



1700 2nd St – For Lease

NAPA, CA 94559

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Location Description

1700 Second Street sits at the gateway to Downtown Napa, now under new ownership and offering tenants the advantages of both local and visitor traffic for client engagement and convenience. Surrounded by the city's core amenities — including restaurants, tasting rooms, banks, hotels, and civic offices — the property provides excellent accessibility and exposure. Fronting a well-traveled street, the building enjoys strong visibility from both residents and visitors, making it ideal for professional offices, service-based businesses, or future mixed-use development. Onsite reserved parking — a rare amenity in downtown Napa — adds further value and convenience for tenants and their clients. Tenants and visitors can easily walk to Jefferson Street, Main Street, and First Street, three of Napa's most active commercial corridors.

Leasing Terms

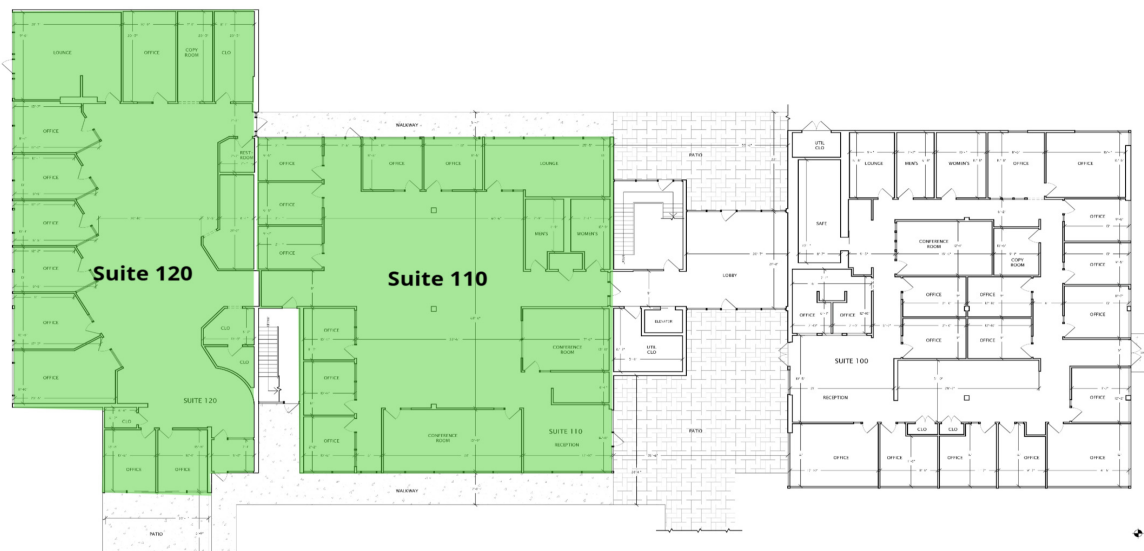
The Lease shall be a Full-Service Lease, under which Base Rent includes operating expenses. Base Rent shall be subject to an annual escalation of three percent (3%). Tenants shall also be responsible for any increases in Common Area Maintenance (CAM) charges over the base year (or as otherwise defined in the Lease). Proposed Lease Term durations are three (3) to five (5) years.

Property Highlights

- **Under new ownership**, the building is undergoing comprehensive renovations to its landscaping, exterior, and interior, including upgrades to Common Areas and individual suites.
- **Suite Square Footage Range:** The building offers a wide range of office suites, from small offices starting at approximately 597 RSF to larger spaces up to 5,197 RSF, accommodating a variety of tenant needs.
- Contiguous Space Options:
- **Ground Floor:** Up to 10,238 contiguous rentable square feet
- **Second Floor:** Ranges from 2,100 to 4,946 contiguous rentable square feet
- **Third Floor:** Ranges from 3,391 to 9,034 contiguous rentable square feet
- **Suite 250/270, Suite 260, Suite 276:** Each suite will receive new LVT flooring and new carpet in office areas, fresh paint, and upgraded LED electrical fixtures with uniform switch plates.
- **Suite 212/231, Suite 300, Suite 313, Suite 308, Suite 327:** Each suite will receive fresh paint, upgraded LED electrical fixtures with uniform switch plates, and professionally shampooed carpets.
- **Suite 344 and Suites 350/360:** Spaces are ready for potential build-to-suit options tailored to tenant specifications.
- **Common Areas** are receiving extensive updates, including new LVT flooring, fresh paint, uniform electrical fixtures and switch plates, new signage, updated planters, and a redesigned lobby.
- **Parking:** Reserved parking is available for tenants, providing convenient and secure access to the building.
- **Handicap Accessibility:** Building features an elevator, accessible shared restrooms on each floor with multiple stalls/sinks per restroom, designated drop-off and pickup areas for tenants and visitors.
- **Zoning:** Downtown Neighborhood - limited service operations, and offices focused on business and professional services.

