

703 Jefferson Street ~ Napa, CA For Sale or Lease ~ ±3,727 SF



Two-Building Office Complex ~ Close to Downtown Napa Corner Lot with High Visibility and Excellent Parking (19 Spaces)

Buildings: ±3,727 SF ~ Sale: \$2,195,000 (\$642.61/SF) ~ Lease: \$2.50/SF/Mo. NNN

PRIMARY OFFICE: ±3,160 SF

- Two Stories with Warm Entry Lobby
- 3-4 1st Floor Offices & Five 2nd Floor Offices
- Conference Room with Tasting Bar
- Kitchen with Adjacent Pantry Room
- Handicapped Lift to 1st Floor
- Central HVAC, High Ceilings & Generous Window Lines
- Restroom with Shower on Each Floor
- Cold Storage Room
- Basement (±312 SF)

Zoning: Office Commercial (OC)



SECONDARY BUILDING: ±567 SF

- Entry Hall
- Two (2) Private Rooms
- Restroom with Shower
- Common Room with Sink & Cabinets



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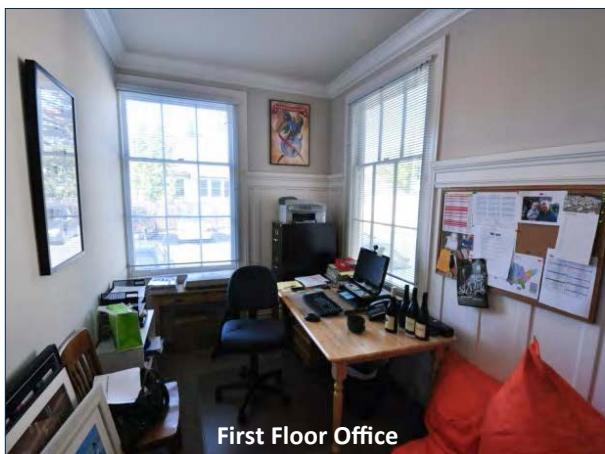




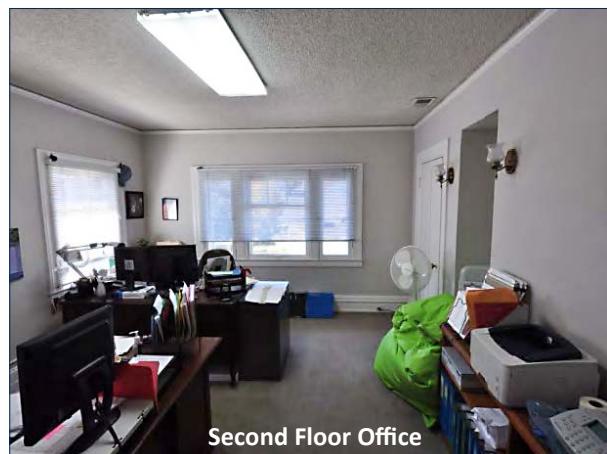
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PRIMARY BUILDING PHOTOS



First Floor Office



Second Floor Office



Stairwell from 2nd Floor



Conference Room & Wine Bar



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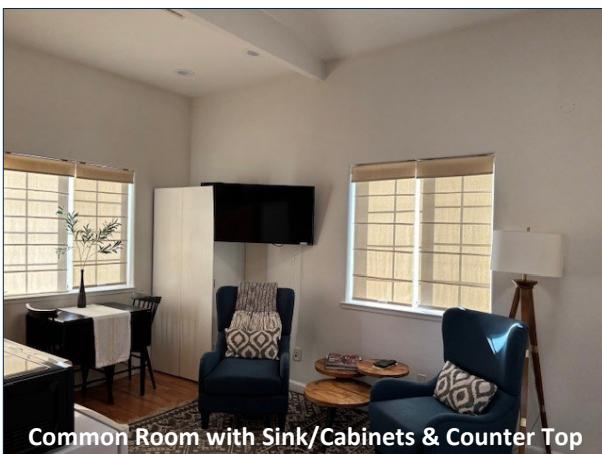
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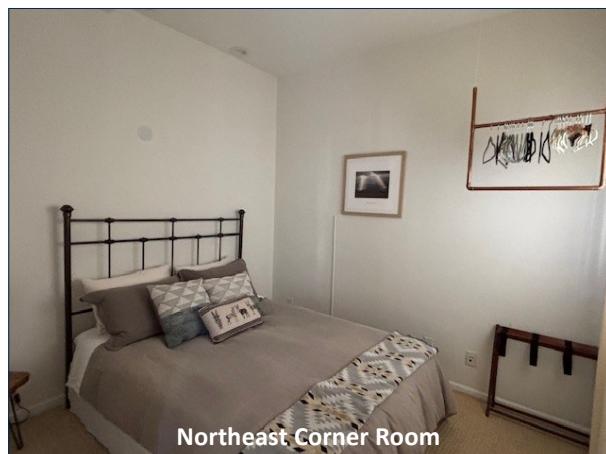
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DETACHED OFFICE PHOTOS



