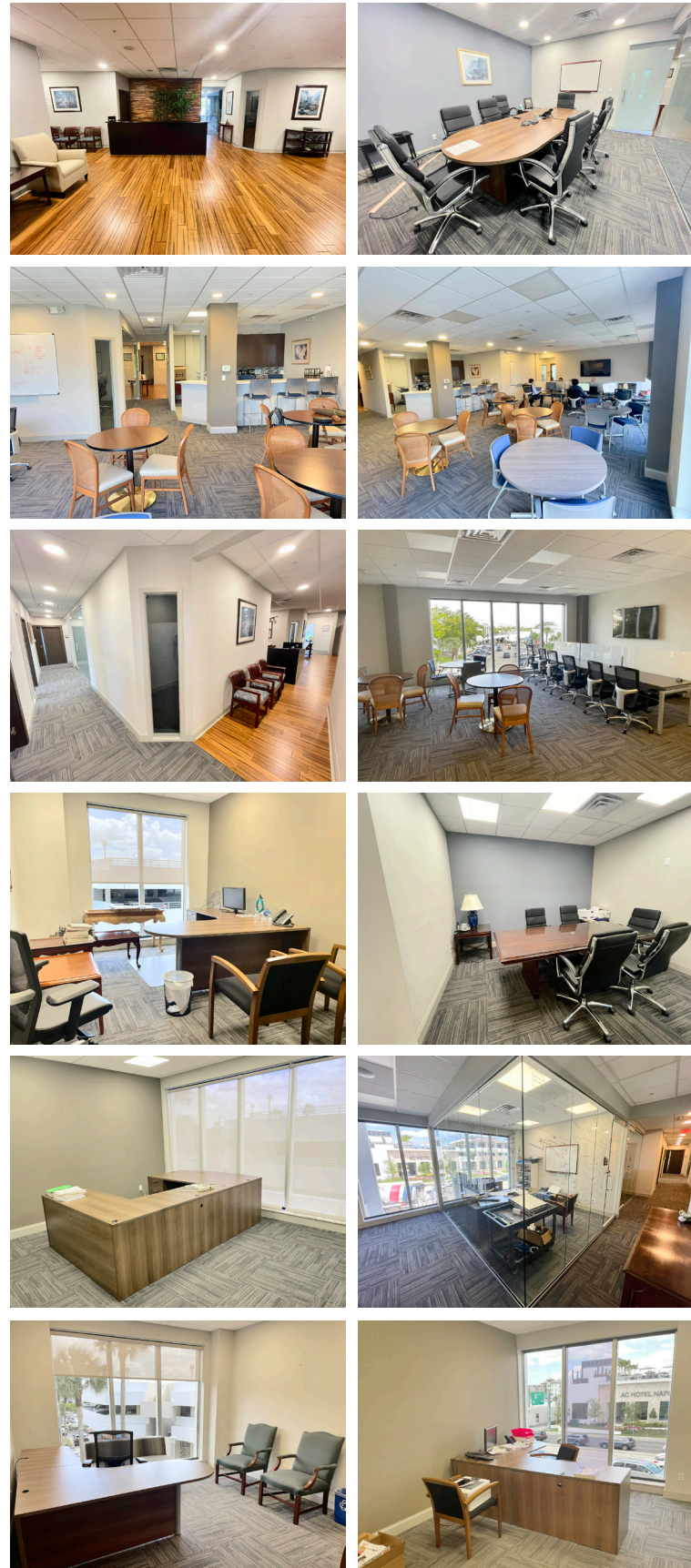
SUITE 200A
1,682± SF

SUITE 200B
1,874± SF

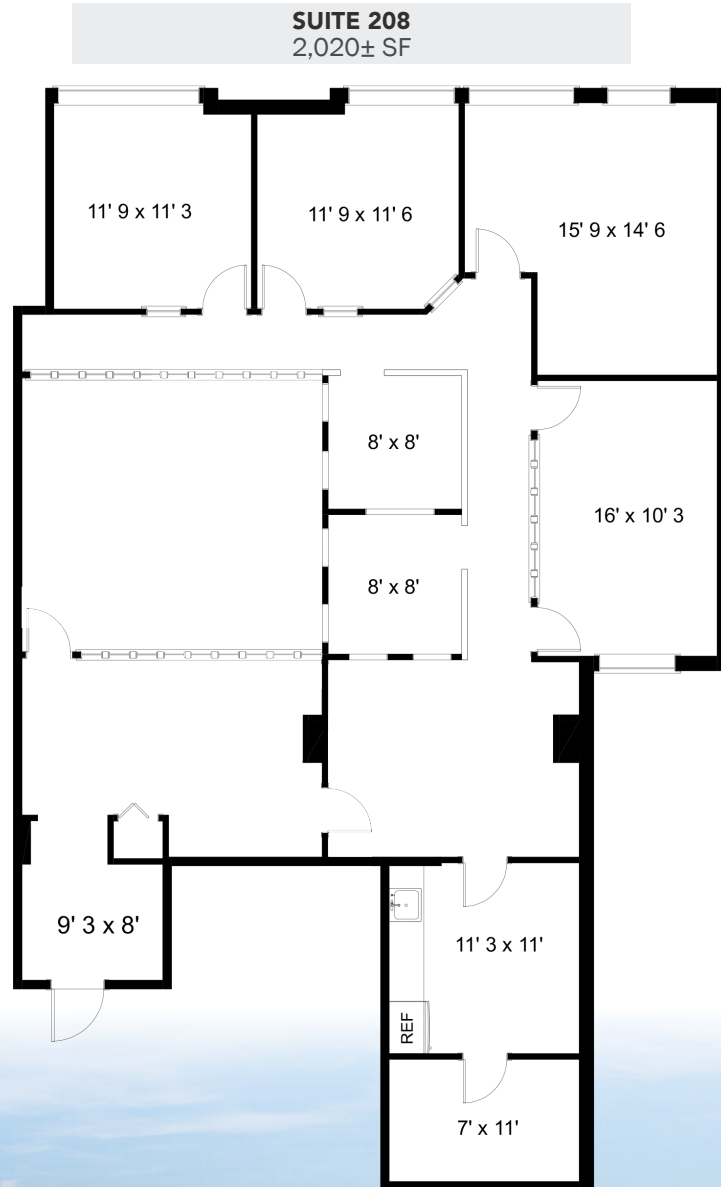


SUITE 200D
1,038± SF

SUITE 200C
2,440± SF



SUITES CAN BE COMBINED
1,682-5,996± SF AVAILABLE



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WHERE WORK AND CONVENIENCE CONVERGE

1100 on 5th is a signature office building ideally situated within Naples' most desirable 5th Avenue South District, adjacent to Tin City. The meticulously-maintained promenades of the 5th Ave South District are home to upscale shopping, award-winning dining and accommodations, business, and world-class arts & entertainment—highly recognized as one of SWFL's most exclusive "destinations".

Also, home to many of the most prominent businesses in Naples, 5th Avenue South is a vibrant, mixed-use neighborhood with a combination of office, retail, and residential product in which to live, work, and play.

HIGHLIGHTS

- Epicenter to one of the densest concentrations of retail commerce – a destination all its own
- Only office building with on-site parking garage offering a generous parking ratio for an urban office address
- Quick tenant response time from on-site leasing and property management
- Dynamic tenant mix offers synergistic co-tenancy
- Amenity rich Olde Naples – 1100 on 5th is within walking distance to finest full service restaurants
- Hundreds of local & national retailers in the 5-mile pedestrian friendly corridor



ABUNDANT PARKING



MODERN AMENITIES

KEY TENANTS

NICOLET NATIONAL BANK
 COMMERCIAL REAL ESTATE CONSULTANTS
