

GATEWAY TO NAPLES 5TH AVE

CONVENIENCE AND PARKING

MONUMENT SIGNAGE

FOR LEASE

1100
ON 5th

NAPLES, FL 34102

Nicolet Bank



Commercial Real Estate Consultants, LLC
CRECONSULTANTS.com

CONTACT

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SPECIFICATIONS

BUILDING SIZE	52,708 SF	OPEX	\$9.71 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 24/7 key fob access 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
- Landlord responsible for HVAC

Suite 301 offers a rare opportunity to lease a turnkey office in the heart of downtown Naples, available July 1, 2026. Recently renovated and fully furnished, the space is thoughtfully built out with a combination of glass-walled private offices, open cubicle workspace, and a functional layout ideal for a variety of professional users.

The suite encompasses approximately 3,251 rentable square feet and features abundant natural light with impressive views overlooking Tin City and Naples Bay. The modern glass office design creates a bright, collaborative environment while still providing privacy where needed. Tenants benefit from a full-service environment including an on-site parking garage, professional property management, and in-house brokerage services, all within one of Naples' most recognizable Class A office buildings.

Positioned just steps from 5th Avenue South's premier dining, retail, and waterfront amenities, this location offers both convenience and prestige for employees and clients alike. This is a plug-and-play opportunity for a tenant seeking immediate occupancy with minimal upfront costs in a premier downtown setting.



ONLY 1 SUITE AVAILABLE

FLOOR	SUITE	SIZE (RSF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY TOTAL
3	301	3,251	\$33.00 NNN	\$8,940.25	\$9.71	\$2,630.60	\$11,570.85

LEASING INFORMATION

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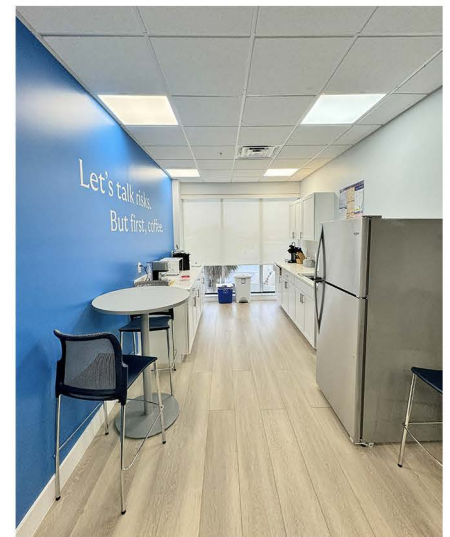
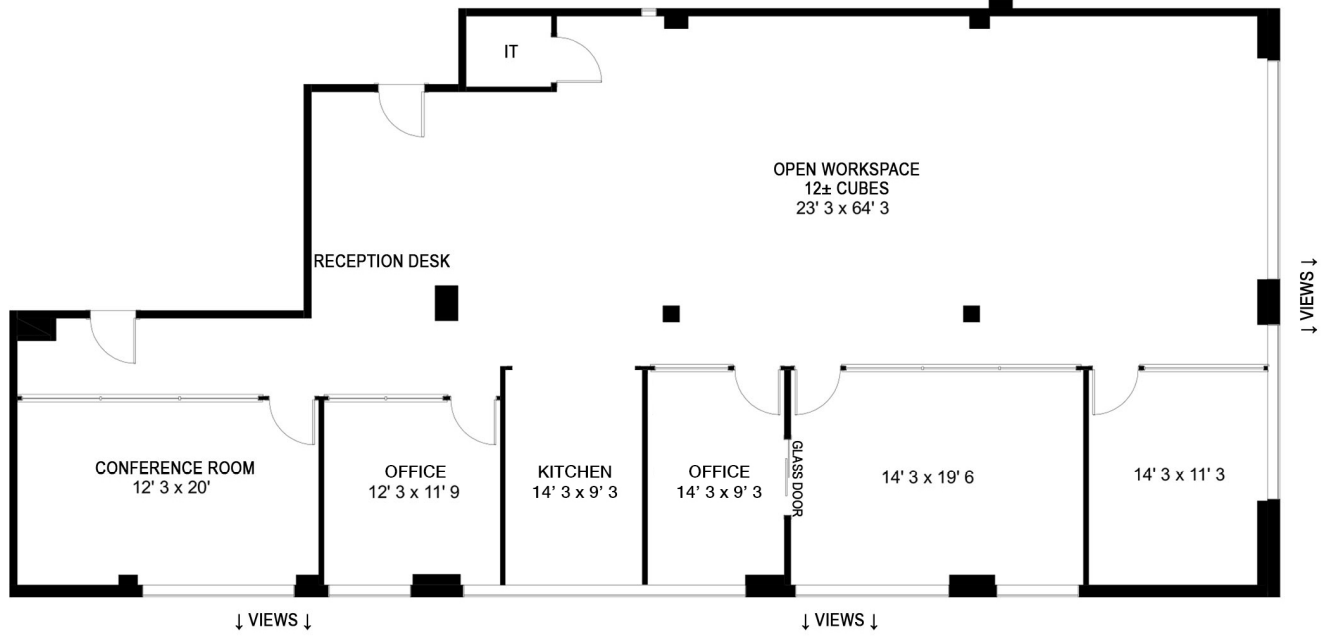
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AVAILABILITY

