



1401 - 1485

1st Street • Napa, California

NapaSquareLeasing.com

Class "A" Office Space
Ground Floor Retail Space

Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



WELCOME TO NAPA SQUARE

Conveniently situated in Downtown Napa, Napa Square offers unique Class “A” office and retail space opportunities for those seeking to establish their presence in the internationally recognized Napa County.

NapaSquareLeasing.com



PROJECT TENANTS INCLUDE:

Sotheby's The UPS Store  CARSON LEVENDI
WEALTH NAPA VALLEY

ENOTRI

AgCREDIT

UBS





JOIN INDUSTRY LEADERS

Establish a professional office presence alongside our many prestigious industry leaders at Napa Square (including Wells Fargo Advisors, UBS, Sotheby's International, Charles Schwab, etc)



ABUNDANT AMENITIES

Many dining and shopping options surround the property as well as on project ground floor



**±65,000 CLASS "A" PROJECT IN THE
HEART OF DOWNTOWN NAPA**



HVAC

Full A/C with State-of-the-Art
Heat Pump System



CABLE

T1 Provided



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 **OFFICE SPACE
AVAILABLE**

Ground Floor Office

Suite 960: $\pm 2,502$ SF

Second Floor Office

Suite 204: $\pm 2,045$ SF

Suite 205: $\pm 2,738$ SF

Suite 210: $\pm 1,350$ SF

Suite 216: $\pm 4,974$ SF

Third Floor Office

$\pm 10,794$ SF

(Divisible to $\pm 2,247$ SF)

 **GROUND FLOOR
RETAIL**

Suite 1461: $\pm 1,183$ SF (office use permitted)

- Open plan with polished concrete floors and open exposed ceilings
- Floor drains and mop sink
- Located off interior courtyard (capability to create new entrance from School Street)

