

# 851 Napa Valley Corporate Way, Napa

## Suite G ~ ±6,721 SF ~ \$1.25/SF/Mo. NNN



**±5,706 SF of Office - ±1,000 SF Warehouse with Roll-Up Door. Warehouse Can Be Expanded.**

- 5 Large Private Offices
- 20 Cubicles
- Natural Light from 2 Exterior Walls
- 3 Restrooms (One in Warehouse)
- Open Conference Room
- 5 Additional Private Offices ±100 SF Ea.
- Locked Storage Room & Server Room
- Wine Staging Area - Can Be Redirected
- Private Conference Room Holds 10+



**Procuring Broker  
Fee 5%\***

**A lease of five years or more will be granted a concession of three months free Base Rent if the lease is signed by the end of 2026.**

**NOTE:** Other office suites available in complex from. ±2,142 SF - ±23,121 SF. Divisions will affect the price, but be reasonably negotiated.

Virtual Tour: <https://www.youtube.com/watch?v=LPh30-BTnMQ>

*\*For up to 5 Years, then 1.5% for any extended term.*



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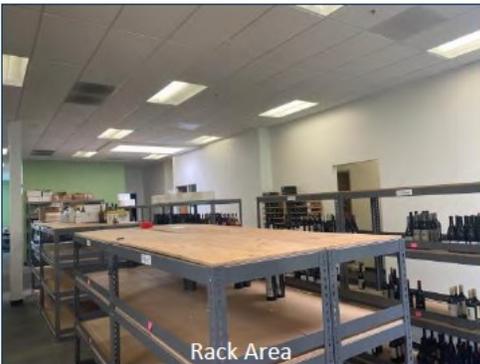
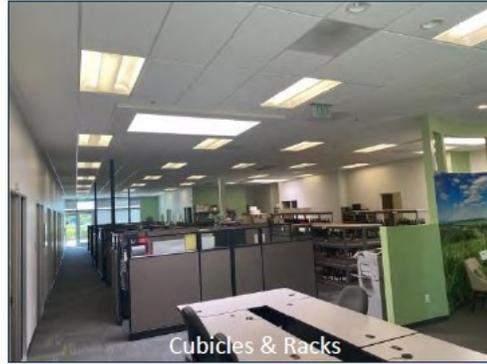
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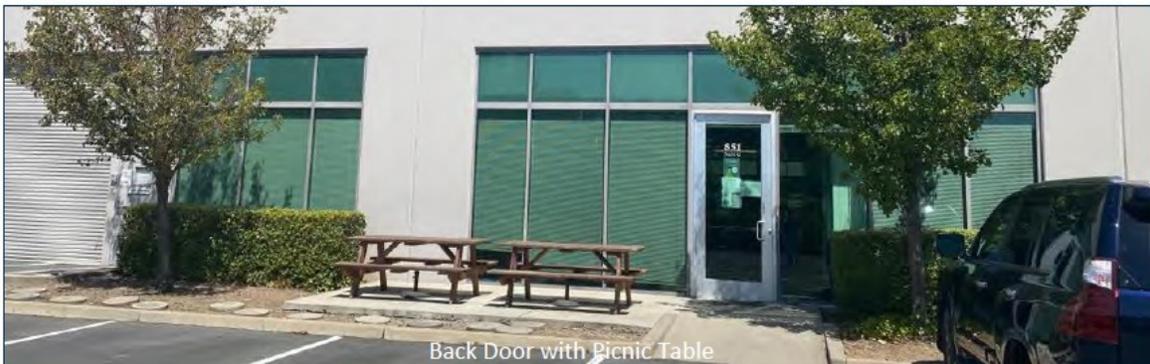
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