



Keegan & Coppin
COMPANY, INC.

FOR LEASE

563 JEFFERSON STREET
NAPA, CA

Office Space

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



563 JEFFERSON ST.
NAPA, CA

OFFICE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Craftsman-style Architecture
- Single Tenant Building
- On-Site Parking
- Across from Fuller Park
- Monument Signage
- Mix of Hardwood/New Carpet

DESCRIPTION

Rare opportunity to lease a converted two-story Craftsman-style building in Napa located across from beautiful Fuller Park. This distinctive two-story single tenant building includes seven private office rooms, one large conference room, an open reception space/waiting area, two restrooms and a cozy kitchen. Rooms feature beautiful, operable windows allowing for an abundance of natural light and fresh air. Added architectural elements such as built-in cabinetry and wood flooring plus two decorative fireplaces add to the character and charm of this one-of-a-kind building. The property includes five on-site parking spaces along with plenty of additional street parking opportunities. Perfect for professional office space users desiring a unique and charming location with excellent visibility.

LEASE TERMS

Size

2,700+/- SF

Rate

\$2.75 PSF Gross

Terms

3 - 5 year lease term preferred

Parking

On-Site/Street

Zoning

OC - Commercial Office

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

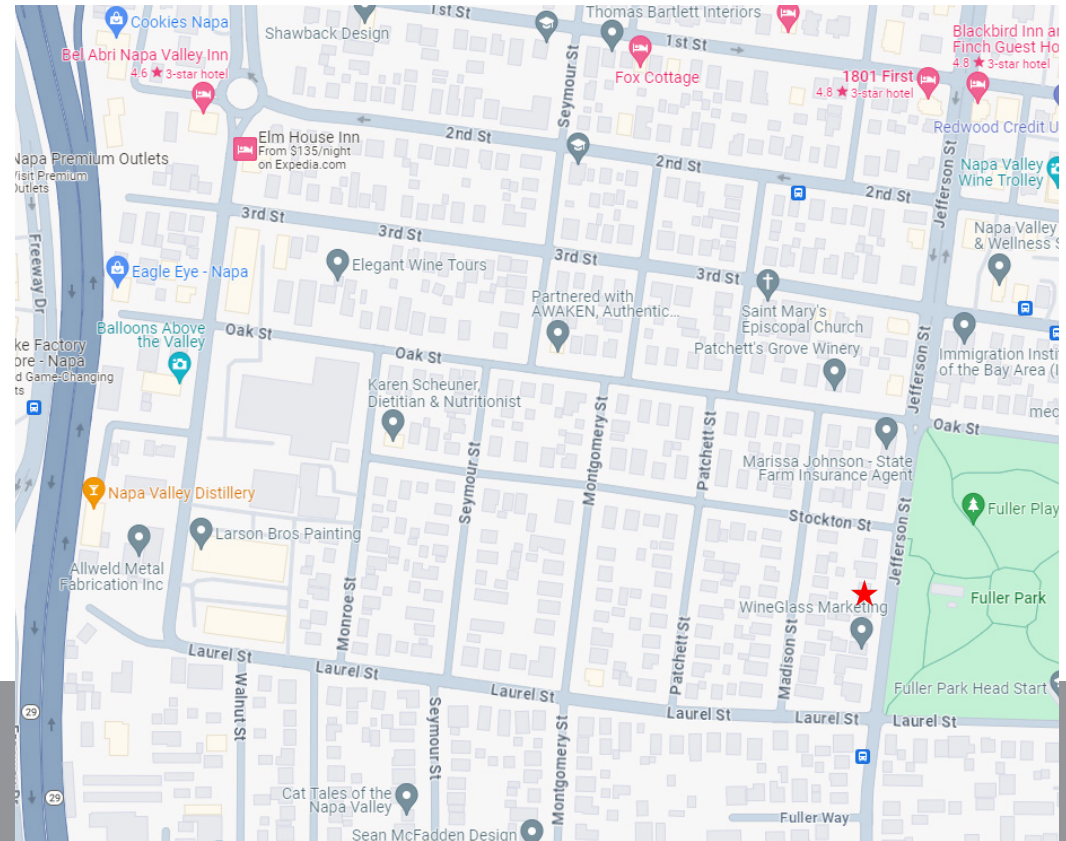
Conveniently located with easy access to Hwy 29 and Downtown Napa, The Fuller Park Neighborhood is bounded on the west by the eastern border of Hwy 29, and on the south by West Imola Avenue, on the east by Franklin Street. The Fuller Park Neighborhood was originally settled in the mid-1800's, just before the city's incorporation. It includes a mix of commercial and residential properties, with many examples of period architecture.

