

OFFICE LEASE OPPORTUNITIES

NAPA SQUARE

1455 FIRST STREET | NAPA, CA

JOE FISCHER

Director

+1 707 738 5853

joe.fischer@cushwake.com

Lic #01982853

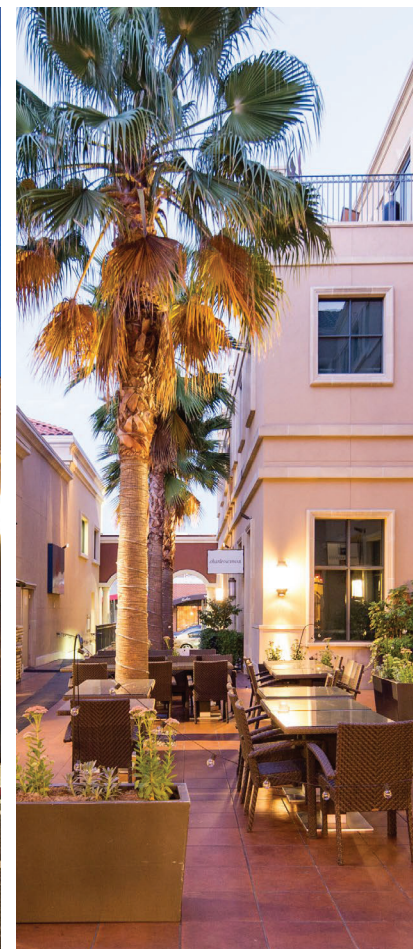
MARGARET DUSKIN

Executive Director, LEED GA

+1 415 773 3538

margaret.duskin@cushwake.com

Lic #00471868



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CENTER HIGHLIGHTS

- › Premier, Class A office building in walkable Downtown Napa
- › In-building parking plus garage parking nearby
- › Ground floor restaurants: Norman Rose and Oenotri
- › Certified LEED building; property manager on site
- › Amenities: UPS, Conference Center

AVAILABILITIES

SUITE 310: +/-9,000 RSF*

SUITE 305: +/-4,000 RSF

SUITE 216: 4,745 RSF

SUITE 205: 2,698 RSF**

SUITE 204: 2,175 RSF**

* Suite 310 can be subdivided to \pm 4,000 SF

* **Suite 204 & Suite 205 can be combined to 4,873 Total RSF

SUITE 310

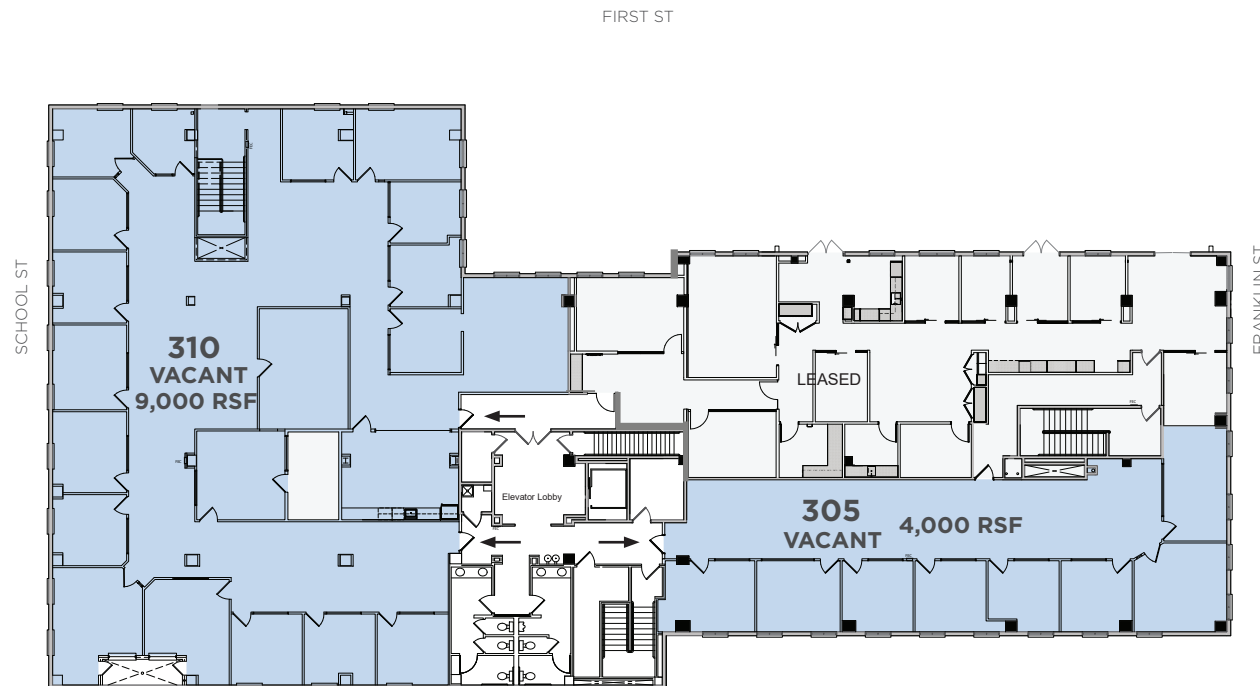
- › ±9,000 RSF available
- › 1 conference room
- › Private balcony
- › 10-12 workstations
- › 17 private offices
- › Divisible to ±4,000 SF

