



Class A Office Sublease – Napa Square

960 SCHOOL STREET NAPA, CA 94559

PATRICK GLEESON

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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

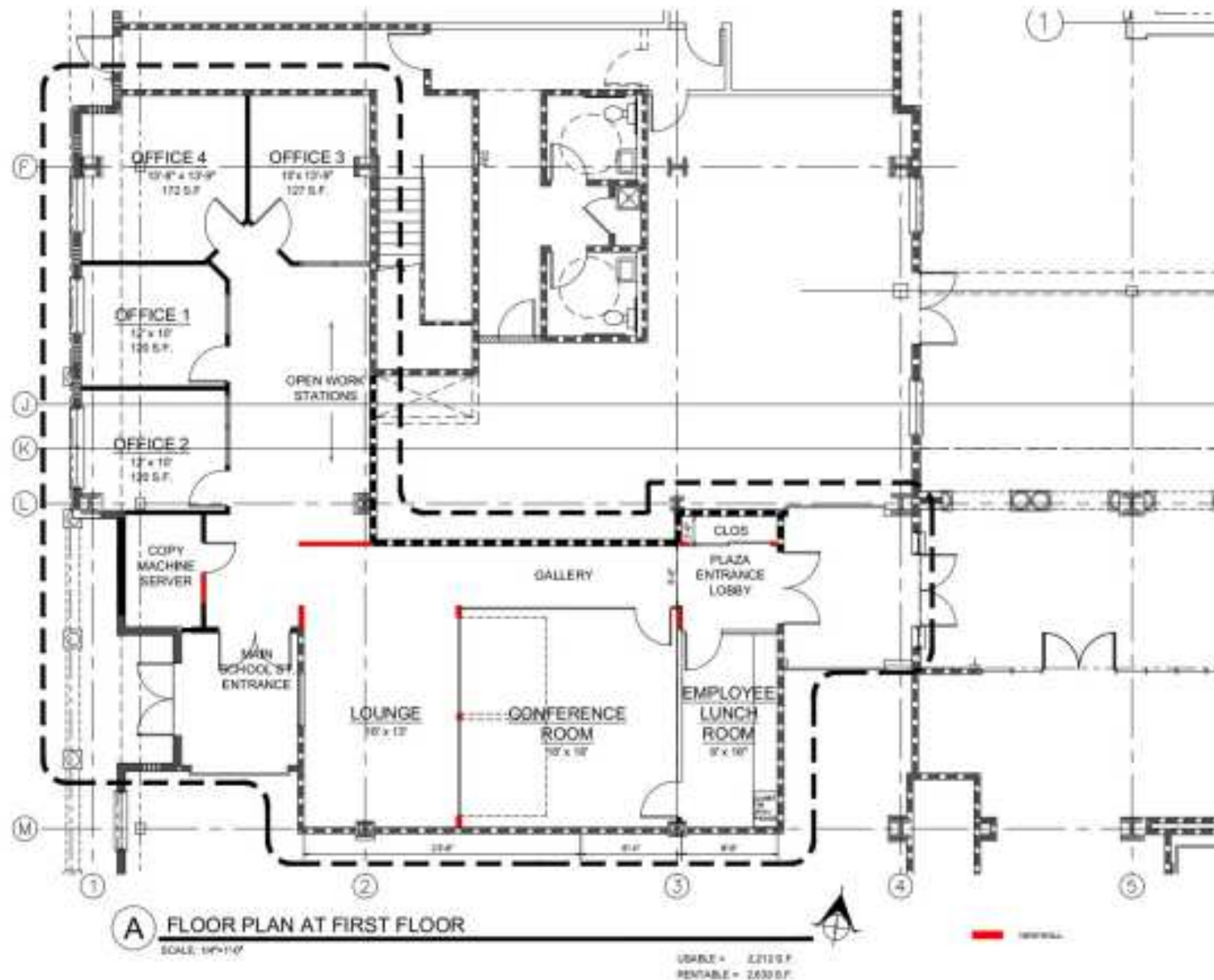


OFFERING SUMMARY

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

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Parloors
Architectural & Interior Design
Building Representation
Shannon M. Collins
Principal Architect
Sharon A. Marshall
Principal Designer
221 N. Sacramento
Napa, CA 94559
(707) 255-1111
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PROJECT:
CHERRY HILLS

PROJECT:
CHERRY HILLS
MANAGEMENT OFFICE
960 SCHOOL STREET
NAPA, CA 94559

DATE:
JUNE 8

SHEET TITLE:
FLOOR PLAN
ATTACHED FLOOR

ARCHITECTS AT RISK

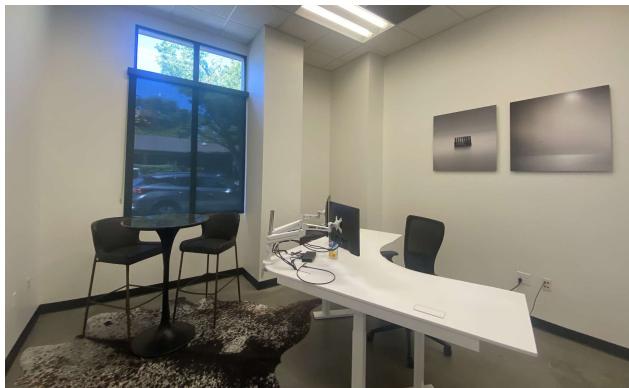
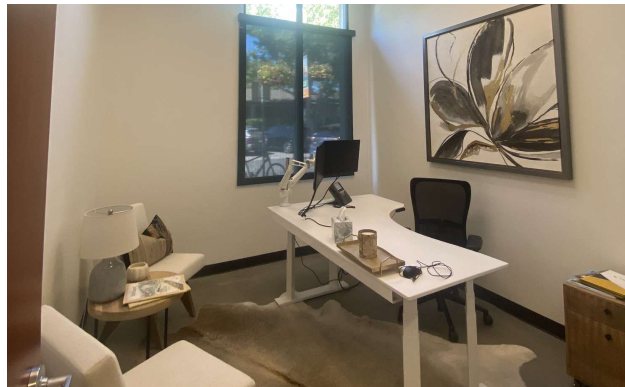
FLOOR PLAN
ATTACHED FLOOR

PRINT DATE: JUNE 04, 2010

PRELIMINARY
REVISION:
SHEET:
A2.0

Photos

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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.

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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	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,662	131,334	350,839	Total Households	31,933	46,869	123,437
Average Age	43	44	42	# of Persons per HH	2.7	2.8	2.8
Average Age (Male)	42	42	41	Average HH Income	\$141,175	\$148,824	\$134,009
Average Age (Female)	44	45	43	Average House Value	\$938,221	\$924,551	\$768,687



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DISCLAIMER

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

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