Entry Level

1700 2ND | NAPA



Available Spaces

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------|-----------|-----------|--------------|-----------------|--|
| 1700 2nd St Suite 110 | Available | 5,197 SF | Full Service | \$3.25 SF/month | Reception Area, Open Work Space, 2 Conference Rooms, 8 Private Office, Breakroom w/ Sink, Refrigerator, Dishwasher, Two, Bathrooms with Two Stalls Each, Storage/Supply Area |
| 1700 2nd St Suite 120 | Available | 5,041 SF | Full Service | \$3.25 SF/month | Reception Area, Open Work Space, 9 Private Office, Breakroom, Storage/Supply Area |

Second Level

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Available Spaces

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------|-----------|-----------|--------------|-----------------|--|
| 1700 2nd St Suite 200 | Available | 1,557 SF | Full Service | \$3.00 SF/month | 6 Offices, Open Work Space, Kitchenette, Shared bathrooms |
| 1700 2nd St Suite 212 | Available | 3,389 SF | Full Service | \$2.75 SF/month | Reception Area, Open Work Space, 3 Conference Rooms, 8 Private Office, Breakroom w/ Sink, Storage/Supply Area, Shared Bathroom |
| 1700 2nd St Suite 250 | Available | 1,503 SF | Full Service | \$3.00 SF/month | Reception/Open Work Space, 3 Private Office, Shared Bathrooms |
| 1700 2nd St Suite 260 | Available | 651 SF | Full Service | \$3.00 SF/month | Reception/Open Work Space, 1 Private Office, Storage Room or Private Office, Shared Bathrooms |
| 1700 2nd St Suite 276 | Available | 597 SF | Full Service | \$3.00 SF/month | Open Work Space/Reception, 1 Private Office |

Third Level

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Available Spaces

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------|-----------|-----------|--------------|-----------------|--|
| 1700 2nd St Suite 300 | Available | 945 SF | Full Service | \$3.00 SF/month | Open Work Space w/ Sink, 2 Private Office, Storage/Supply Room, Shared Bathrooms |
| 1700 2nd St Suite 308 | Available | 1,219 SF | Full Service | \$3.00 SF/month | Reception/Open Work Space, 2 Private Office, Conference Room or Private Office, 3 Closets, Shared Bathrooms |
| 1700 2nd St Suite 313 | Available | 1,111 SF | Full Service | \$3.00 SF/month | 4 Private Offices |
| 1700 2nd St Suite 327 | Available | 1,854 SF | Full Service | \$3.25 SF/month | Open Work Space, 5 Private Office, Conference Room or Break Room w/ Sink, Storage, Shared Bathrooms |
| 1700 2nd St Suite 333 | Available | 1,227 SF | Full Service | \$3.00 SF/month | Reception/Open Work Space, 4 Private Office, Conference Room or Private Office, Storage Area, Shared Bathrooms |
| 1700 2nd St Suite 360 | Available | 3,278 SF | Full Service | \$3.00 SF/month | Currently undergoing renovations. |
| 1700 2nd St Suite 344 | Available | 2,788 SF | Full Service | \$3.00 SF/month | Currently undergoing renovations. |

Additional Photos

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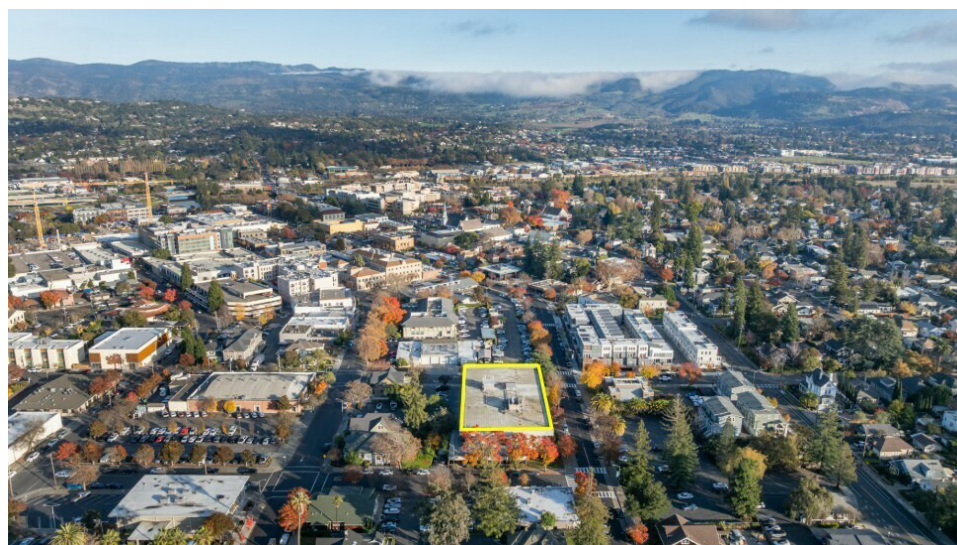
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About Napa

Nestled in the heart of Northern California's world-renowned wine country, Napa offers a vibrant blend of small-town charm, economic vitality, and strong community engagement. The city serves as the commercial and cultural hub of Napa Valley, attracting both residents and visitors with its thriving downtown, award-winning restaurants, and boutique retail scene.

Napa's business environment is characterized by a balanced mix of hospitality, retail, light industrial, and professional services, supported by steady tourism and a growing local economy. The city continues to invest in infrastructure, mixed-use development, and business-friendly initiatives that enhance quality of life and promote sustainable growth.

With a population that values local enterprise and community connection, Napa provides an exceptional setting for business owners seeking visibility, stability, and a supportive customer base. The combination of strong demographics, year-round tourism, and proximity to the greater Bay Area makes Napa a premier location for both new ventures and established businesses.

| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 85,603 | 131,334 | 350,839 |
| Average Age | 43 | 44 | 42 |
| Average Age (Male) | 41 | 42 | 41 |
| Average Age (Female) | 44 | 45 | 43 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 31,912 | 46,869 | 123,437 |
| # of Persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH Income | \$141,134 | \$148,824 | \$134,009 |
| Average House Value | \$938,003 | \$924,551 | \$768,687 |



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