SUITE 305

- › ±4,000 RSF available
- › 1 conference room
- › 6 - 7 private offices
- › Open work area

SUITE 300

- › LEASED



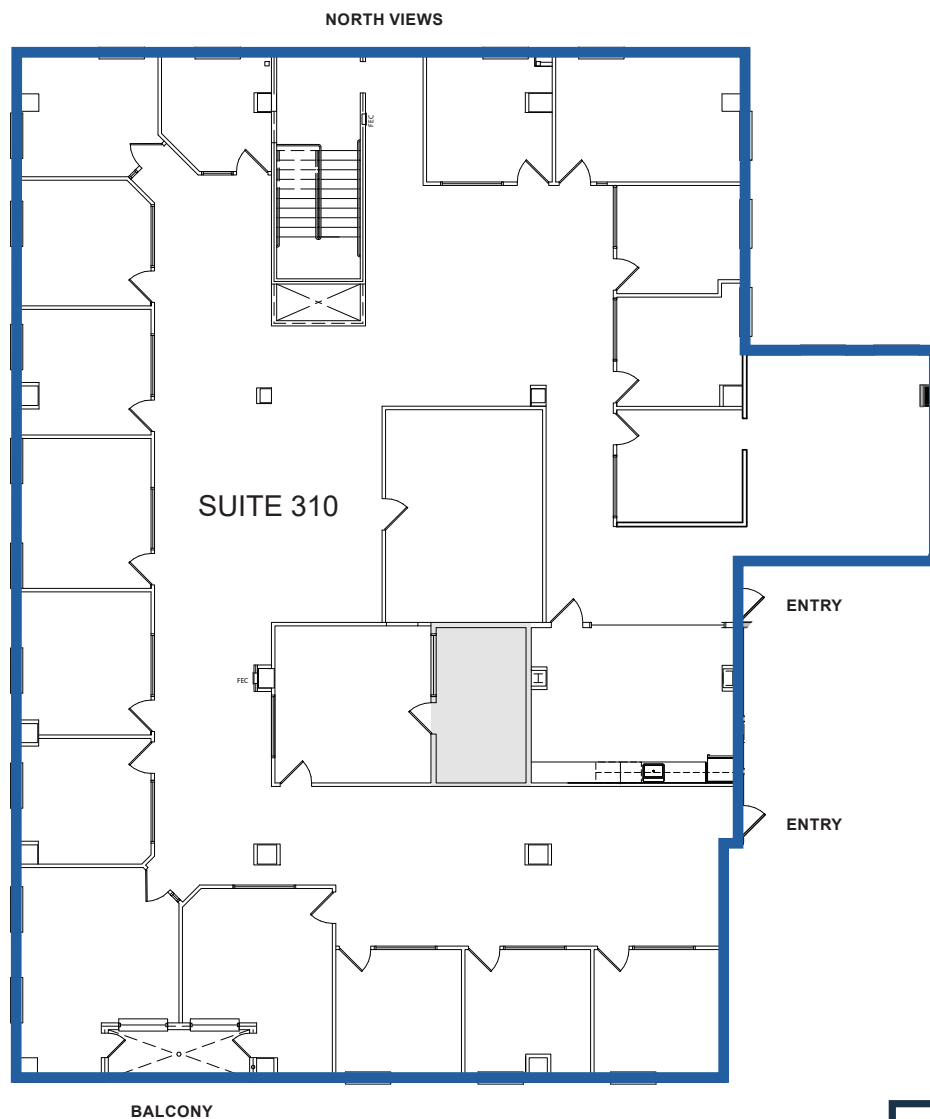
* Suite 310 can be subdivided to ±4,000 SF