SUITE 301: 3,251 ± RSF

1100

on 5th



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
 PREMIERE PLUS REALTY
 RYAN SPECIALTY GROUP
 BGIS
 L.E.A.D., INC. -NON-PROFIT
 CARY ALAN CLIFF, P.A. -LAW FIRM
 KELLEHER + HOLLAND LAW, P.A. -LAW FIRM
 LONG, MURPHY & ZUNG, P.A. -LAW FIRM
 LANIER AND DEFIK, P.A. -LAW FIRM
 STOFFER LAW -LAW FIRM

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









naples bay

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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DEVELOPMENTS

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

HOTELS & RESORTS

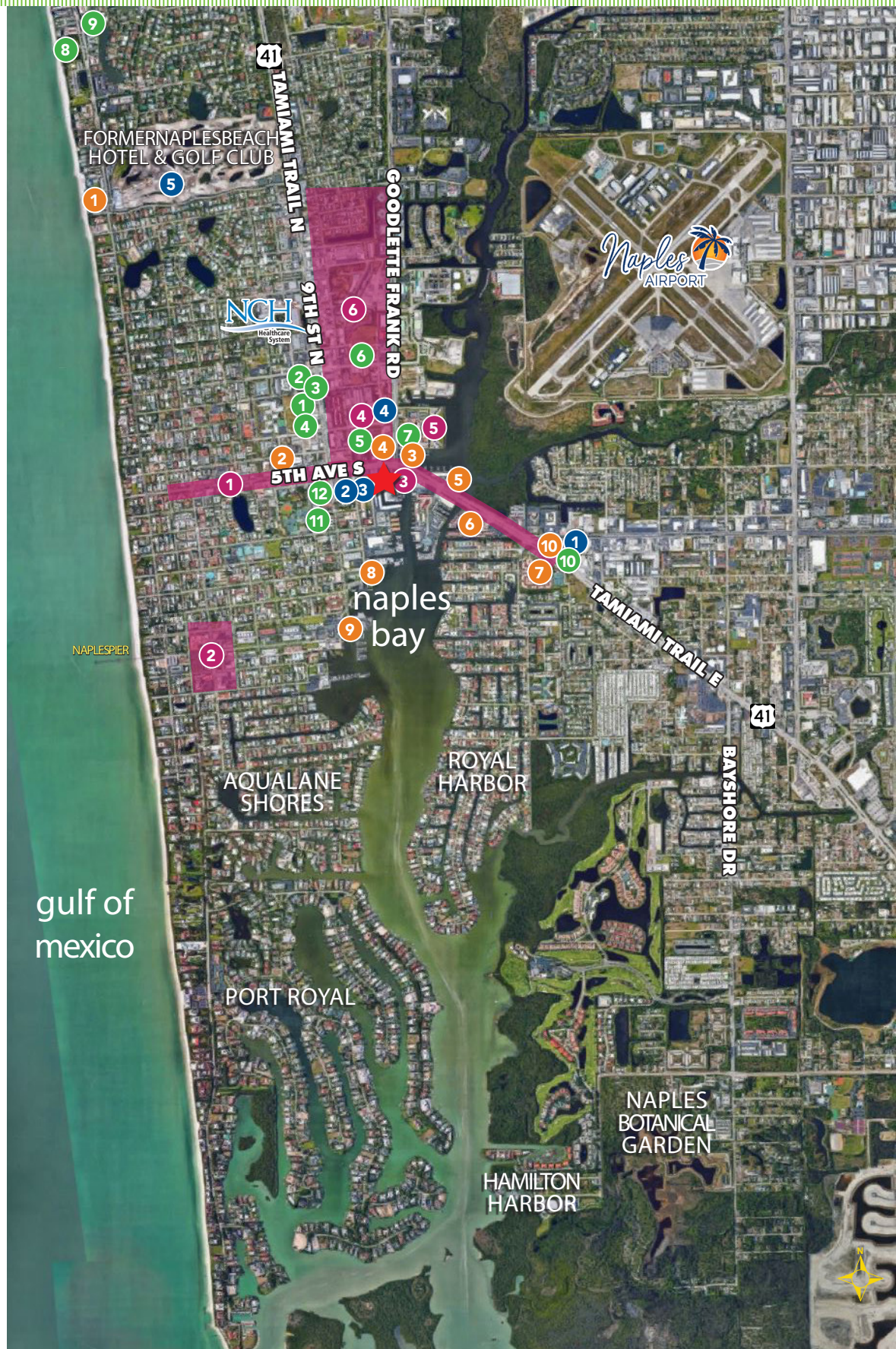
- 1 FOUR SEASONS NAPLES RESORT
- 2 INN ON FIFTH
- 3 BAYFRONT INN
- 4 AC HOTEL BY MARRIOTT
- 5 HYATT HOUSE
- 6 NAPLES BAY RESORT
- 7 NAPLES BAY CLUB
- 8 CHARTER CLUB RESORT
- 9 COVE INN ON NAPLES BAY
- 10 THE ELLINGTON (Proposed)
- 11 CAPRI INN

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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