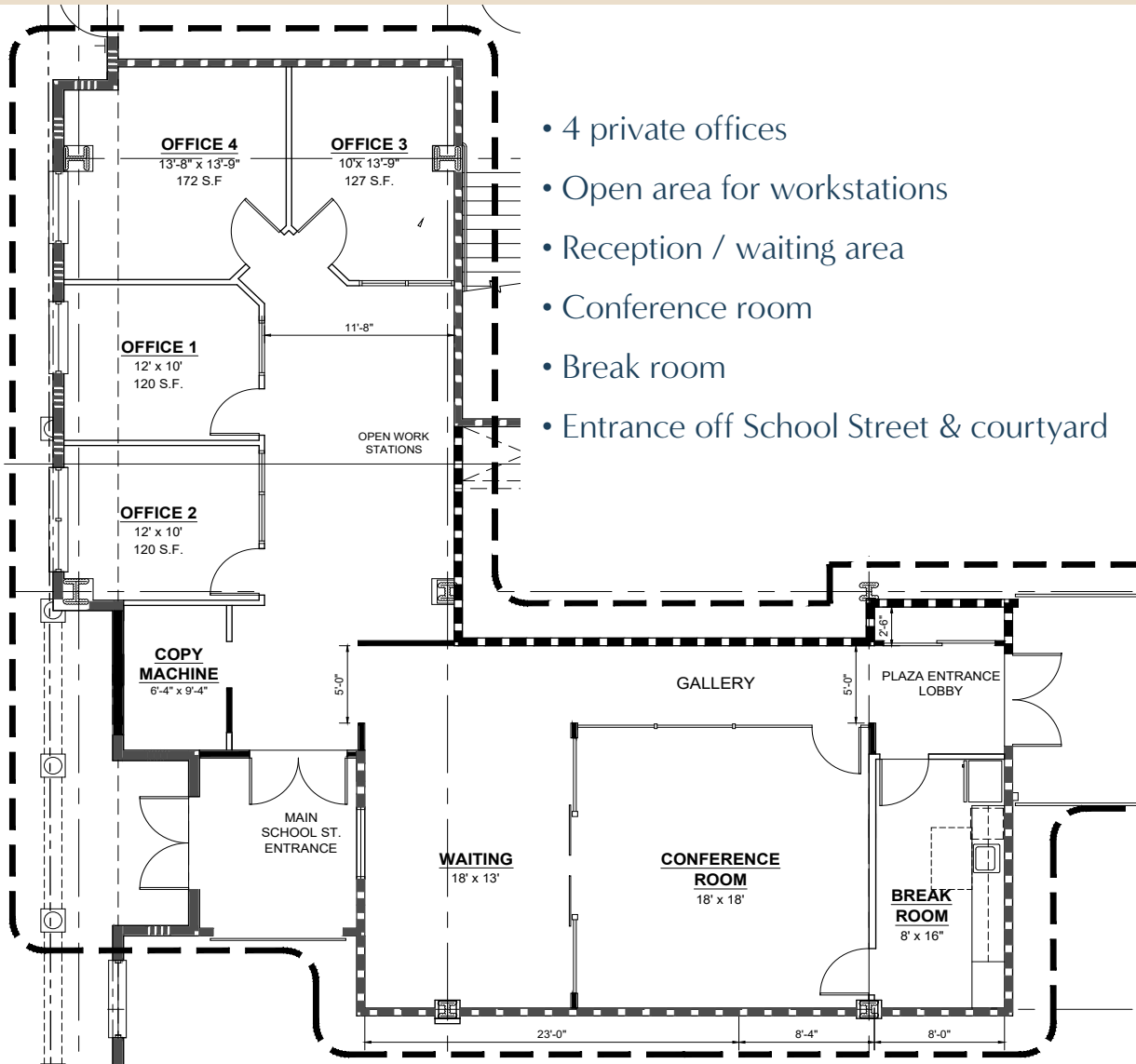
Suite 1400: ± 173 SF

- Previous ATM use
- Dedicated HVAC unit
- Excellent point of sale location on First Street with high pedestrian exposure

Combine Retail Spaces: $\pm 1,356$ SF

GROUND FLOOR OFFICE

SUITE 960: ±2,502 SF



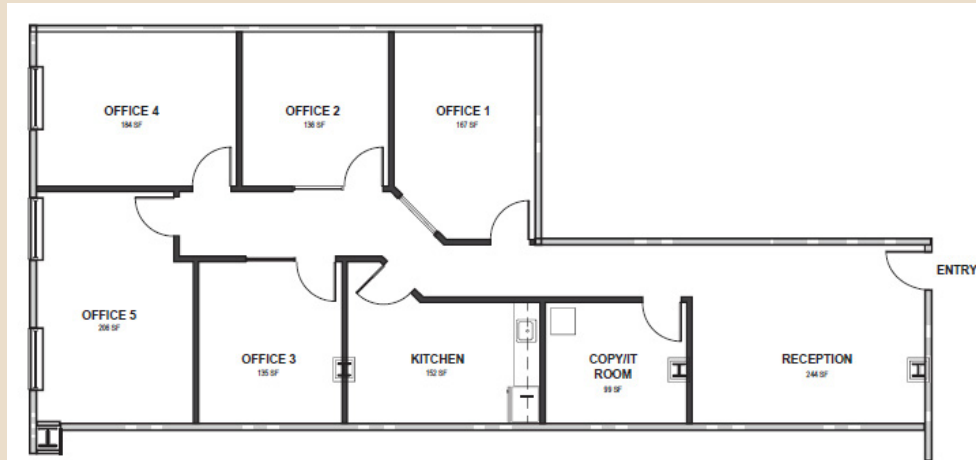
- 4 private offices
- Open area for workstations
- Reception / waiting area
- Conference room
- Break room
- Entrance off School Street & courtyard



