

OFFICE LEASE OPPORTUNITIES



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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 ±4,000 SF

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

SUITE 310

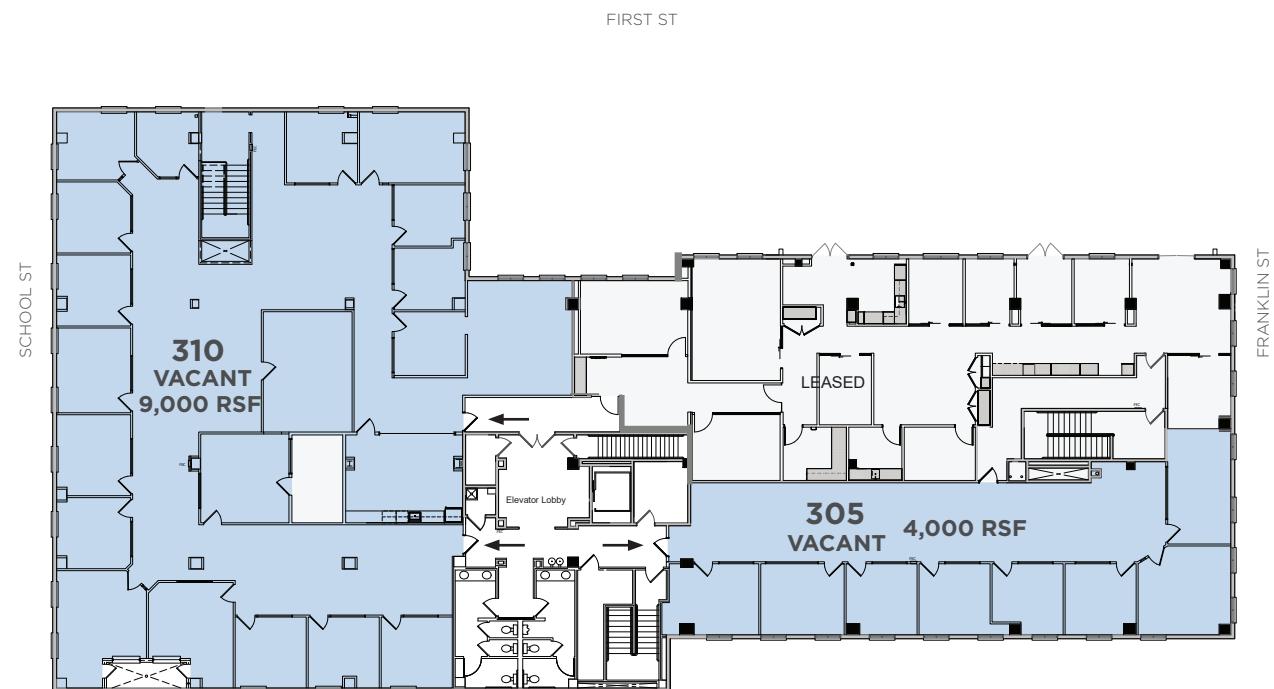
- › $\pm 9,000$ RSF available
- › 1 conference room
- › Private balcony
- › 10-12 workstations
- › 17 private offices
- › Divisible to $\pm 4,000$ SF