NEARBY AMENITIES

- Fuller Park
- Walking distance to Downtown Napa with a variety of retail, including high quality restaurants and food establishments, soft goods, hotels, and other service retailers.

TRANSPORTATION ACCESS

- Easy access to Highway 29
- Public Transportation



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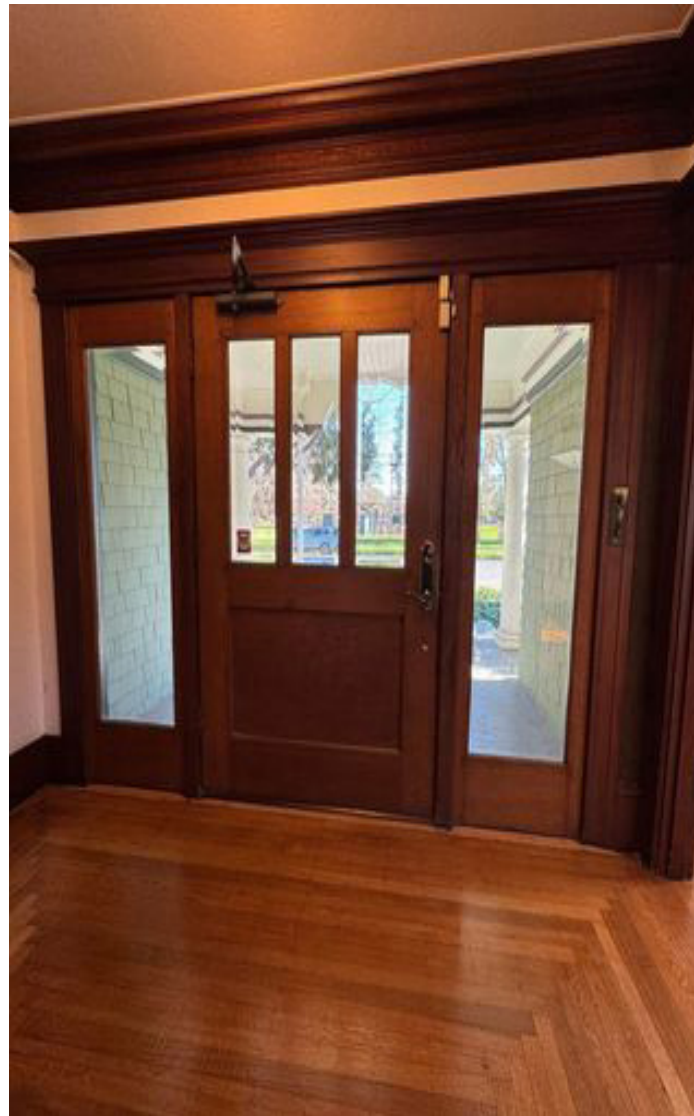


