



## THE RIVERFRONT

700 MAIN STREET , NAPA, CA 94559

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | [WCOMMERCIALRE.COM](http://WCOMMERCIALRE.COM)

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION:

**MATT CONNOLLY**

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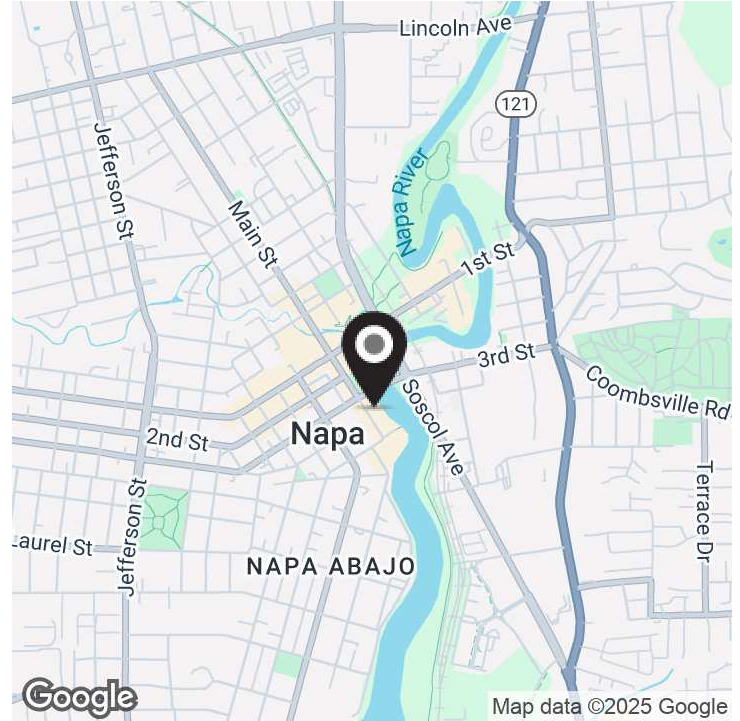
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CALBRE #01164569

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	50,000 SF
Available SF:	992 - 2,717 SF

### PROPERTY OVERVIEW

Join world famous culinary star Iron Chef Morimoto, Basalt restaurant, along with other restaurants and boutiques. Office tenants include Morgan Stanley/Smith Barney, Bank of the West, Merrill Lynch and other tenants in this upscale mixed-use property. Onsite underground parking with 110 public 3 hour stalls and adjacent to Fifth Street garage with approximately 500 stalls. This project is along the river walk Promenade, which is a five-block pedestrian walkway along the Napa River that includes the Main Street Boat Dock and Veterans Park. There is also seven miles of connecting trails along the Napa Riverfront Promenade for walk-ability through Downtown Napa.

### PROPERTY HIGHLIGHTS

- Second Floor Class A Offices at the Riverfront
- Suites 210-1,282 Sq Ft includes 4 private offices, a reception area, a conference room and a kitchenette.
- Suite 300- 992 Sq Ft. Skyway office- 2 private offices, conference room and reception office area. Views to the Napa River and Main Street.
- Suite 305-310 -2,717 Sq Ft has +-7 offices, kitchenette, reception and conference room



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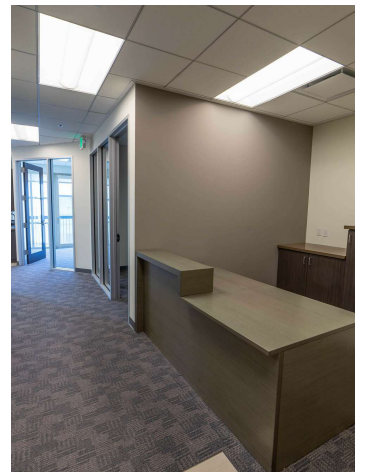
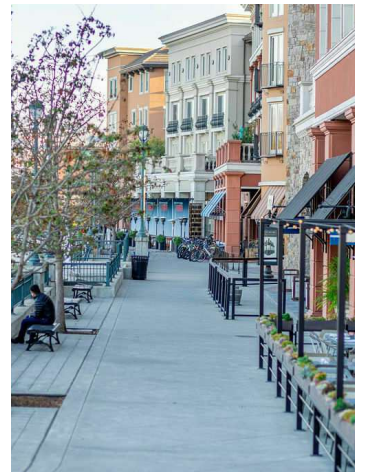
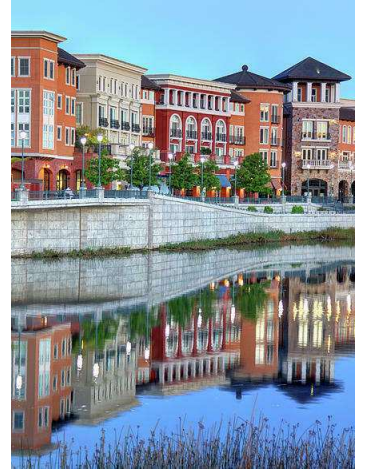
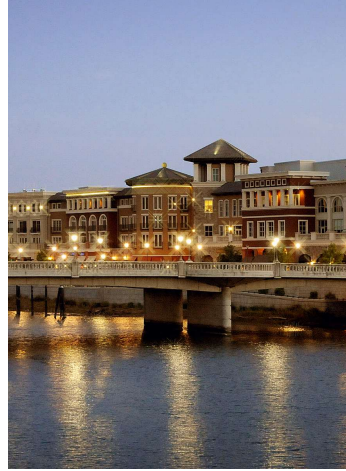
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## ADDITIONAL PHOTOS