SUITE 305

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

SUITE 300

- › LEASED



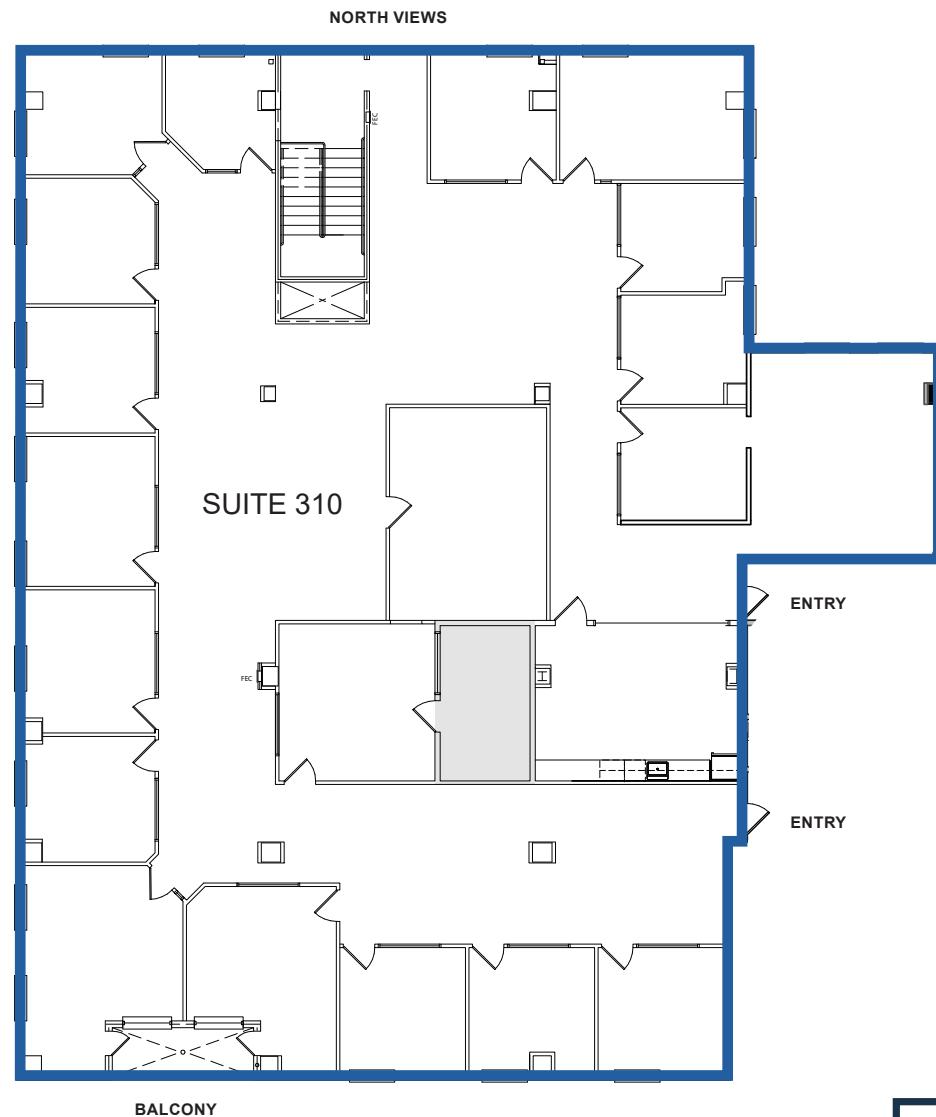
* Suite 310 can be subdivided to $\pm 4,000$ SF

