



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

# 215 Gateway Rd. W. Napa, CA 94558



## For Sale or Lease in Napa Valley Gateway Business Park

- ±14,400 SF
- 16-18 Private Offices w/Executive Office w/Private Restroom
- Welcoming Entry/Reception Area
- Large Board/Conference Room
- Conference Room
- Training Room Adjacent to Large Breakroom, Each w/Exterior Patio Access
- Large Restrooms
- Open Work Area for Cubicles
- Mail/Printer Rooms and Server Room
- Floor-to-Ceiling Windows
- Secured Access Card System
- Hi-Speed Fiber to Building
- Possible Warehouse w/Roll Up Door(s) If Needed Via East Side Remodel

**FOR SALE: \$3,590,000 ~ FOR LEASE: \$1.31/SF/Mo. NNN**

**3 months free rent to a qualified Tenant for signing a term lease for 50% or more of the building.**



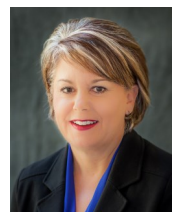
**Michael Moffett**  
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1775 Lincoln Ave.  
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**Cathy Holmes**

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## PHOTOS



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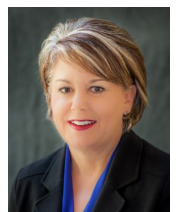


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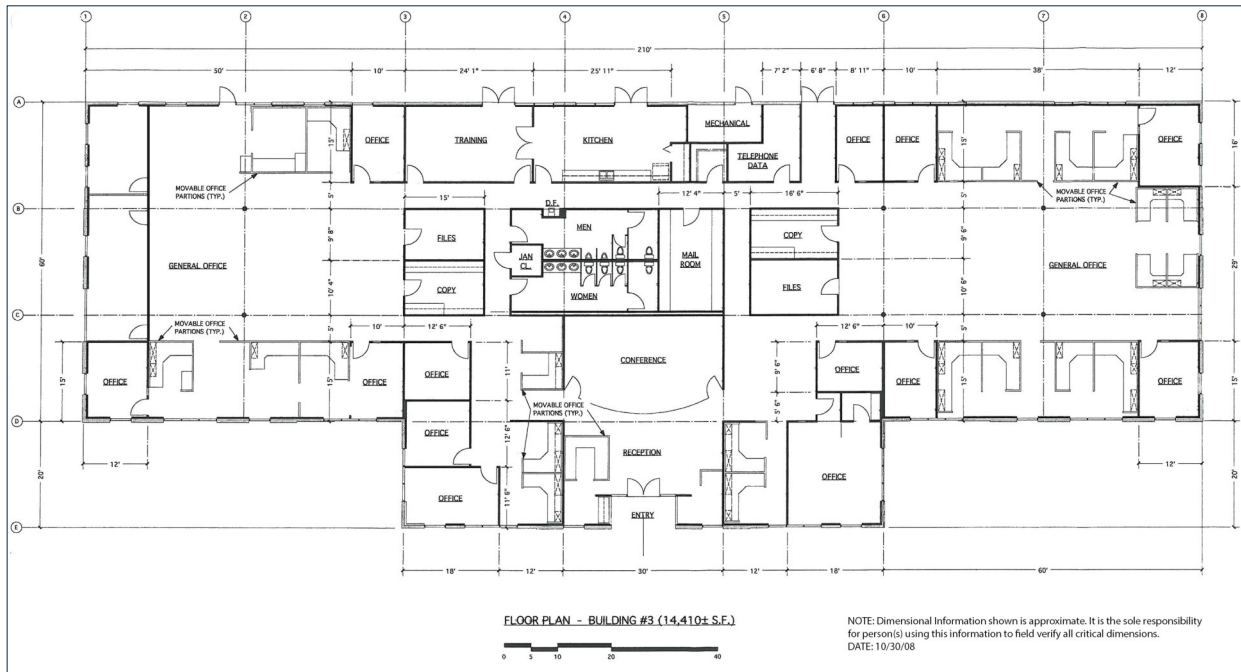
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