 PREMIER PLUS REALTY
 RYAN SPECIALTY GROUP
 BGIS
 L.E.A.D., INC. -NON-PROFIT
 CARY ALAN CLIFF, P.A. -LAW FIRM
 KELLEHER LAW, P.A. -LAW FIRM
 LONG, MURPHY & ZUNG, P.A. -LAW FIRM
 LANIER AND DEIFIK, P.A. -LAW FIRM

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1100 on 5th PUTS YOU RIGHT IN THE MIDDLE OF THE COMMERCE EPICENTER!









EASTERN GATEWAY TO THE SOUTH NAPLES COMMERCE DISTRICT

1100 on 5th is less than one half mile from the enviable 5th Ave S Business District—the undeniable “Eastern Gateway” to the epicenter of commerce and world class amenity corridor.

In the past few years, the 5th Ave corridor has evolved with an influx of new, diverse tenants, along with significant beautification and modernization efforts to refresh and secure the city’s prized district. Property owners have continued to shape the most iconic address in Naples—committing both significant investments of capital and enthusiasm to the continued success of the district and its next generation of opportunity. 1100 on 5th is home to tenants who recognize the rarity and inherent value of a location which lies in the CORE of the central business district.

TRAVEL TIMES

 5th Avenue 3 MINUTES	 NCH Baker Hospital 4 MINUTES	 Naples Pier 7 MINUTES	 Airport 9 MINUTES	 I-75 10 MINUTES	 Marco Island 27 MINUTES
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AREA HIGHLIGHTS

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DEVELOPMENTS

- 1 METROPOLITAN
- 2 WHOLE FOODS (Proposed)
- 3 RESTORATION HARDWARE (Proposed)
- 4 GULFSHORE PLAYHOUSE
- 5 NAPLES BEACH CLUB