SECOND FLOOR OFFICE

±2,045 SF- ±2,599 SF

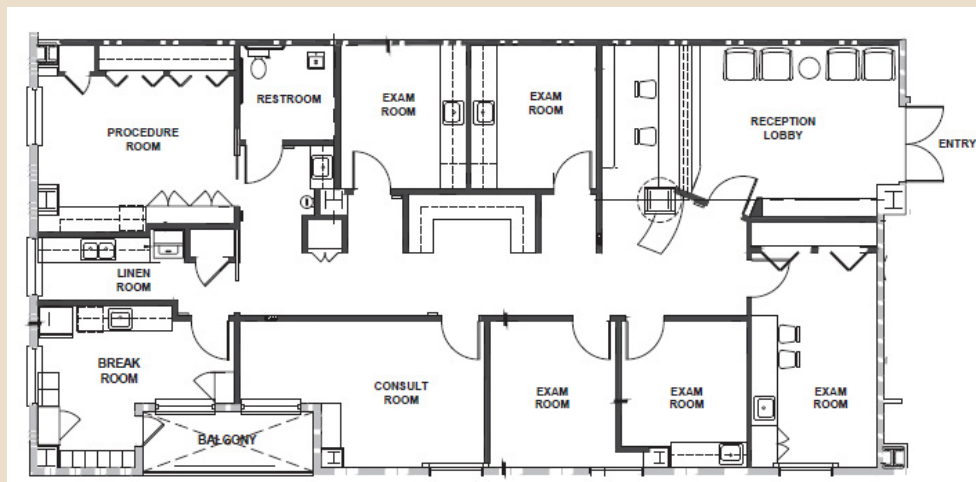
SUITE 204:



SUITE 204: ±2,045 RSF

- 5 private offices
- Open area for workstations
- Breakroom
- Copy/IT room
- Spec suite - new finishes

SUITE 205:



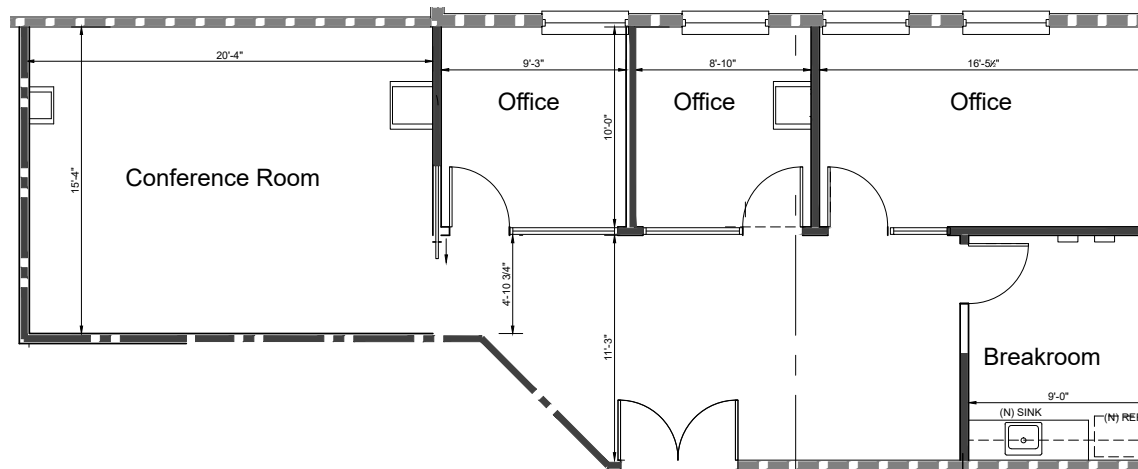
SUITE 205: ±2,738 RSF

- Former medical space – ideal for medspa or traditional medical use
- 5 exam rooms with sinks
- Breakroom
- Private restroom

SECOND FLOOR OFFICE

SUITE 210: $\pm 1,350$ SF

SUITE 210:



