

# 851 Napa Valley Corporate Way, Napa

## Suite G ~ ±6,706 SF ~ \$1.25/SF/Mo. NNN



**±5,706 SF of Office - ±1,000 SF Warehouse With Roll-Up Door. Warehouse Can Be Expanded.**

- 5 Large Private Offices
- 20 Cubicles
- Natural Light from 2 Exterior Walls
- 3 Restrooms (One in Warehouse)
- Open Conference Room
- 5 Additional Private Offices ± 100 SF Each
- Locked Storage Room & Server Room
- Wine Staging Area - Can Be Redirected
- Private Conference Room Holds 10 or More

**Procuring Broker  
Fee 5%\***

**A lease of five years or more will be granted a concession of three months free Base Rent if the lease is signed in the end of 2024.**

**NOTE:** Other office suites available of 13,304 SF & 14,245 SF which could be divisible to a minimum of ±3,000 SF. Divisions will affect the price, but will be reasonably negotiated.

Virtual Tour: <https://www.youtube.com/watch?v=LPh30-BTnMQ>

\*For up to 5 Years, then 1.5% for any extended term.



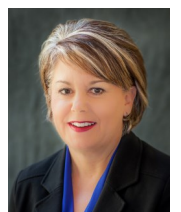
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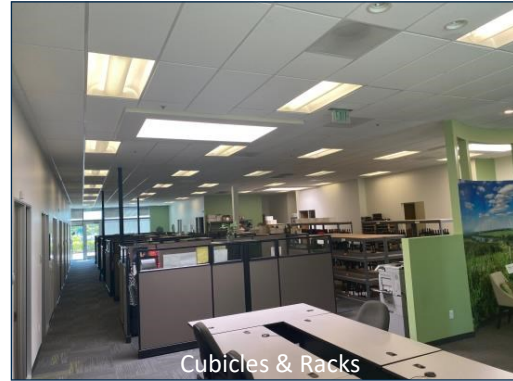


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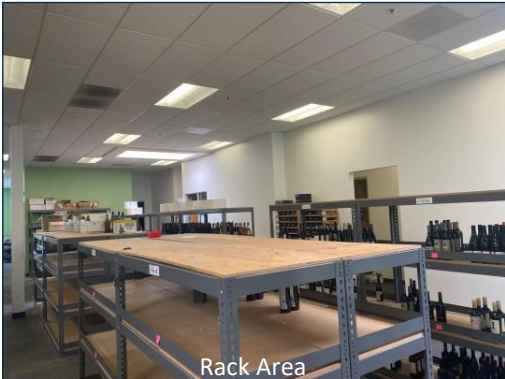
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Entrance & Lobby



Cubicles & Racks



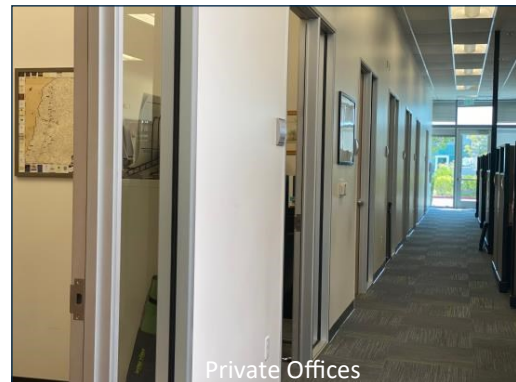
Rack Area



Open Conference Room



Private Conference Room



Private Offices



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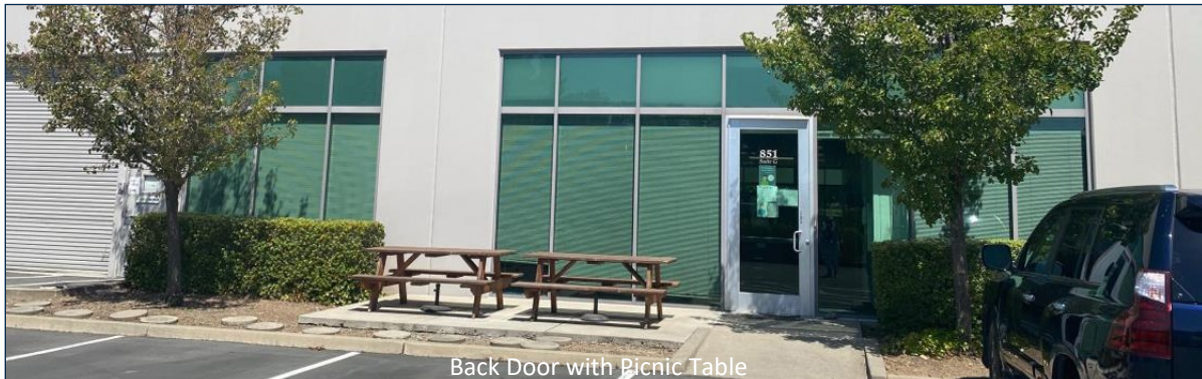
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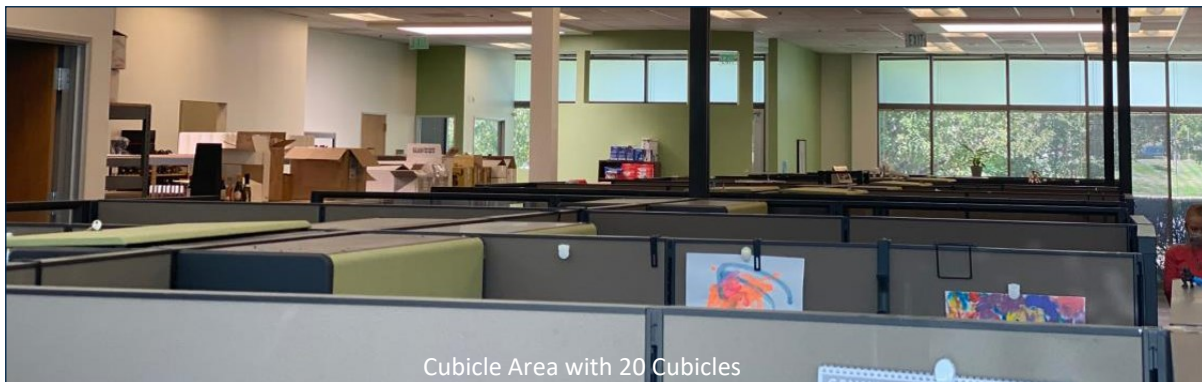
Entrance & Lobby



Cubicles & Racks



Back Door with Picnic Table



Cubicle Area with 20 Cubicles



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