



investment
properties
corporation

FOR LEASE

available

Fifth Third Center

999 Vanderbilt
Beach Road
Naples, FL



AVAILABILITY

1st Floor - Suite 101

RSF

1,009

BASE RENT PSF

\$24.00

STATUS

Improved space, ready for occupancy.

5th Floor - Suite 504

Up to 3,541

\$24.00

Vanilla Shell

6th Floor - Suite 607

5,000±

\$24.00

Available immediately.

Estimated CAM:

\$11.97 PSF (includes electric)

Amenities:

Located at the northeast corner of Vanderbilt Beach Road and US 41, the Fifth Third Center is close to Pelican Bay, Pelican Marsh, shopping and restaurants. The building includes a 500+ space parking deck.

* See attached floorplans

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Licensed Real Estate Broker

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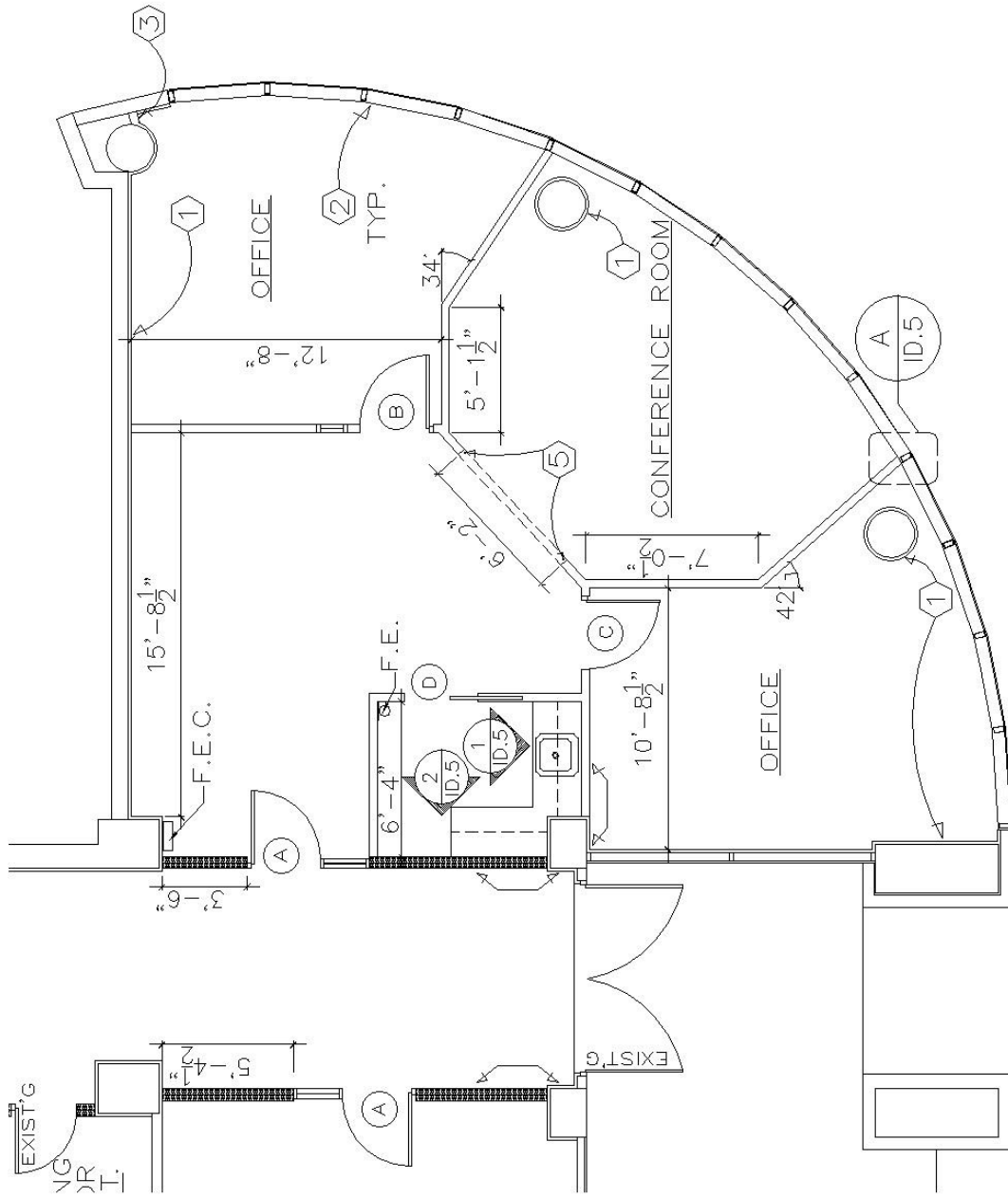


