

# FOR LEASE

Class 'A' office space  
±1,322 - ±13,358 RSF

**Napa Gateway Business Park**  
**550 Gateway Drive | Napa**  
±50,000 SF office building



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# Property Highlights



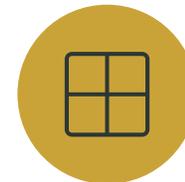
50,000 SF, two-story, Class 'A' office building with expansive lobby area



Abundant parking 4/1,000 SF



Immediate access to Highways 29 & 12, and to Napa Airport



Extensive glass-lined windows with 10' ceilings



Premier business park in Napa Valley within minutes of wineries, resorts, a championship golf course, and downtown Napa



Landscaped walkways throughout business park



Card key building access



Large courtyard and patio area

# Availabilities

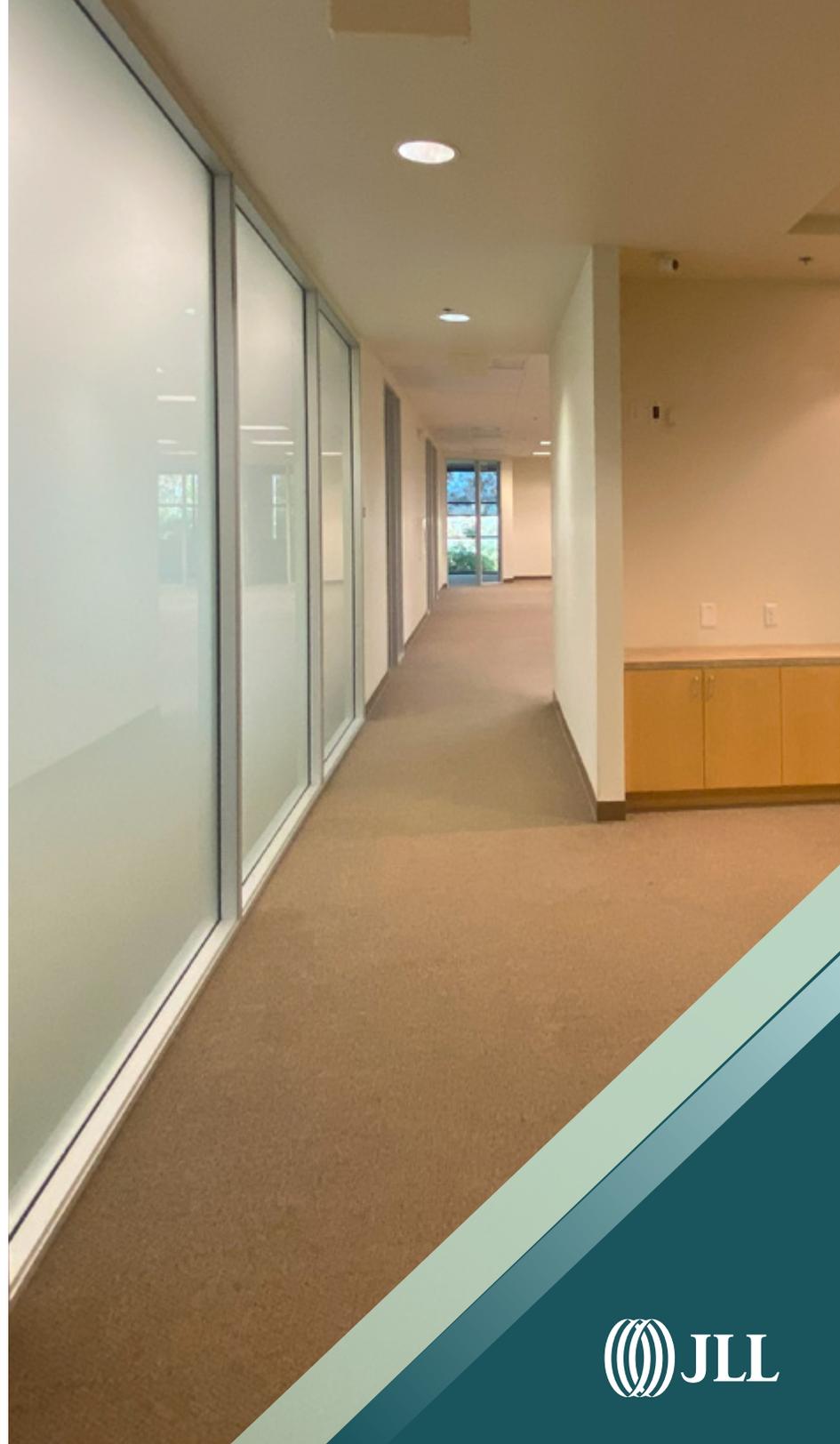
## First Floor

Suite 90	2,261 RSF	3 private offices, large conf room, kitchen/break room, open office layout
Suite 106	2,659 RSF	4 private offices, large conf room with kitchenette, open office layout. Can be combined with Suite 109 for a total of ±6,228 RSF
Suite 109	3,569 RSF	6 private offices, large conf room, kitchenette, open office layout, private entrance to parking lot. Can be combined with Suite 106 for a total of ±6,228 RSF

## Second Floor

Suite 210	8,669 RSF	9 private offices, large conf room, multiple storage rooms, large open office space. Space is divisible. Can be combined with suites 212 & 215 for up to ±13,358 RSF
Suite 212	1,322 RSF	3 private offices, conf room. Can be combined with suites 210 & 215 for up to ±13,358 RSF
Suite 215	3,367 RSF	4 private offices, kitchen, break room, 2 large conf rooms. Can be combined with suites 210 & 212 for up to ±13,358 RSF

[Click to view floor plans](#)



# Floor Plan

## First Floor

### Contiguous Suites - ±6,228 Total RSF

#### Suite 109 | ±3,569 RSF

- Six private offices
- Large conference room
- Kitchenette
- Private entrance to parking lot

#### Suite 106 | ±2,659 RSF

- Four private offices
- Large conference room with kitchenette
- Open office layout



MAIN ENTRANCE

#### Suite 90 | ±2,261 RSF

- Three private offices
- Large conference room
- Kitchenette / break room
- Open office layout

# Floor Plan

## Second Floor

**Contiguous Suites -  
±13,358 Total RSF**

**Suite 215 | ±3,367 RSF**

- Four private offices
- Kitchen / break room
- Two large conference rooms

**Suite 212 | ±1,322 RSF**

- Three private offices
- Conference room

**Suite 210 | ±8,669 RSF**

- Nine private offices
- Large conference room
- Multiple storage rooms
- Break room
- Space is divisible



# Corporate Neighbors

## 550 Gateway Drive





## Contact info

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