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SUITE 310

- › ±9,000 RSF
- › 1 large conference room
- › 17 Private offices
- › Private balcony for two offices
- › 10-12 workstation potential in open work area
- › Kitchen/breakroom
- › Storage room

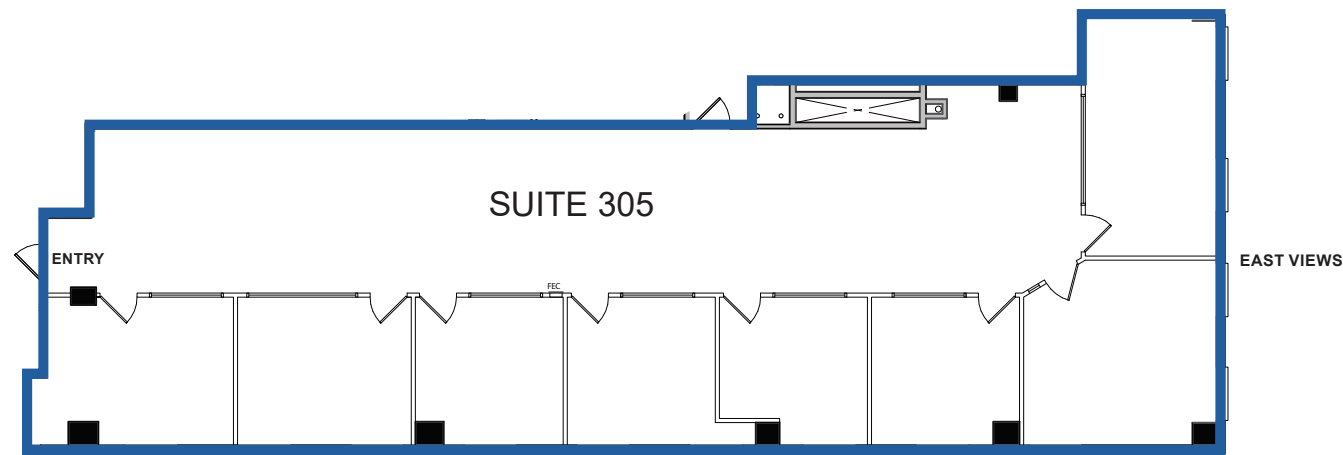


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SUITE 305

- › ±4,000 RSF
- › 1 conference room
- › 7 private offices
- › Open work area



SUITE 204*

