



# Class A Office Sublease – Napa Square

960 SCHOOL STREET NAPA, CA 94559

**PATRICK GLEESON**

SENIOR MANAGING DIRECTOR | CALDRE #01212486

707.235.5766

[PGLEESON@WREALESTATE.NET](mailto:PGLEESON@WREALESTATE.NET)



# Property Summary

960 SCHOOL STREET | NAPA

## Property Highlights

- ±2,633 SF turnkey executive office space
- 4 private offices + large open work area
- Spacious conference room and lounge
- Kitchen/break area for employees
- High-quality Class A finishes in Napa Square
- Sublease available through August 31, 2028
- Flexible sublease terms available

## Term

- Sublease expires 08/31/2028 (with ~3 years remaining)
- Tenant willing to negotiate

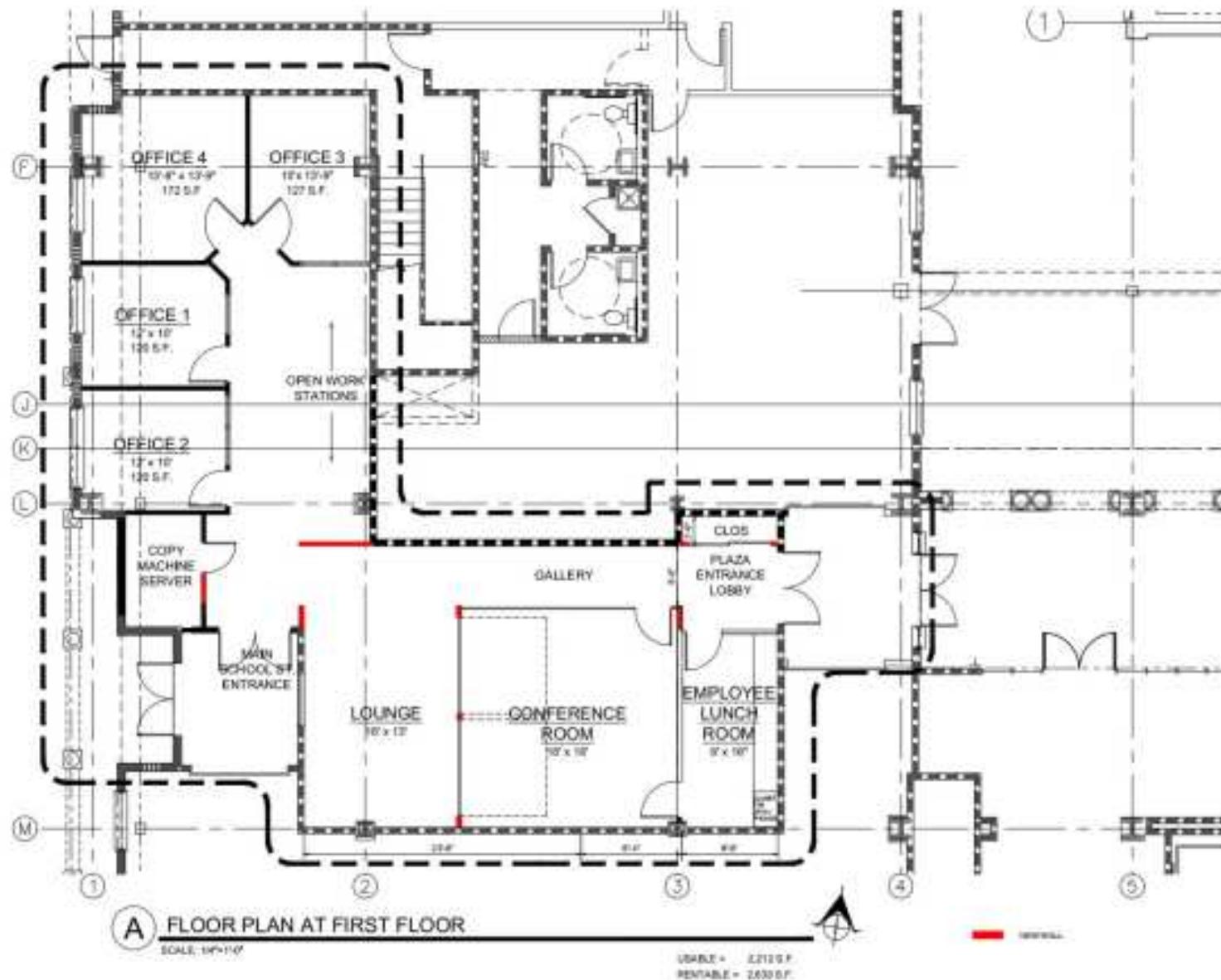


## OFFERING SUMMARY

Year 4 (09/01/2025 - 08/31/2026)	\$10,933.73/mo (\$4.15/SF)
Year 5 (09/01/2026 - 08/31/2027)	\$11,261.17/mo (\$4.28 SF)
Year 6 (09/01/2027 - 08/31/2028)	\$11,599.00/mo (\$4.41/SF)
Operating Expense Share:	4.57% = \$1,884.59/mo (subject to annual adj.)