563 JEFFERSON STREET PHOTOS



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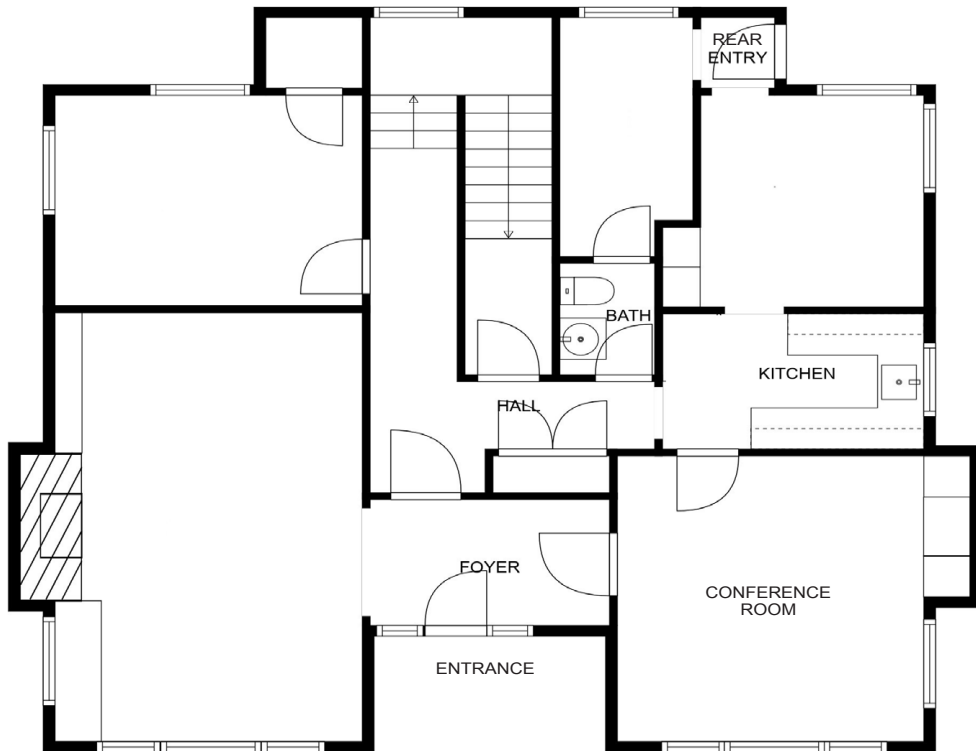
563 JEFFERSON STREET FLOOR PLAN



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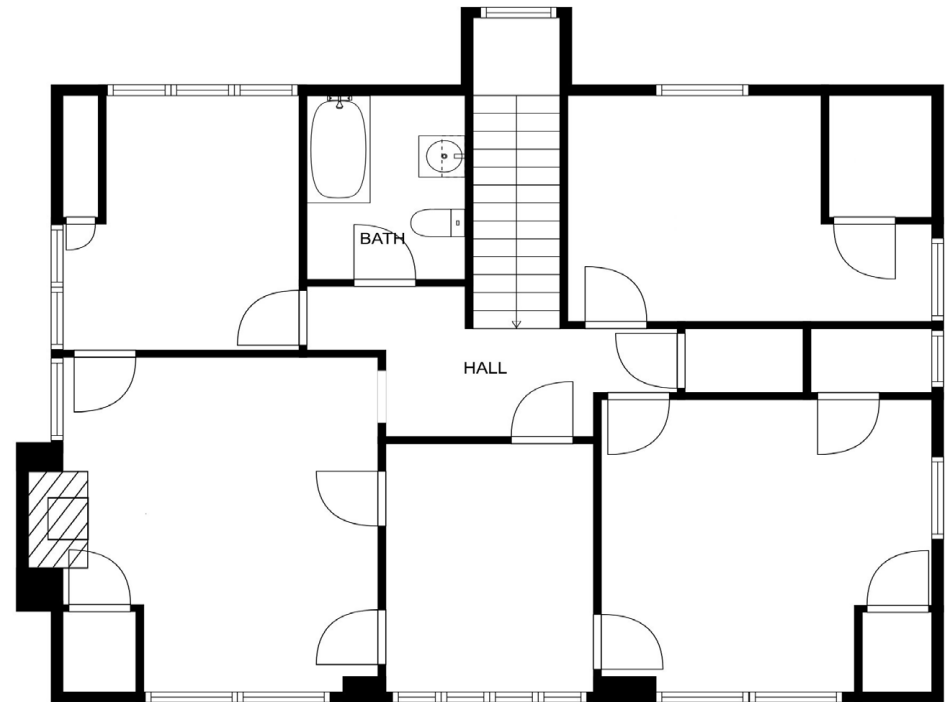
OFFICE SPACE

FIRST FLOOR



JEFFERSON STREET

SECOND FLOOR



JEFFERSON STREET

*Floor plan was not drawn by a professional architect and is not to scale.