MAIN LOBBY

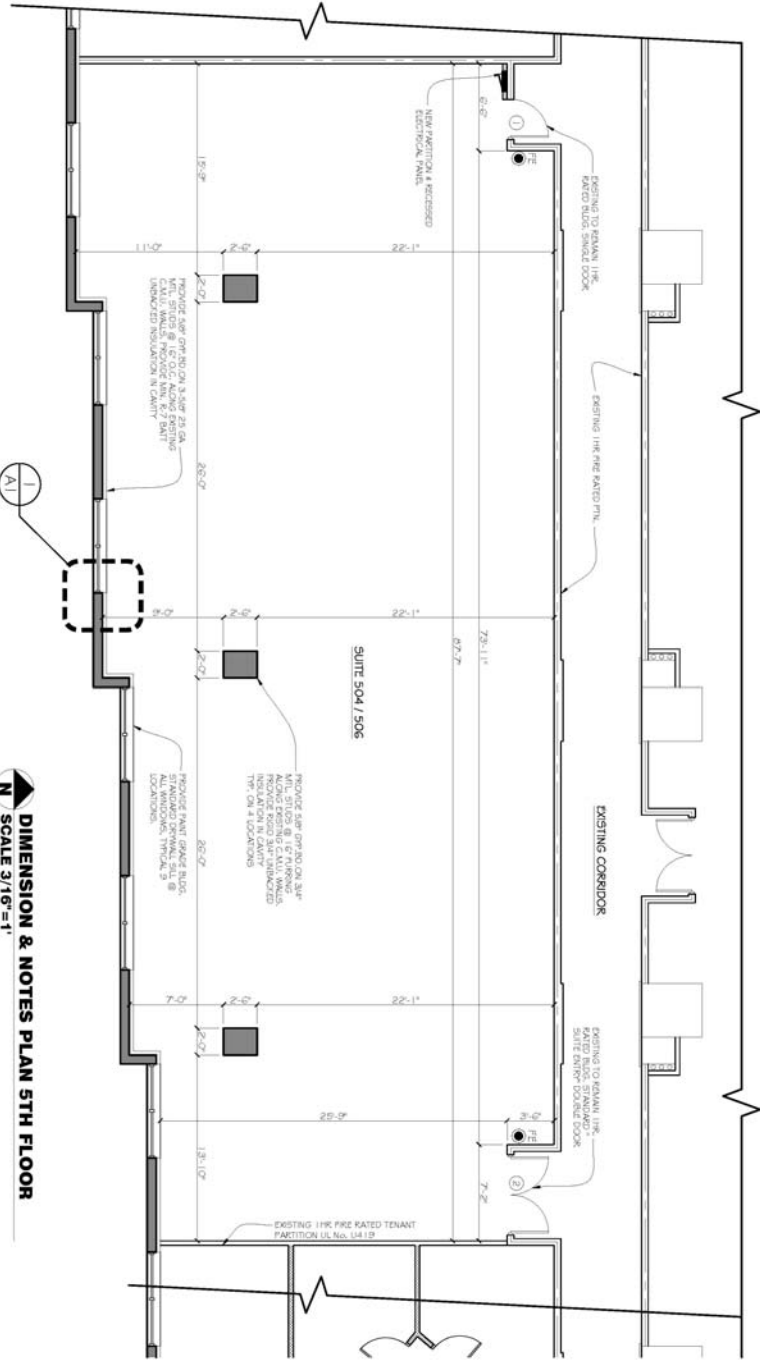


VIEW FROM SIXTH FLOOR

FIFTH THIRD CENTER
 999 Vanderbilt Beach Road, Naples, FL
 1st Floor, Suite 101 - 1,009 SF



FIFTH THIRD CENTER
 999 Vanderbilt Beach Road, Naples, FL
 5th Floor, Suite 504 - Up to 3,541 SF



○ DOOR SCHEDULE

NO.	TYPE	SIZE	FRAME	FINISH	REMARKS
1	EXISTING	3'-0" x 6'-0" / 3'-0" x 6'-0"	---	---	UL LISTED CORE
2	EXISTING	6'-0" x 2'-0" / 6'-0" x 2'-0"	---	---	UL LISTED CORE

● FFE 2A/IBC FIRE EXTINGUISHER

◀ DIMENSION & NOTES PLAN 5TH FLOOR
 N SCALE 3/16"=1'

WALL LEGEND:

[Pattern]	EXISTING TILT-UP CONC. WALL PANEL
[Pattern]	EXISTING 3-1/2" INTERIOR METAL PARTITION
[Pattern]	EXISTING 1HR FIRE RATED PNL, U.L. No. U4 19
[Pattern]	NEW 3-1/2" INTERIOR METAL PARTITION W/ 3-1/2" SOUND BATT
[Pattern]	EXISTING 2HR FIRE RATED ELEVATOR ENCLOSURE
[Pattern]	NEW 1HR FIRE RATED TENANT PARTITION U.L. No. U4 19

FIFTH THIRD CENTER
999 Vanderbilt Beach Road, Naples, FL
6th Floor, Suite 607 - 9,414 SF

