



Keegan & Coppin
COMPANY, INC.

FOR LEASE

10 EXECUTIVE COURT
NAPA, CA

PREMIER OFFICE BUILDING

Go beyond broker.

PRESENTED BY:

MIKE THOMASON, SREA
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EXECUTIVE SUMMARY



10 EXECUTIVE COURT
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PREMIER OFFICE BUILDING IN NAPA

24,000+/- SF Two-Story Professional Office Building

Position your Business - or your investment portfolio - at the heart of California's world-renowned wine country. 10 Executive Court is a well-appointed, elevator-served office building offering $\pm 24,000$ square feet of highly functional space designed for productivity, collaboration, and comfort.

- Two Stories | 24,000+/- SF
- Divisible from 10,147+/- rentable square feet down to 1,500+/- square feet.
- Efficient floor plans featuring a mix of private offices, conference rooms, open bullpen areas, and multiple kitchenettes and break rooms.
- Elevator-served with men and women's restrooms on each floor.
- Excellent natural light on the first floor with expansive glass lines.
- Operable windows on the second floor provide ventilation and a connection to Napa's beautiful climate.
- Ample on-site parking.
- Well-maintained professional setting suitable for a range of office uses.
- Locally-owned by reputable landlord who is able to make quick decisions.
- Professionally managed by JHL Commercial Properties
- Tenant incentives available.

Whether you're an owner/user looking for a headquarters location or a corporation seeking a below market value leasing opportunity in a high-demand market, 10 Executive Court offers a rare opportunity in Napa's limited office inventory.



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PROPERTY DETAILS



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PREMIER OFFICE BUILDING IN NAPA

PROPERTY INFORMATION

- 24,000+/- SF, Two-Story Office Building
- 3.28 Acre Lot
- Built in 1996
- Elevator-Served

APN

057-230-008

Parking

Ample, on-site

Zoning

IP

LOCATION OVERVIEW

10 Executive Court is situated in one of Napa's most established business districts, just minutes from downtown and the Napa River. The area offers a quiet, professional environment with convenient access to Highway 29, making it easily reachable from surrounding cities like Vallejo, Fairfield, and Sonoma. Nearby amenities include a range of restaurants, cafes, and essential services, along with proximity to Napa's renowned wineries and hospitality venues—making this an ideal location for professional firms seeking prestige and convenience.

LEASE TERMS

Rate

\$1.55 PSF

Terms

Full Service

3% annual rent increases

Base Year for operating expenses

Tenant improvements available

3 - 5 year lease term preferred

OFFICE SPACE DESCRIPTION

Suite 203: 3,699+/- SF

First Floor: 10,127+/- SF

Divisible to 1,500+/- SF

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AREA DESCRIPTION



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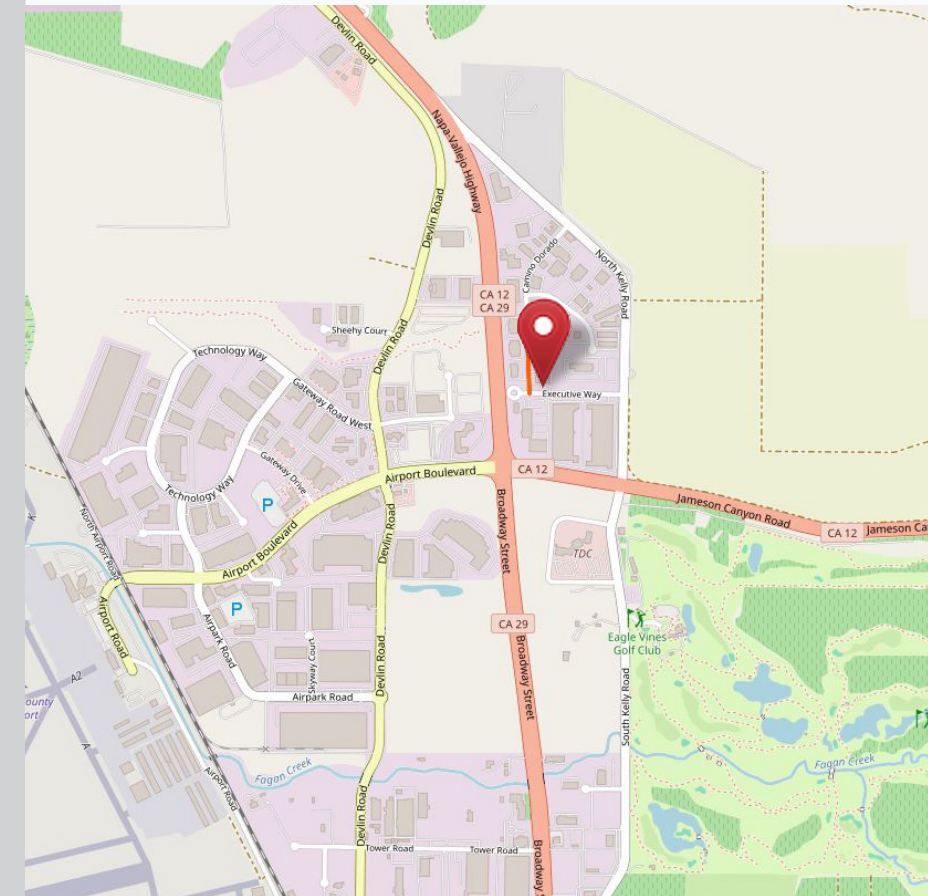
PREMIER OFFICE BUILDING IN NAPA

DESCRIPTION OF AREA

Napa is a globally recognized city located in the heart of Northern California's Wine Country, just 50 miles north of San Francisco. Known for its world-class wineries, culinary excellence, and high quality of life, Napa is also a thriving hub for professional services, hospitality, and tourism-related businesses.