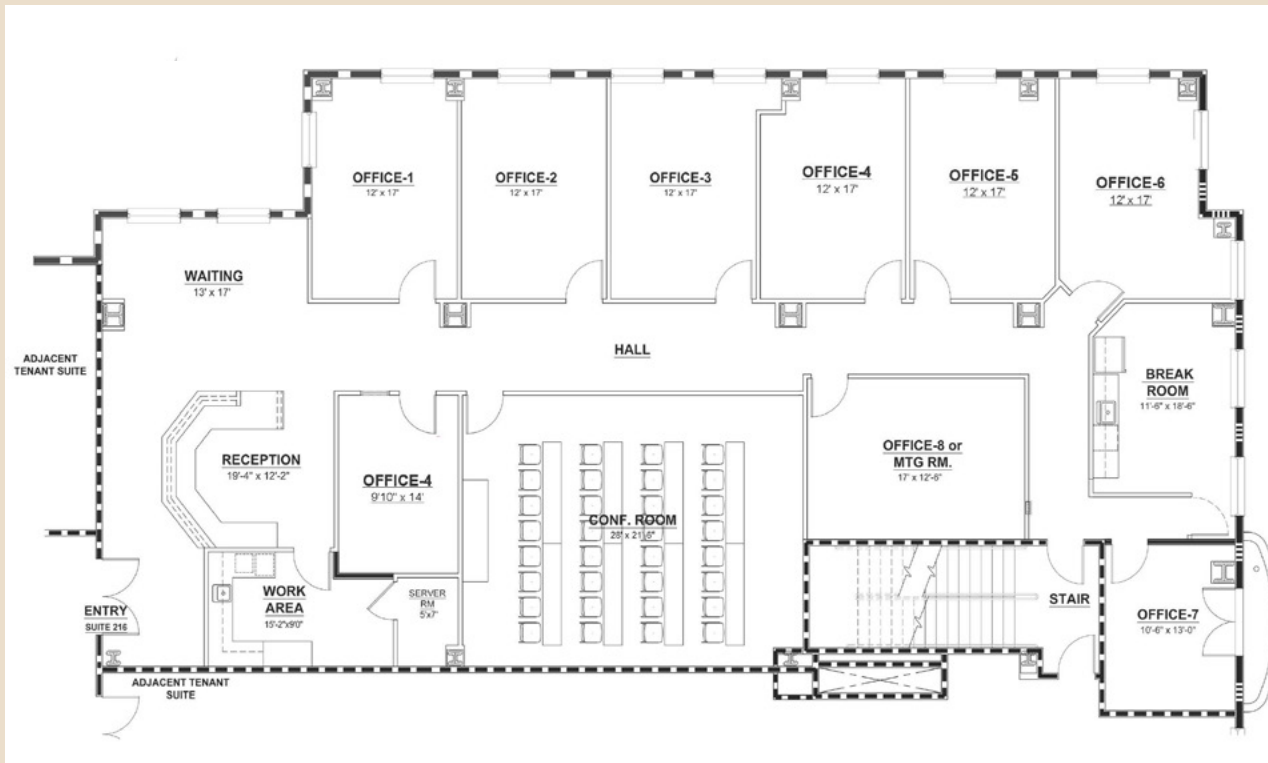
SUITE 210: $\pm 1,350$ RSF

- 3 private offices
- Conference room
- Open office area
- Breakroom

SECOND FLOOR OFFICE

SUITE 216: ±4,974 SF

SUITE 216:



SUITE 216: ±4,974 RSF

- 9 private offices
- Conference room
- Reception / lobby area
- IT / storage room
- Kitchen