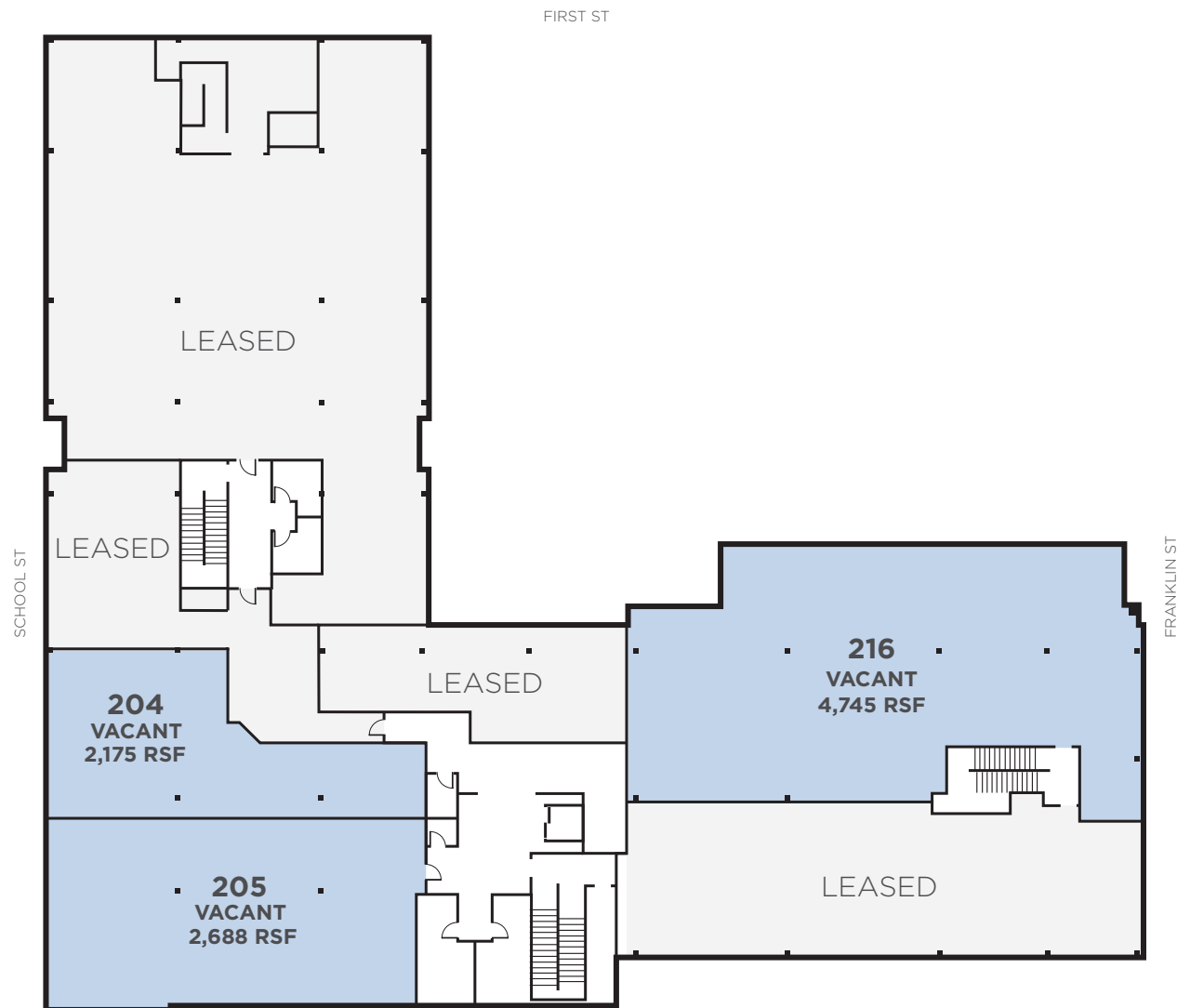
- › 2,175 RSF available
- › 5 offices, kitchen, copy/IT room
- › Occupy now
- › Flexible lease term
- › Spec suite - new finishes

SUITE 205*

- › 2,698 RSF available
- › Former medical space
- › 5/6 exam rooms with sinks
- › Break room/kitchen
- › Private restroom

SUITE 216

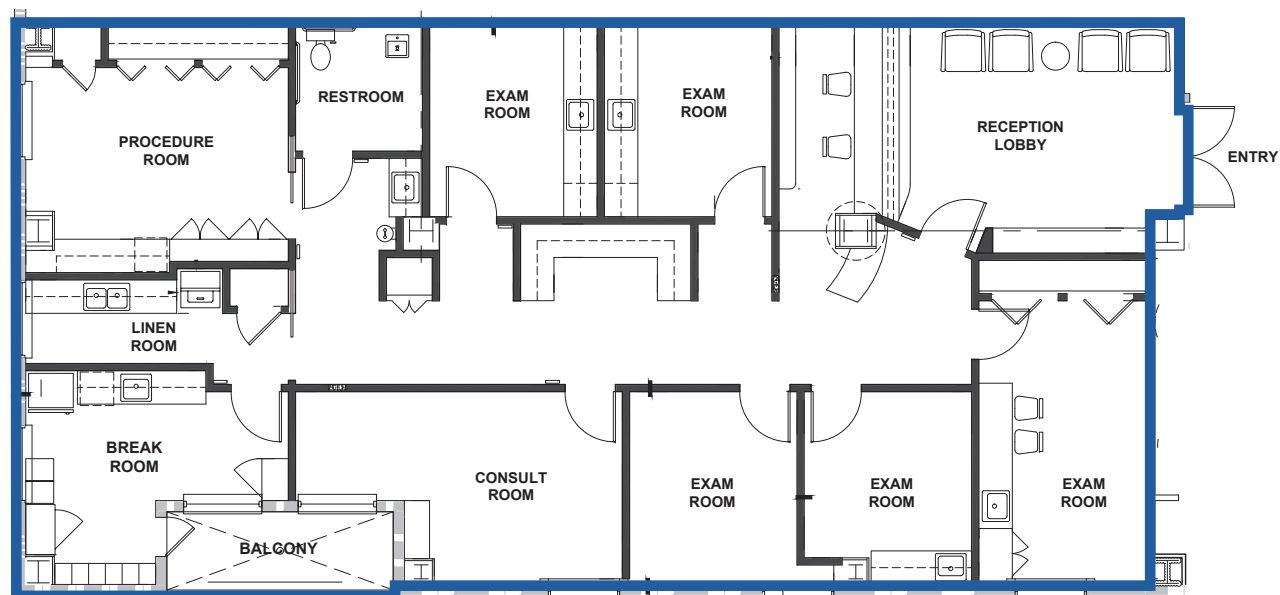
- › 4,745 RSF available
- › 2 conference rooms
- › Short-term leases OK
- › Views of Napa