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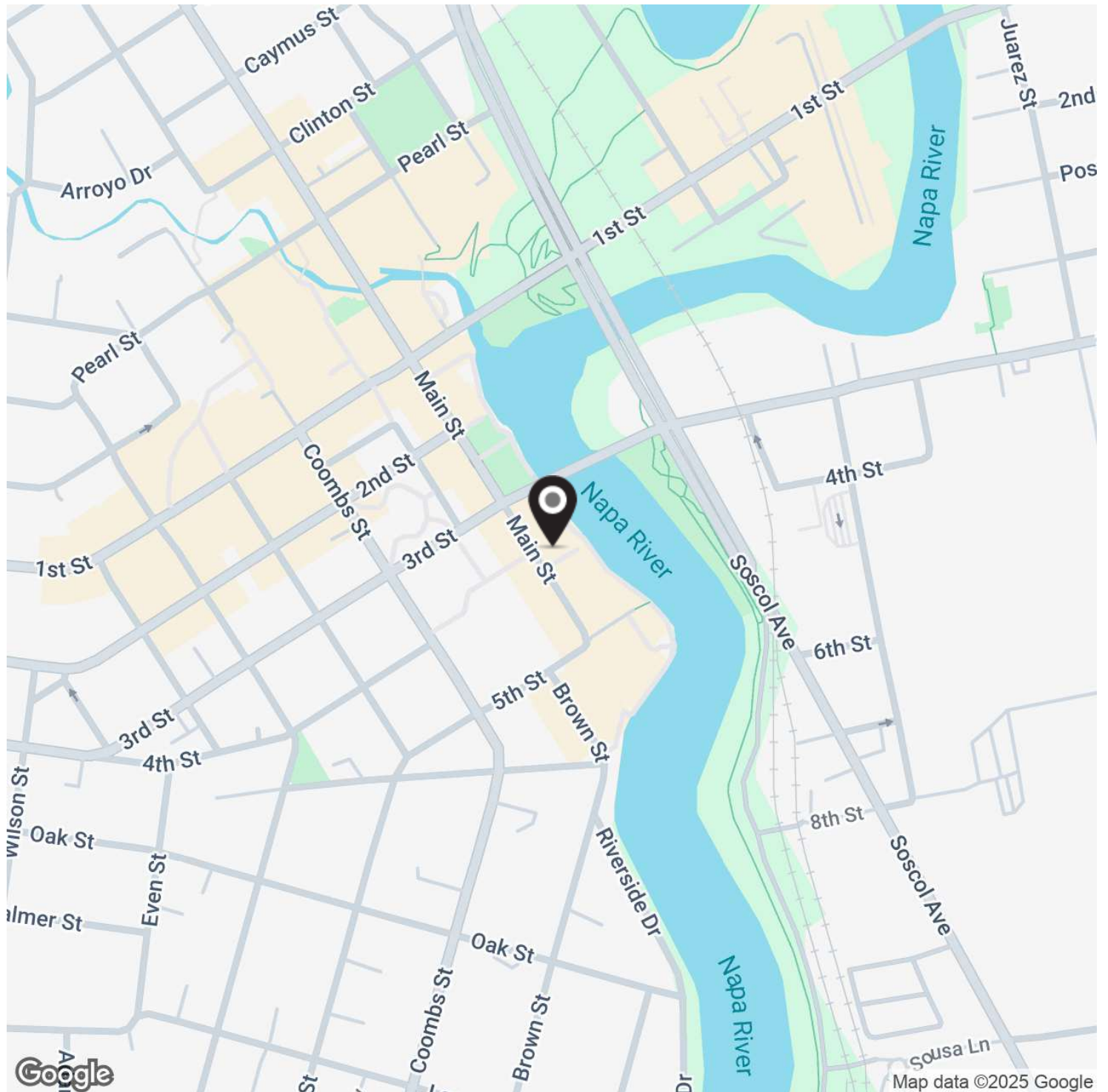
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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	992 - 2,717 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	1,282 SF	NNN	Negotiable	-
Suite 300	Available	992 SF	NNN	Negotiable	-
Suite 305 - 310	Available	2,717 SF	NNN	Negotiable	-