Common Room with Sink/Cabinets & Counter Top



Northeast Corner Room



Northwest Corner Room



Restroom with Shower



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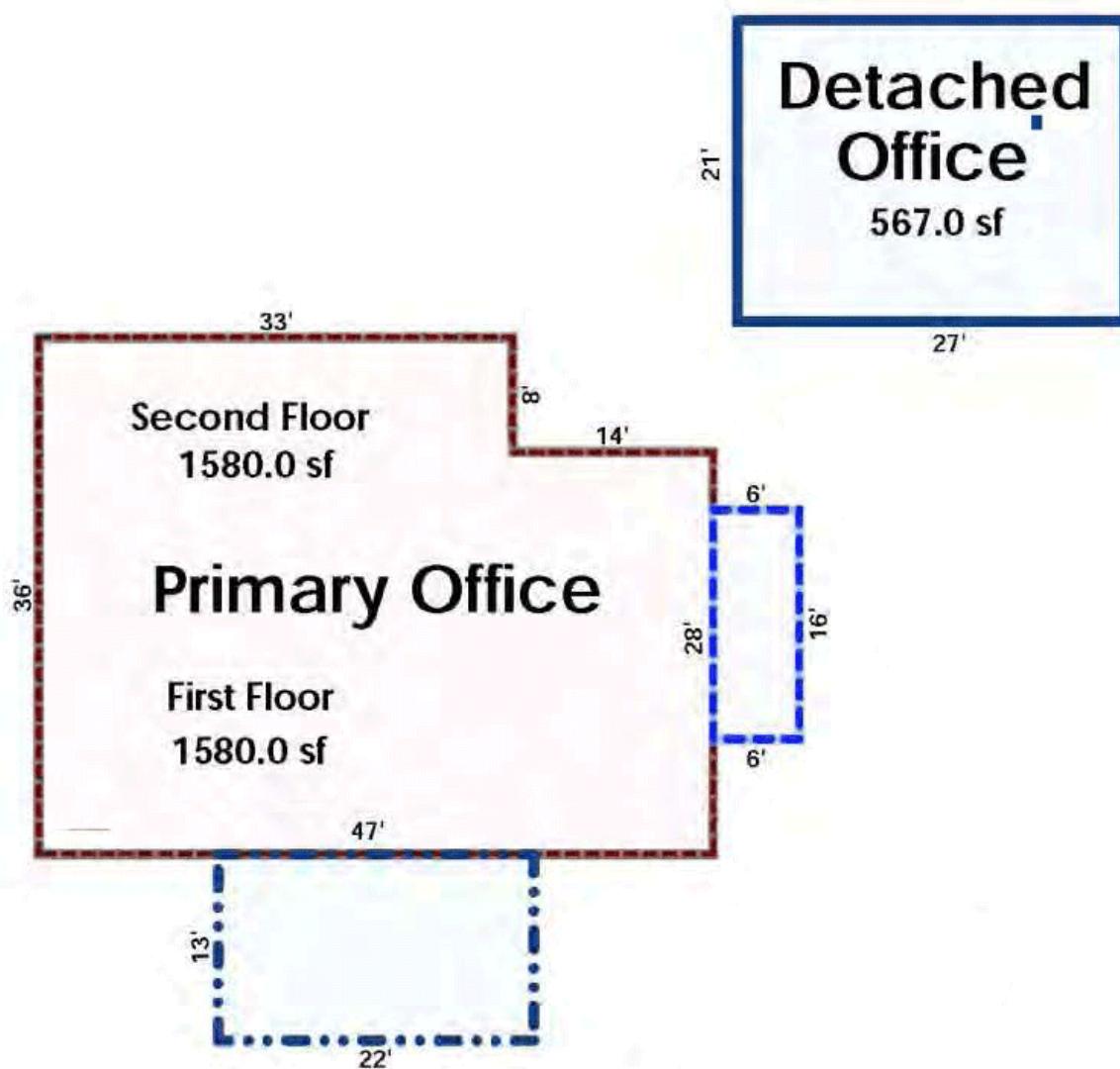
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FLOOR PLAN



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