**NAPA
SQUARE**

1455 FIRST STREET | NAPA, CA

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

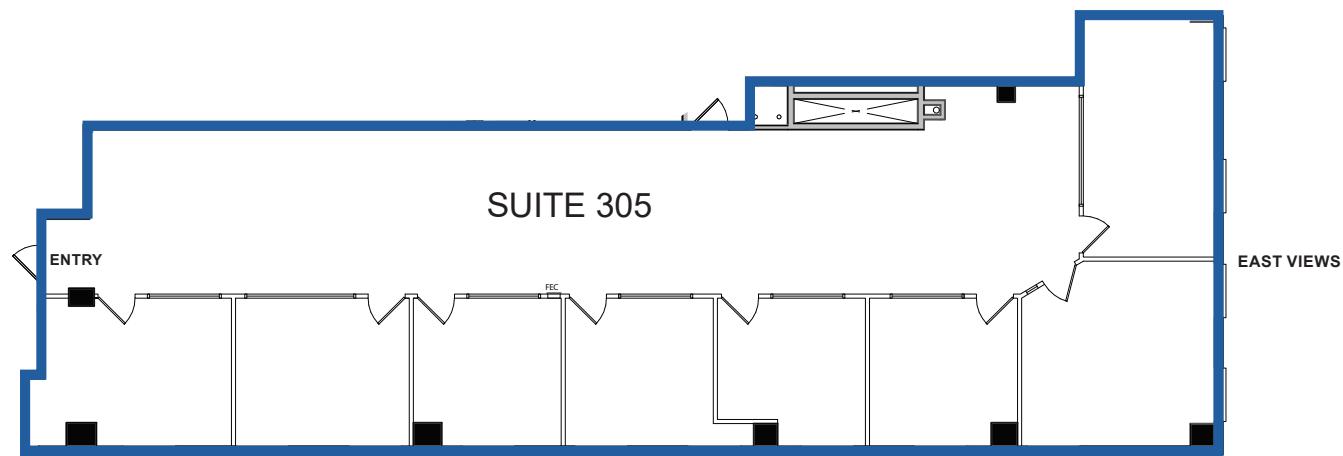


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SUITE 305

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



SUITE 204*

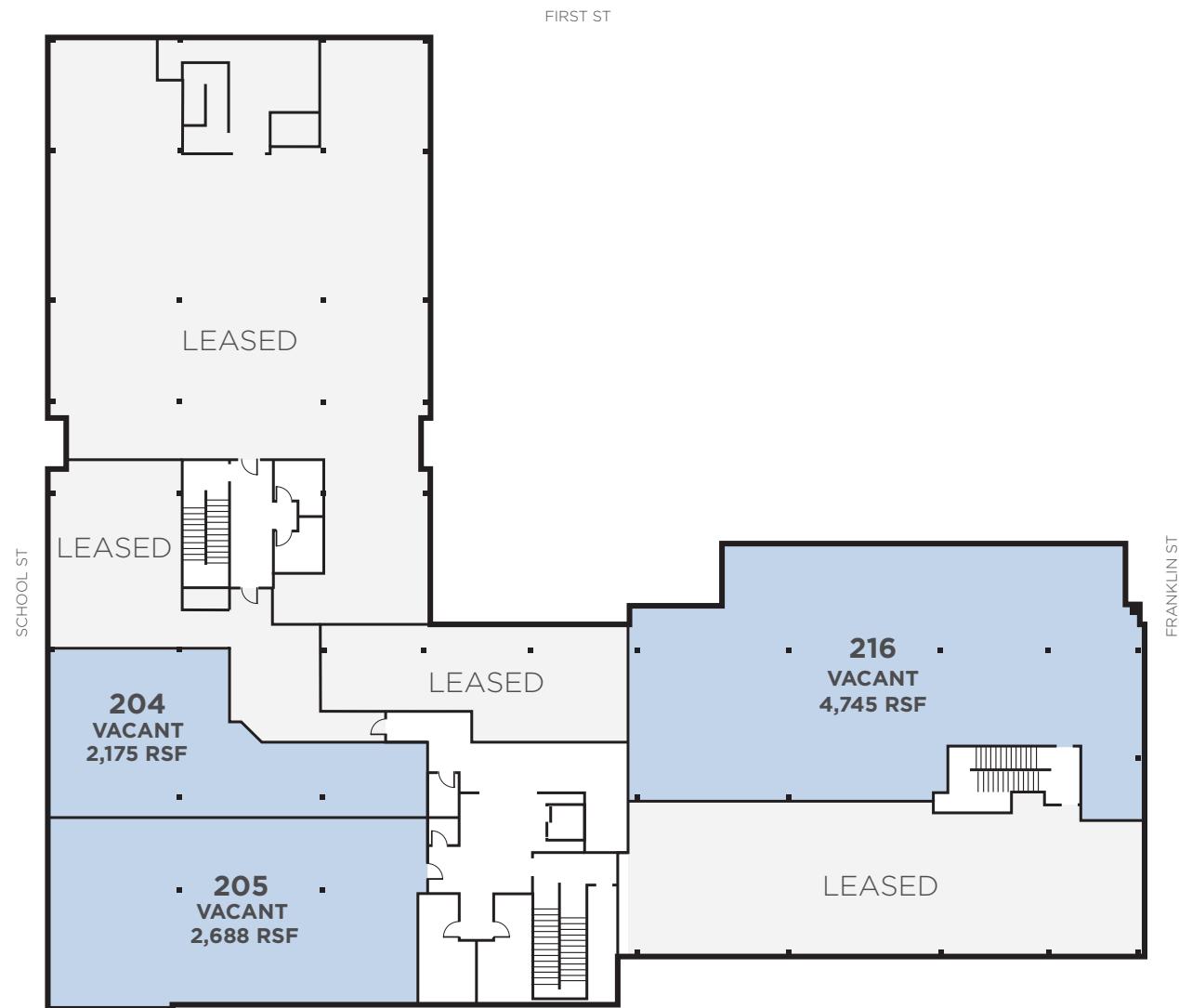
- › 2,175 RSF available
- › 5 offices, kitchen, copy/IT room
- › Occupy now
- › Flexible lease term
- › Spec suite - new finishes