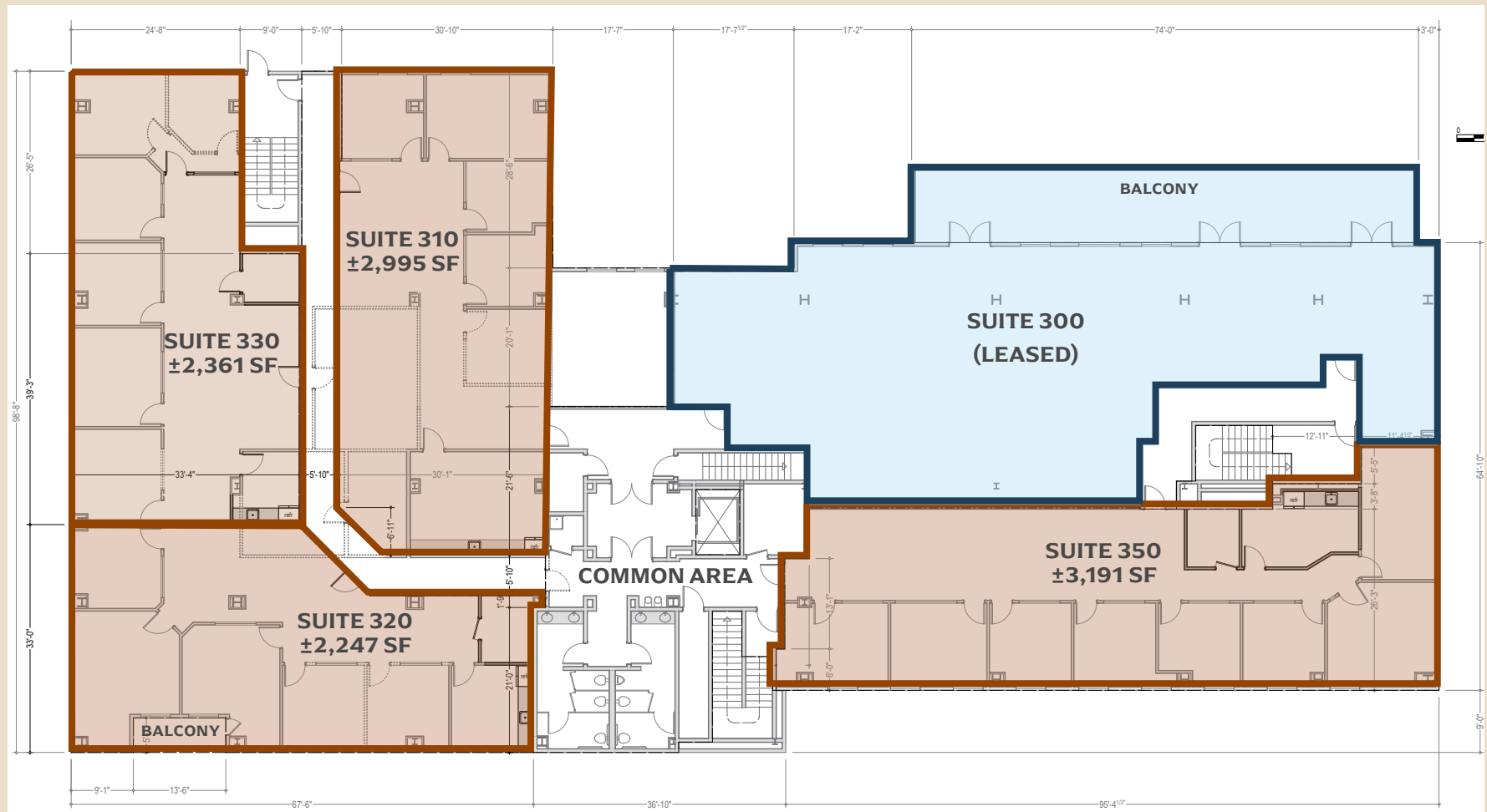
THIRD FLOOR OFFICE - CONCEPTUAL DEMISING PLAN

±2,247 - 10,794 SF

 AVAILABLE

 LEASED

Note: Conceptual Plan only – hallways do not currently exist – spaces can be combined / configured for various sized options





DINING

Oenotri
 Norman Rose Tavern
 Kerr Cellars
 Tarla
 Jam Cellars
 Grace's Table
 The Garden by Tannery Bend Beerworks
 Robert Craig Winery Tasting Salon
 Winston's Cafe & Bakery
 Folklore Records+Drinks+Food
 Le Paris Artisan & Gourmet Cafe

Downtown Joe's
 Moulin
 Frankie's Deli & Market
 Eiko's Sushi
 The Dutch Door
 Oxbow Public Mmoriarket
 Napa Noodles
 Allegria
 Gott's Roadside
 Napa Yard - Oxbow Gardens
 Kenzo
 Petit Soleil

Morimoto Napa
 Celadon
 Angele Restaurant & Bar

PARKING

Pearl Street Parking Garage
 Downtown 2nd Street Park
 1200-1298 4th St Parking
 Public Parking
 Clay Street Garage
 Lot S
 1270 2nd St Parking

HOTELS

Andaz Napa - A Concept by Hyatt
 R INN NAPA
 Archer Hotel Napa
 Hotel Napa Valley
 Blackbird Inn and Finch Guest House
 The George
 Cedar Gables Inn
 The Inn On First - Deluxe Napa Inn



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