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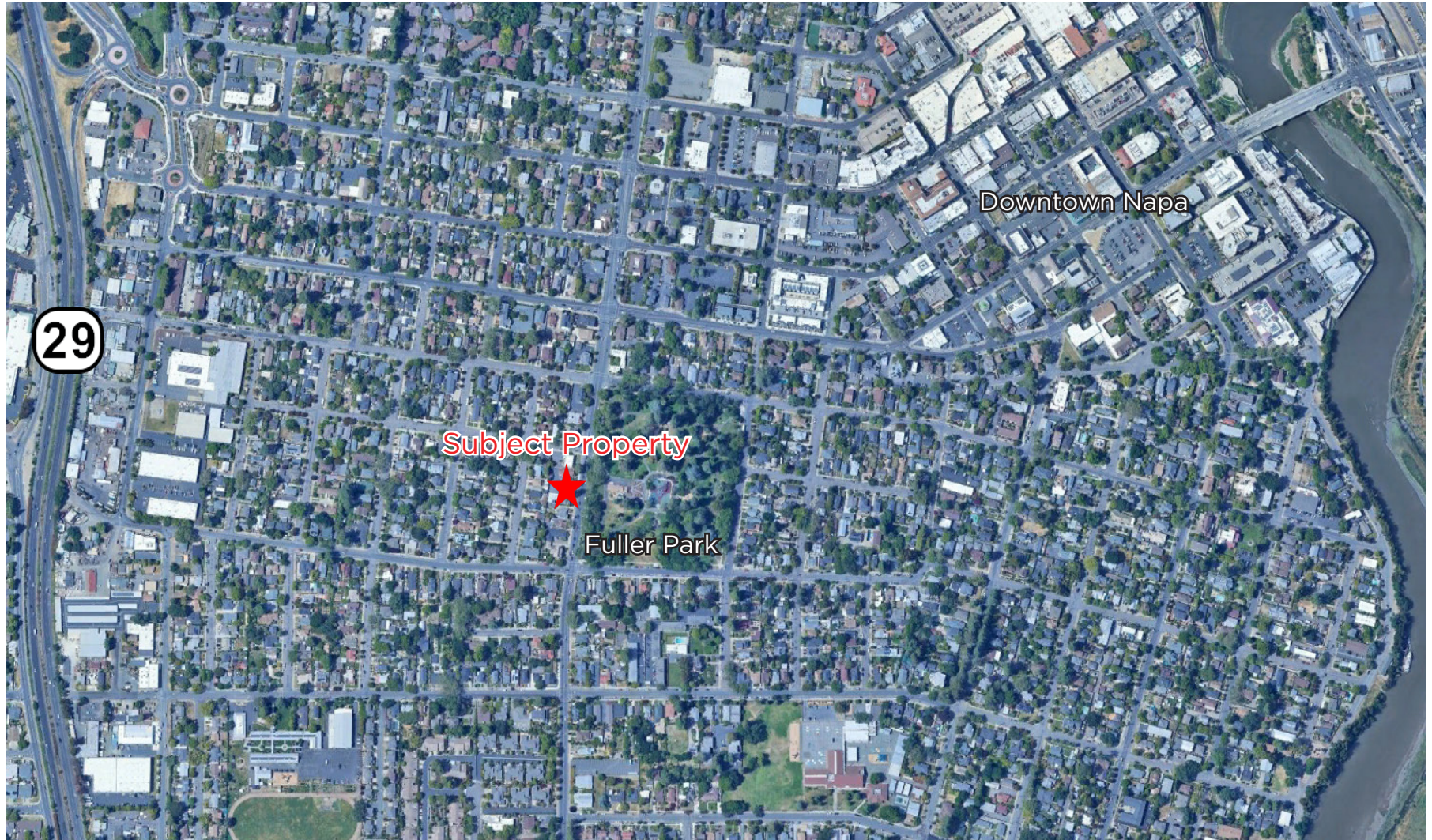


563 JEFFERSON STREET AERIAL MAP



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