# Floor Plans

960 SCHOOL STREET | NAPA



**Partners**  
Architectural Resources  
Building Resources  
Robert D. Clark  
David A. Johnson  
Allison  
JULIA M. MCKEEAN  
AND MICHAEL CO.  
960 School Street, Napa, CA  
www.960schoolstreet.com

**TECHNICAL**  
CARBON HEALTH

**PROJECT**  
CARBON HEALTH  
MANAGEMENT OFFICES  
960 SCHOOL STREET  
NAPA, CA 94559

**APP F**  
SHEET TITLE

**ARCHITECT'S STAMP**

**FLOOR PLAN AT FIRST FLOOR**

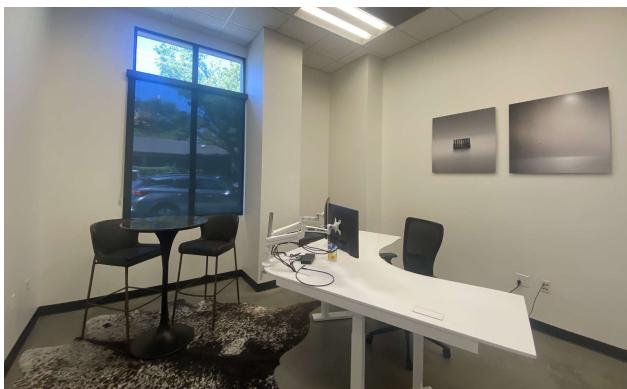
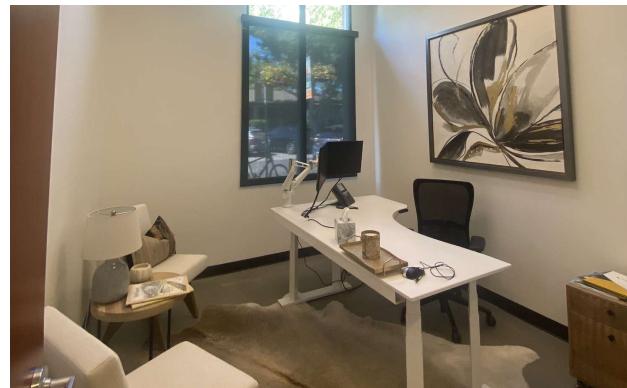
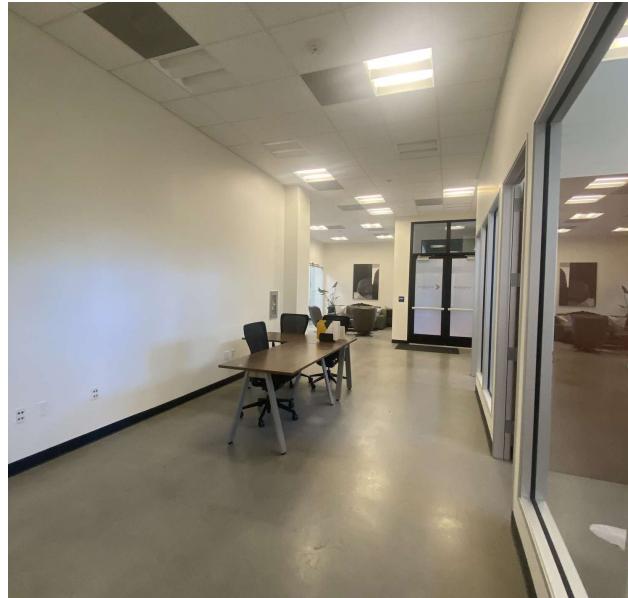
**PRINT DATE MARCH 24, 2009**