SUITE 205*

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

SUITE 216

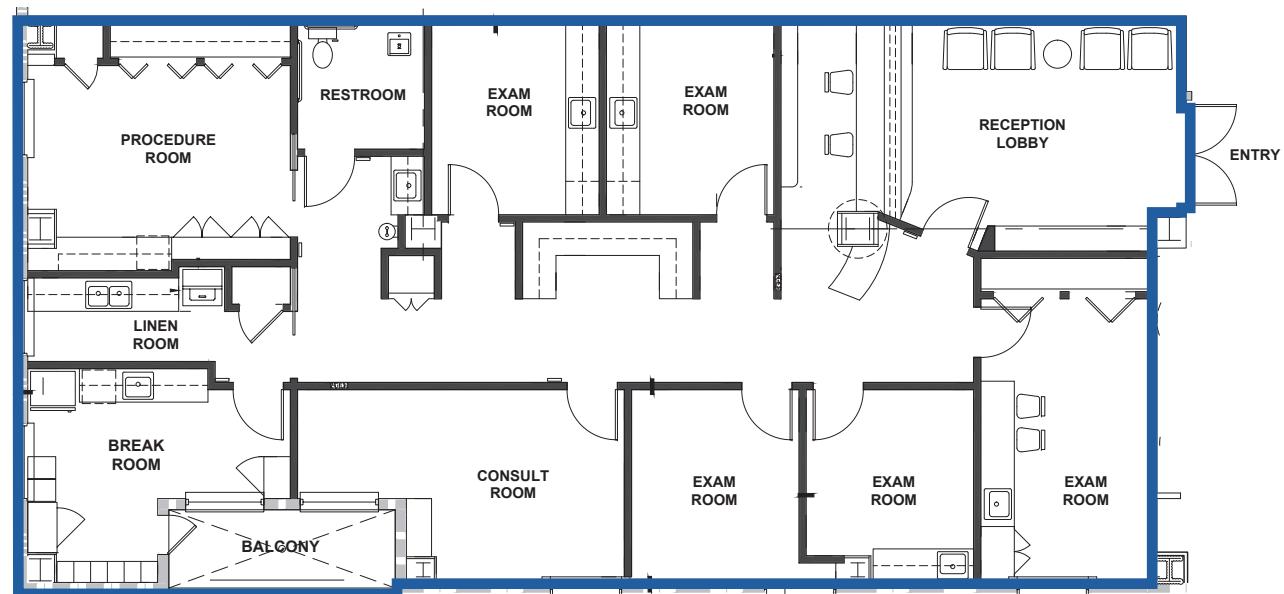
- › 4,745 RSF available
- › 2 conference rooms
- › Short-term leases OK
- › Views of Napa



* 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 ±4,873 SF



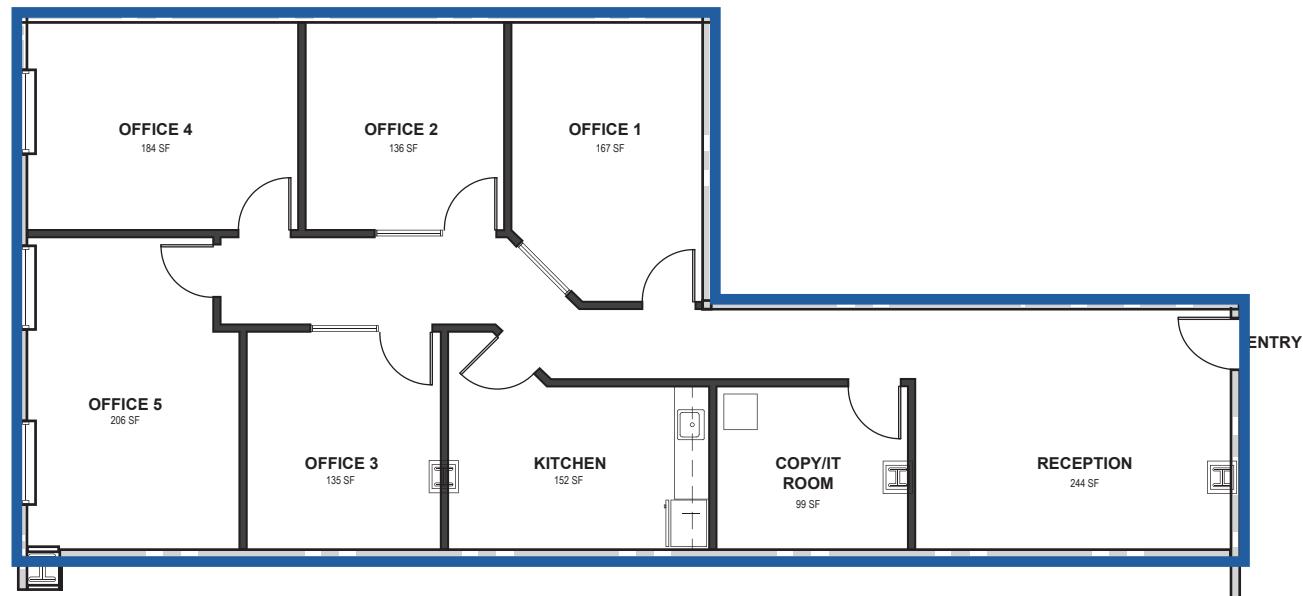
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SUITE 204