- **Affluent & Educated Demographic:** Median household income exceeds \$100,000; strong workforce with a high percentage of college-educated professionals.
- **Strategic Location:** Easy access to Highway 29, Silverado Trail, and regional airports; gateway to Napa Valley tourism, drawing over 3 million visitors annually.
- **Business-Friendly Environment:** Supportive local government, active Chamber of Commerce, and a growing commercial base across sectors including healthcare, technology, and finance.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	51	656	43,027
Est. Avg. HH Income	\$159,324	\$105,435	\$104,292



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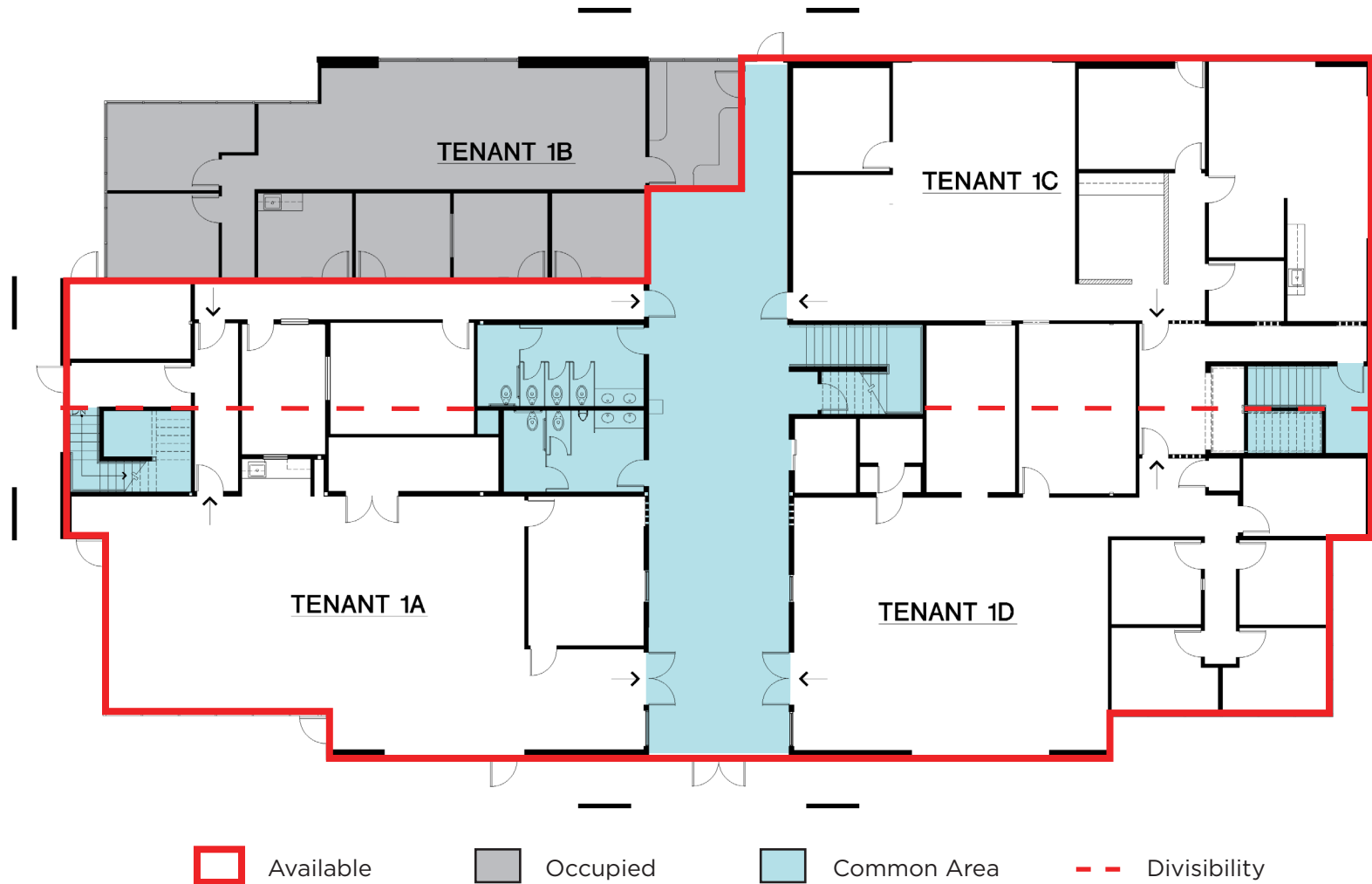
FLOOR PLAN

FIRST FLOOR



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FLOOR PLAN

SECOND FLOOR



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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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