**PRELIMINARY**  
SHEET:  
REVISION

**A2.0**

# Photos

960 SCHOOL STREET | NAPA





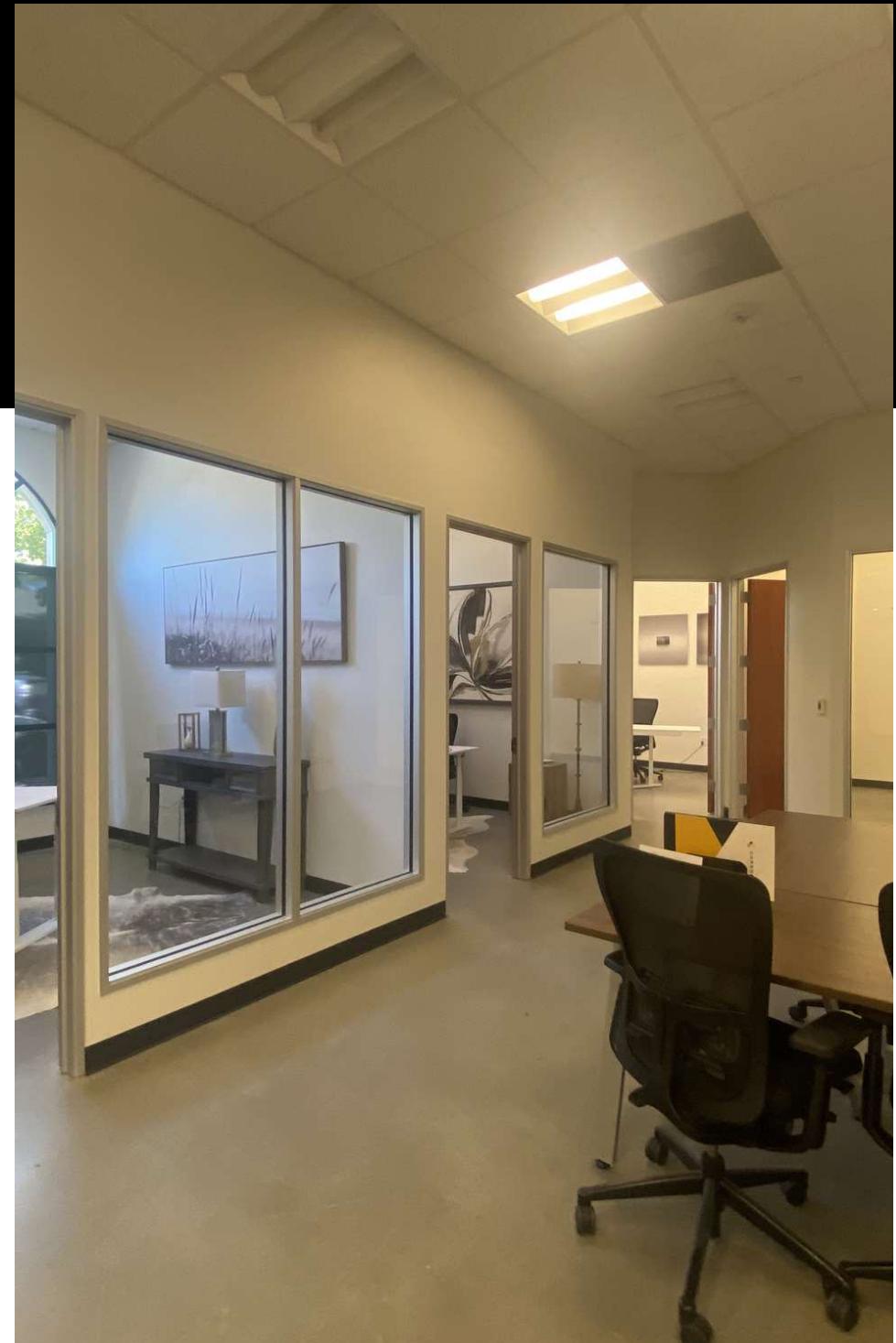
## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 BICENTENNIAL WAY, SUITE 310  
SANTA ROSA, CA 95403

PHONE: 707.591.0570  
WCOMMERCIALRE.COM





# About Napa

Nestled in the heart of Northern California's world-renowned Wine Country, Napa is a vibrant city celebrated for its culture, cuisine, and natural beauty. Serving as the county seat, Napa combines small-town charm with urban amenities, offering an exceptional quality of life for residents and visitors alike.

Downtown Napa has emerged as the city's cultural and commercial core, blending historic character with modern vitality. The district is anchored by beautifully restored buildings, upscale hotels, boutique shops, tasting rooms, and award-winning restaurants. The Napa Riverfront has been transformed into a lively pedestrian-friendly hub, complete with outdoor dining, entertainment venues, and artisan markets.

The area is also home to attractions like the Oxbow Public Market, Uptown Theatre, and the Napa Valley Wine Train, all of which draw locals and tourists year-round. With its walkable streets, riverfront promenades, and a thriving food-and-wine scene, Downtown Napa offers a dynamic environment for business, tourism, and community events.

Just minutes from Highway 29 and the Silverado Trail, Napa enjoys convenient access to San Francisco, Oakland, and Sacramento, while serving as the gateway to the greater Napa Valley. Its blend of accessibility, culture, and economic vitality make Downtown Napa a premier location for business, leisure, and investment.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	85,662	131,334	350,839
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	31,933	46,869	123,437
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$141,175	\$148,824	\$134,009
Average House Value	\$938,221	\$924,551	\$768,687



**PATRICK GLEESON**

SENIOR MANAGING DIRECTOR | CALDRE #01212486

707.235.5766 | [PGLEESON@WREALESTATE.NET](mailto:PGLEESON@WREALESTATE.NET)

[WCOMMERCIALRE.COM](http://WCOMMERCIALRE.COM)

## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.