HOTELS & RESORTS

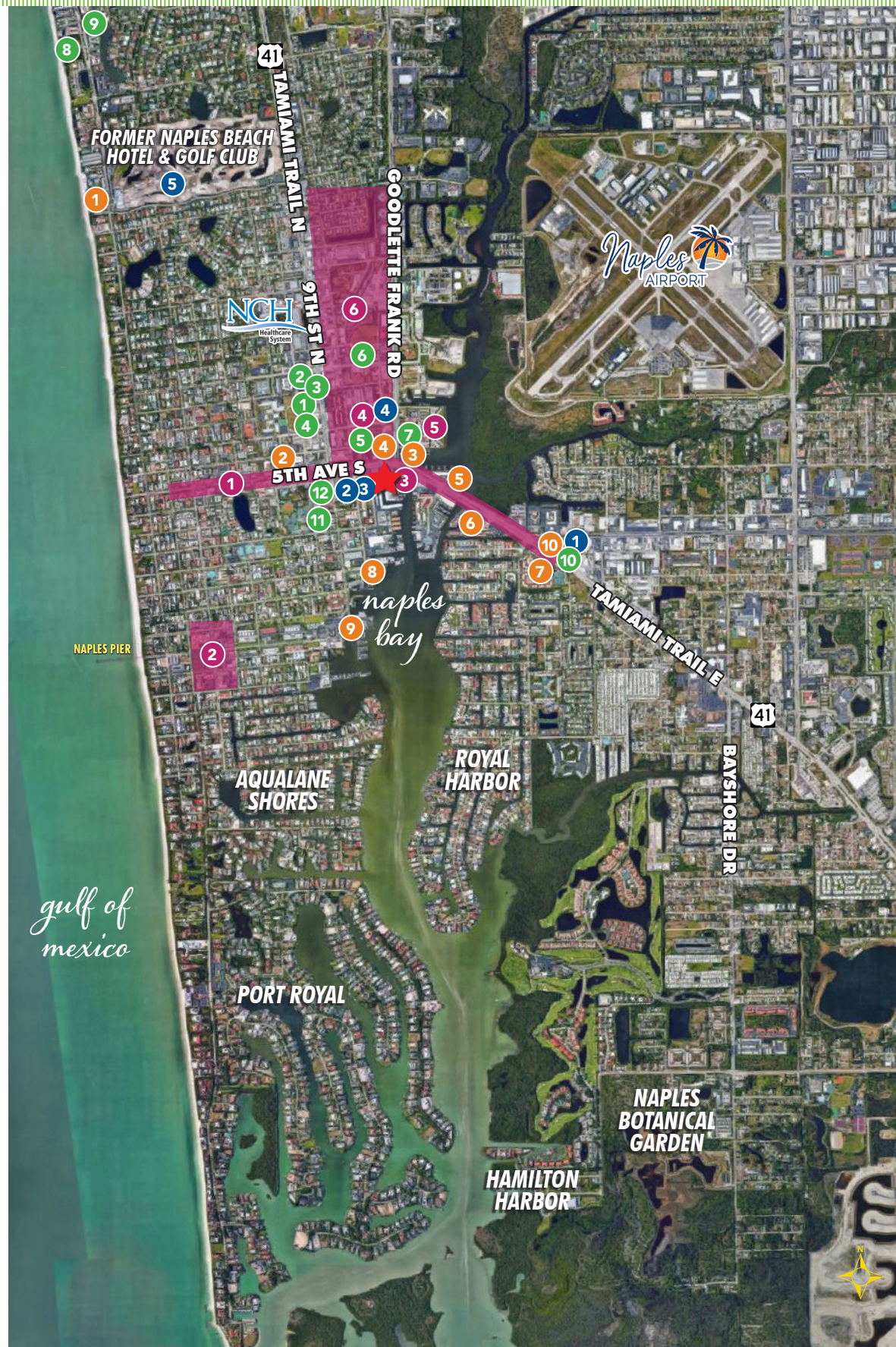
- 1 FOUR SEASONS NAPLES RESORT
- 2 INN ON FIFTH
- 3 BAYFRONT INN
- 4 AC HOTEL BY MARRIOTT
- 5 HYATT HOUSE
- 6 NAPLES BAY RESORT
- 7 NAPLES BAY CLUB
- 8 CHARTER CLUB RESORT
- 9 COVE INN ON NAPLES BAY
- 10 THE ELLINGTON (Proposed)
- 11 CAPRI INN

SHOPPING & DINING

- 1 FIFTH AVENUE SOUTH
- 2 THIRD STREET SOUTH
- 3 TIN CITY
- 4 NAPLES SQUARE
- 5 BAYFRONT SHOPS
- 6 NAPLES DESIGN DISTRICT

RESIDENTIAL CONDOS

- 1 SOCE FLATS
- 2 850 CENTRAL
- 3 STELLA NAPLES
- 4 THE MARK ON 8TH
- 5 QUATTRO AT NAPLES SQUARE
- 6 ELEVEN ELEVEN CENTRAL
- 7 THE TIDES AT BAYFRONT
- 8 ROSEWOOD RESIDENCES
- 9 LA PERLE
- 10 METROPOLITAN
- 11 PARKVIEW AT CAMBIER
- 12 875 SIXTH AVENUE



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