- › 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 ±4,873 SF

360° VIRTUAL TOUR



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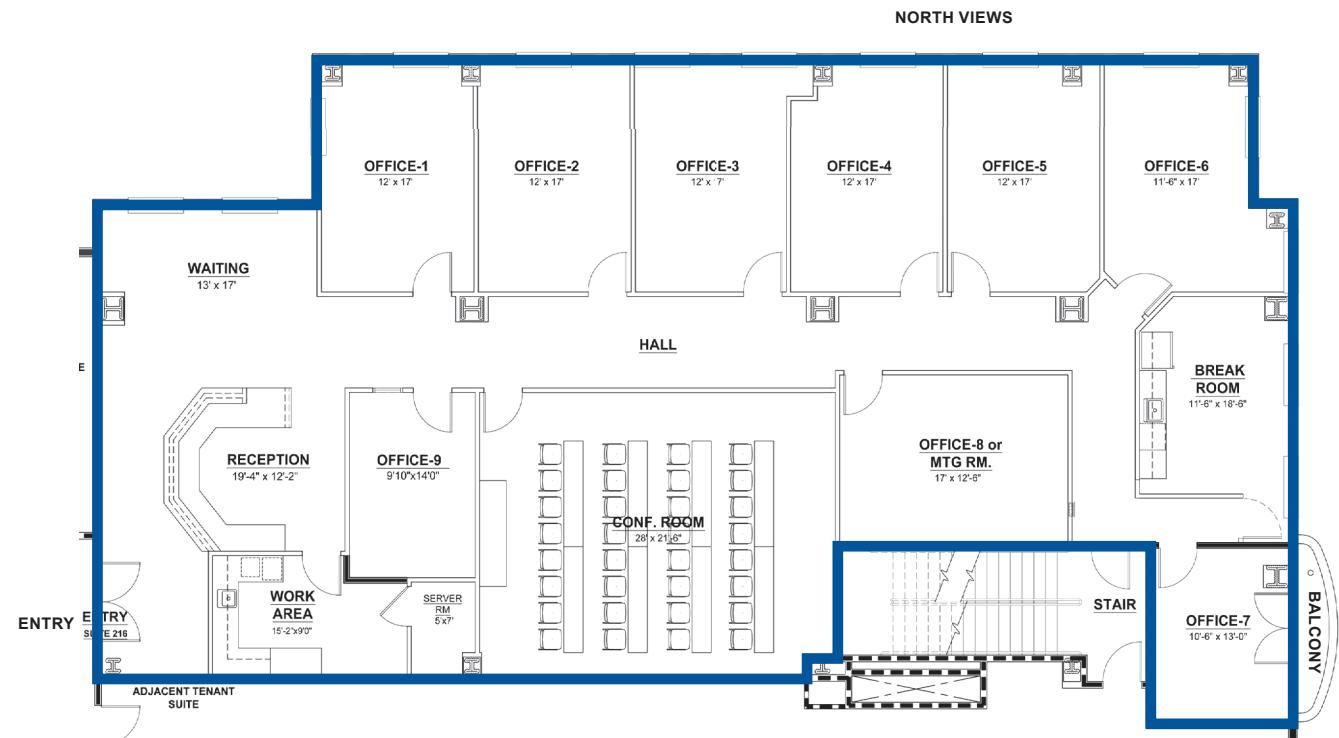
1455 FIRST STREET | NAPA, CA