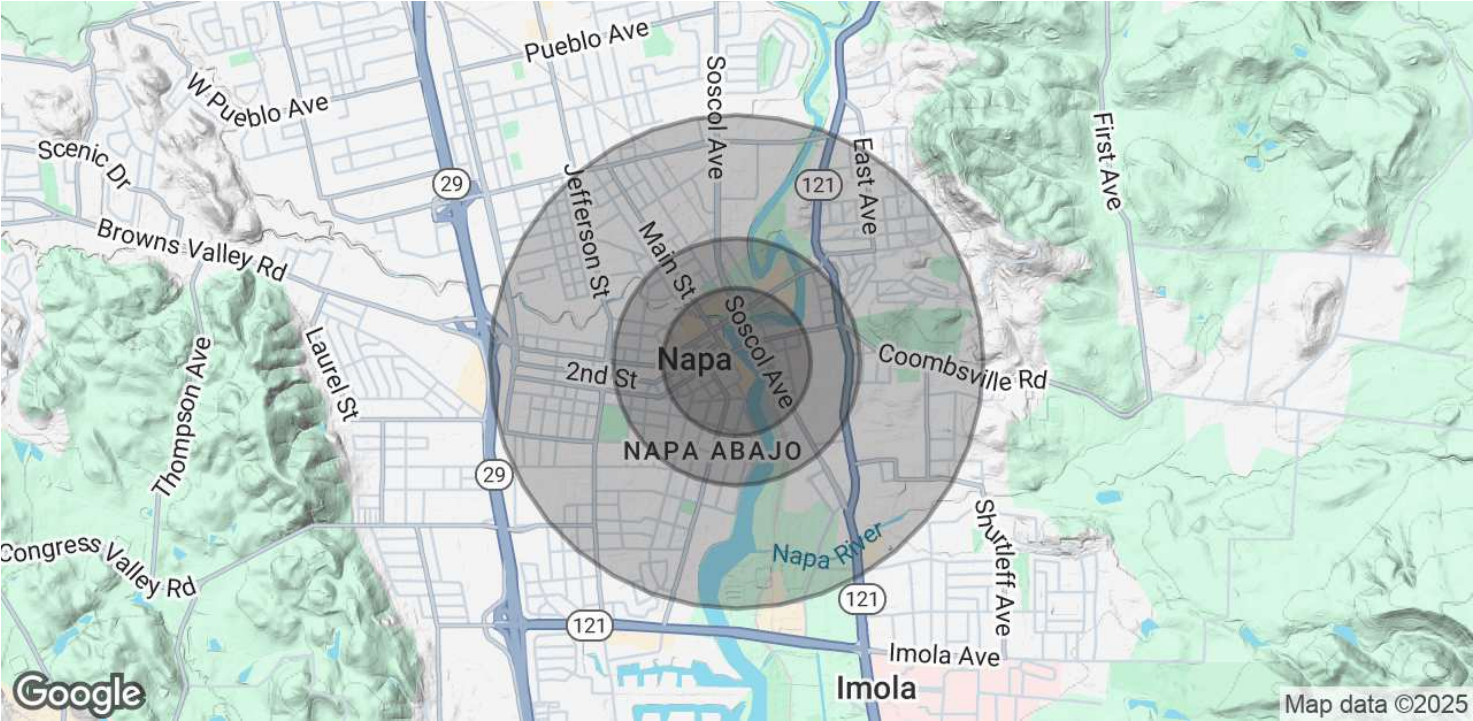
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	3,118	15,561
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	1,241	5,900
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$102,861	\$107,582	\$127,752
Average House Value	\$1,146,999	\$1,135,479	\$1,015,181

Demographics data derived from AlphaMap



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