* Suite 204 and Suite 205 can be combined to ±4,676 Total SF

SUITE 205

- › 2,698 RSF available
- › Former medical space
- › 4 exam rooms
- › 1 consultation rooms
- › 1 procedure room
- › 1 break room/kitchen
- › 1 linen room
- › 1 reception/lobby
- › Can potentially be combined with Suite 204 for a total of $\pm 4,873$ SF



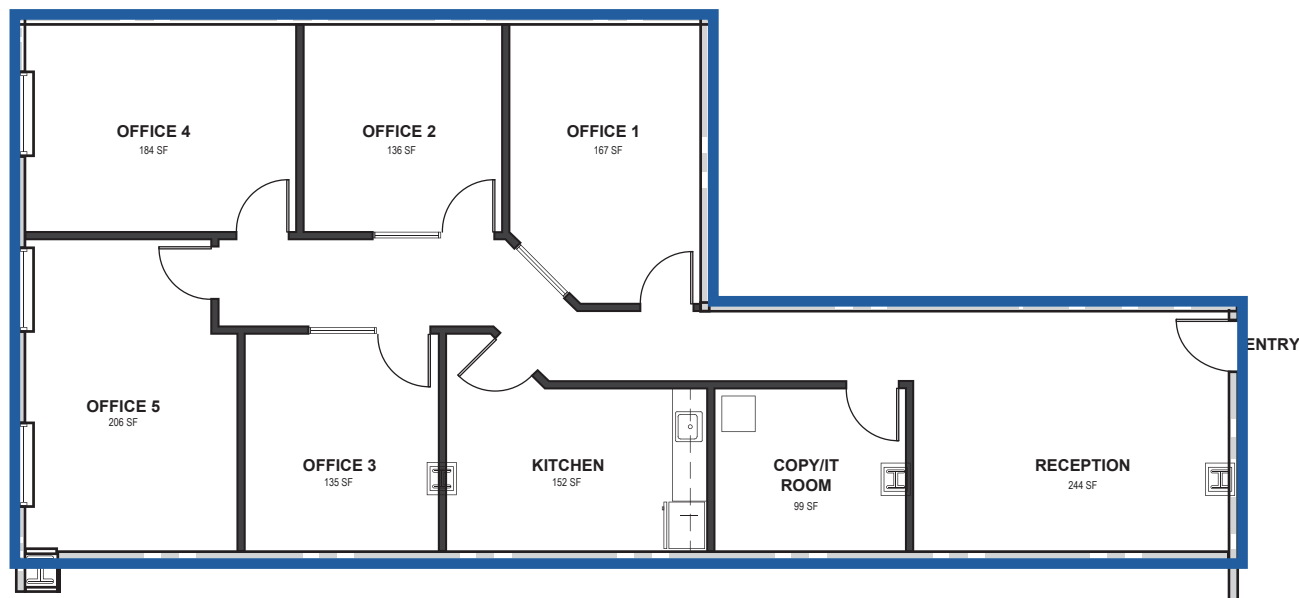
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SUITE 204

- › Spec suite - new finishes
- › 2,175 RSF available
- › 5 offices, kitchen, copy/IT room
- › Lease furnished or unfurnished
- › Occupy now
- › Flexible lease term
- › Can potentially be combined with Suite 205 for a total of $\pm 4,873$ SF