SUITE 216

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

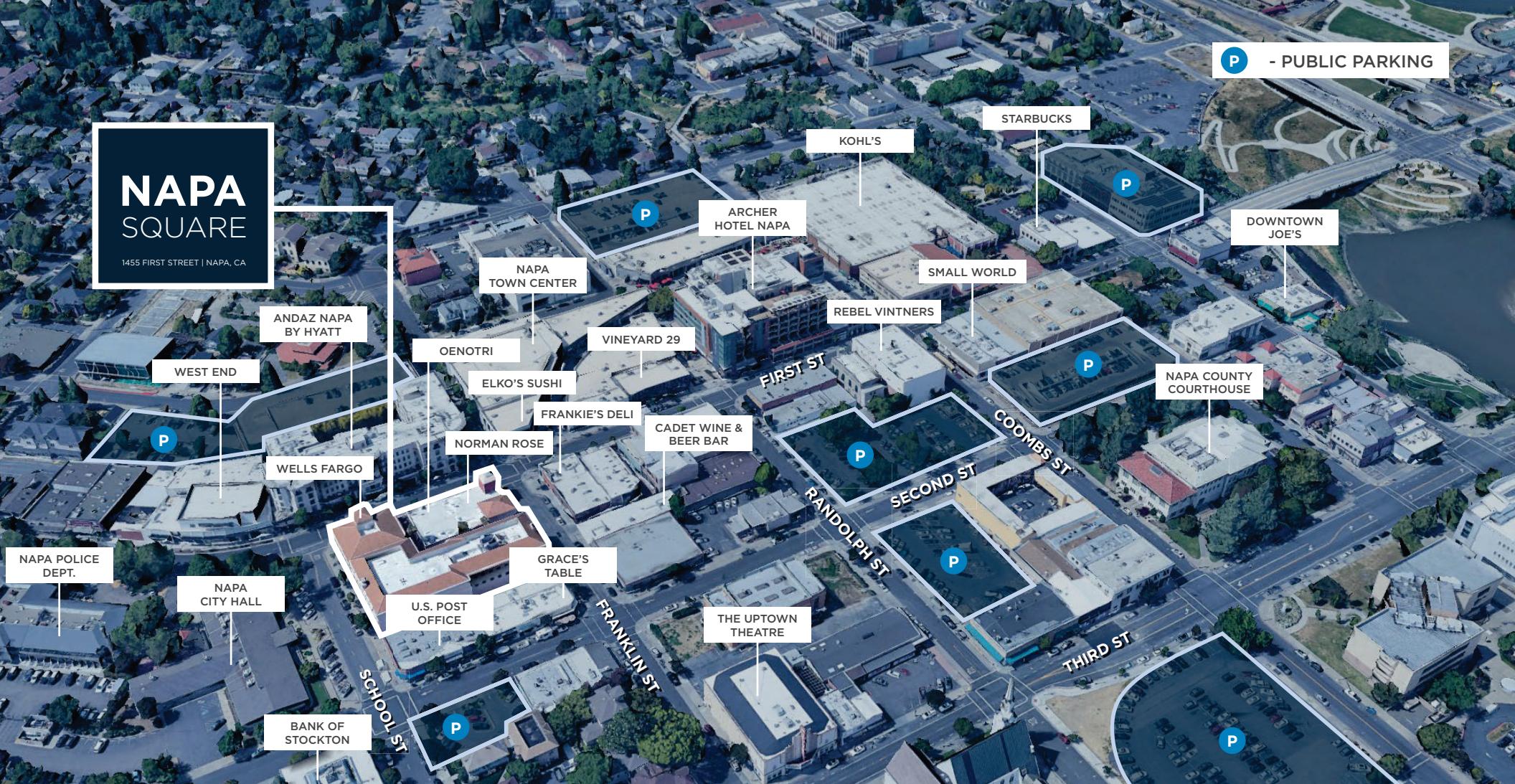
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OPTION 1 - SINGLE TENANT USE



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