



Downtown Napa Office Condo | Available For Sale Or Lease
1030 SEMINARY ST STE C, NAPA, CA 94559

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LOCATION

The property's Downtown Mixed Use zoning and central Napa location support a broad range of professional and commercial office uses. Occupants benefit from a highly walkable setting near restaurants, cafés, tasting rooms, retail, hotels, government offices, courthouse facilities, and other professional-service businesses. The property also offers convenient access to First Street, the Napa riverfront, Oxbow Public Market, and the greater Napa Valley.

OFFERING SUMMARY

Sale Price: \$1,050,000
Building Size: ±2,366 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,215	34,322	55,896
Total Population	18,153	86,761	140,254
Average HH Income	\$92,292	\$106,138	\$113,077

Property Highlights

- Available for Sale or Lease
- ±2,366 SF Commercial Office Condominium
- Built in 2006
- Three Oversized Private Offices
- Professional Reception Area
- Flexible Second-Floor Open Workspace
- Ideal for Cubicles, Training Room, or Classroom Configuration
- Hardwood Floors Throughout
- High Ceilings
- Abundant Natural Light
- Downtown Mixed Use (DMU) Zoning
- Parking Exempt
- Prime Downtown Napa Location Near Andaz and Archer Hotels



Property Description

Available for sale or lease, 1030 Seminary Street, Suite C presents a rare opportunity to secure a distinctive two-story professional office condominium in the heart of Downtown Napa. The $\pm 2,366$ -square-foot suite is offered for sale at \$1,050,000, or approximately \$444 per square foot. Please reach out for lease details.

Constructed in 2006, the property is particularly well suited for an owner-user seeking a high-quality business location with long-term stability, operational flexibility, and the opportunity to build equity through real estate ownership. The versatile interior layout includes three generously sized private offices, conference and meeting rooms, open work areas, and collaborative space that can be adapted to support a range of professional operations.



Architectural features throughout the suite create a polished and character-rich work environment. Vaulted ceilings, curved accent walls, elevated sightlines, frosted-glass doors, pendant lighting, expansive windows, and hardwood flooring enhance much of the lower level. The upper floor provides additional carpeted workspace and adjoining rooms that may be configured for employee workstations, training or classroom use, creative production, conference functions, or additional private offices.

Supporting improvements include a kitchenette, built-in cabinetry, accessible restrooms, elevator access, interior stairs, and direct exterior entry, providing convenience for employees, clients, and visitors.



With its flexible two-level configuration, distinctive architectural character, and prominent downtown location, Suite C is especially well suited for legal, financial, consulting, wine-industry, creative-office, and other owner-user applications seeking a lasting presence in one of Napa's most desirable commercial districts.





About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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