360° VIRTUAL TOUR



**NAPA
SQUARE**

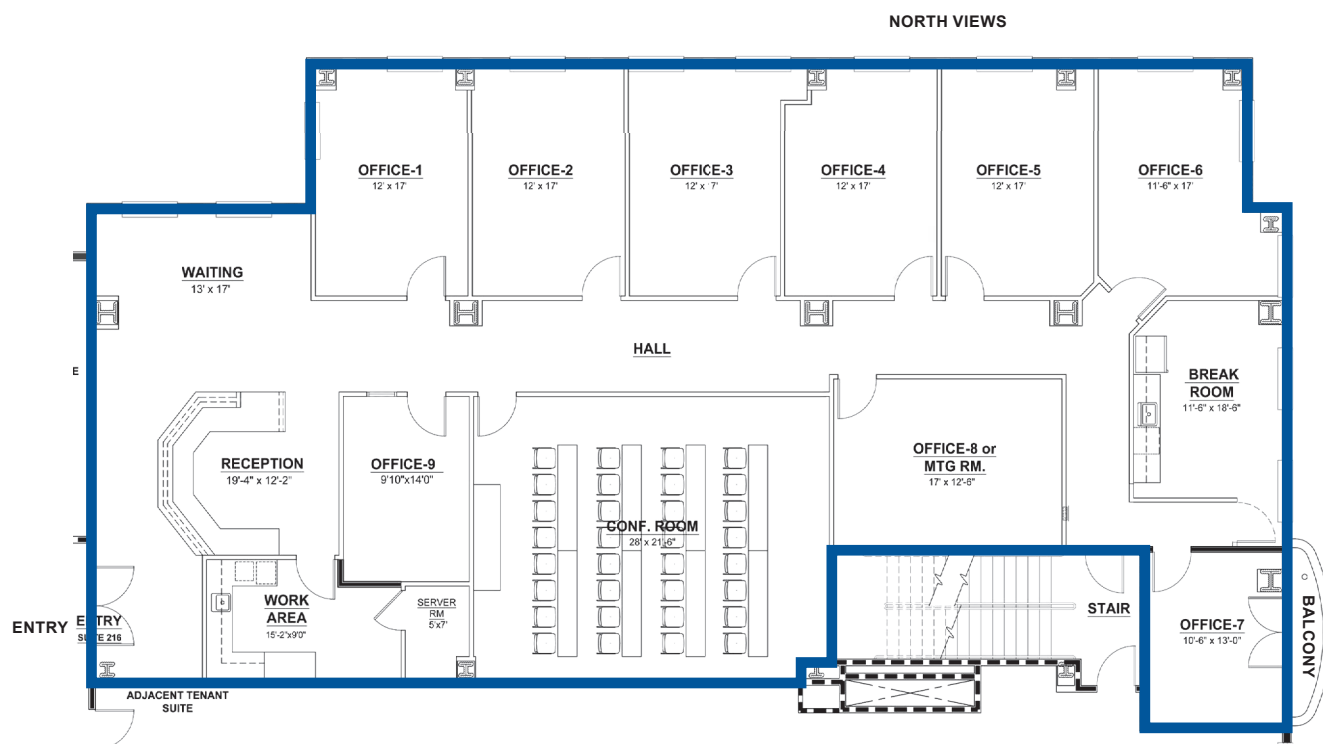
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SUITE 216

- › 4,745 RSF available
- › 17 private offices
- › 2 conference rooms
- › Private balcony
- › Kitchen/break room
- › Fully functional w/ WIFI
- › Views of Napa

360° VIRTUAL TOUR

OPTION 1 - SINGLE TENANT USE



**NAPA
SQUARE**

1455 FIRST STREET | NAPA, CA

P - PUBLIC PARKING

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ANDAZ NAPA
BY HYATT

WEST END

WELLS FARGO

NAPA
CITY HALL

BANK OF
STOCKTON

U.S. POST
OFFICE

GRACE'S
TABLE

NORMAN ROSE

FRANKIE'S DELI

ELKO'S SUSHI

OENOTRI

NAPA
TOWN CENTER

VINEYARD 29

CADET WINE &
BEER BAR

ARCHER
HOTEL NAPA

KOHL'S

STARBUCKS

SMALL WORLD

REBEL VINTNERS

DOWNTOWN
JOE'S

NAPA COUNTY
COURTHOUSE

THE UPTOWN
THEATRE

FIRST ST

RANDOLPH ST

SECOND ST

COOMBS ST

THIRD ST

SCHOOL ST

FRANKLIN ST



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