

# 703 Jefferson Street ~ Napa, CA

## For Sale or Lease ~ ±3,727 SF



### **Two-Building Office Complex ~ Close to Downtown Napa** **Corner Lot with High Visibility and Excellent Parking (19 Spaces)**

**Buildings: ±3,727 SF ~ Sale: \$2,195,000 (\$588.95/SF) ~ Lease: \$2.50/SF/Mo. NNN**

#### **PRIMARY OFFICE: ±3,160 SF**

- Two Stories with Warm Entry Lobby
- 3-4 1st Floor Offices & Five 2nd Floor Offices
- Conference Room with Tasting Bar
- Kitchen with Adjacent Pantry Room
- Handicapped Lift to 1st Floor
- Central HVAC, High Ceilings & Generous Window Lines
- Restroom with Shower on Each Floor
- Cold Storage Room
- Basement ( ±312 SF)

**Zoning: Office Commercial (OC)**



#### **SECONDARY BUILDING: ±567 SF**

- Entry Hall
- Two (2) Private Rooms
- Restroom with Shower
- Common Room with Sink & Cabinets



**Michael Moffett**

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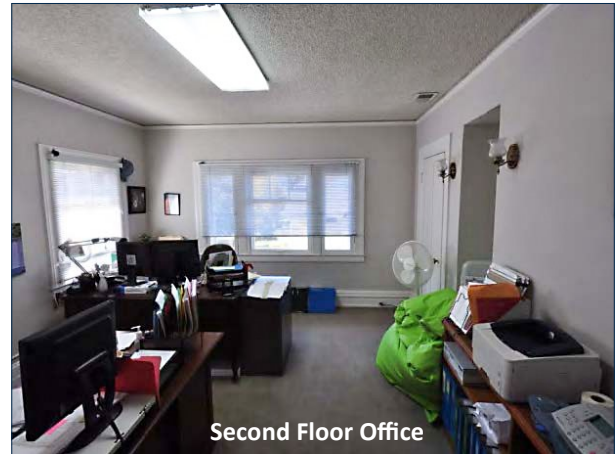
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### PRIMARY BUILDING PHOTOS



First Floor Office



Second Floor Office



Stairwell from 2nd Floor



Conference Room & Wine Bar



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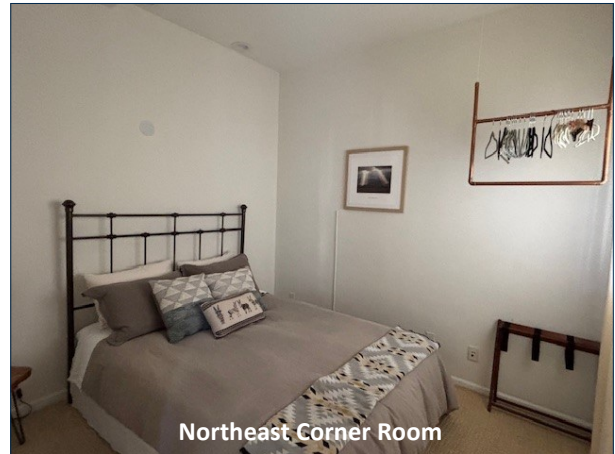
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### DETACHED OFFICE PHOTOS



Common Room with Sink/Cabinets & Counter Top



Northeast Corner Room



Northwest Corner Room



Restroom with Shower



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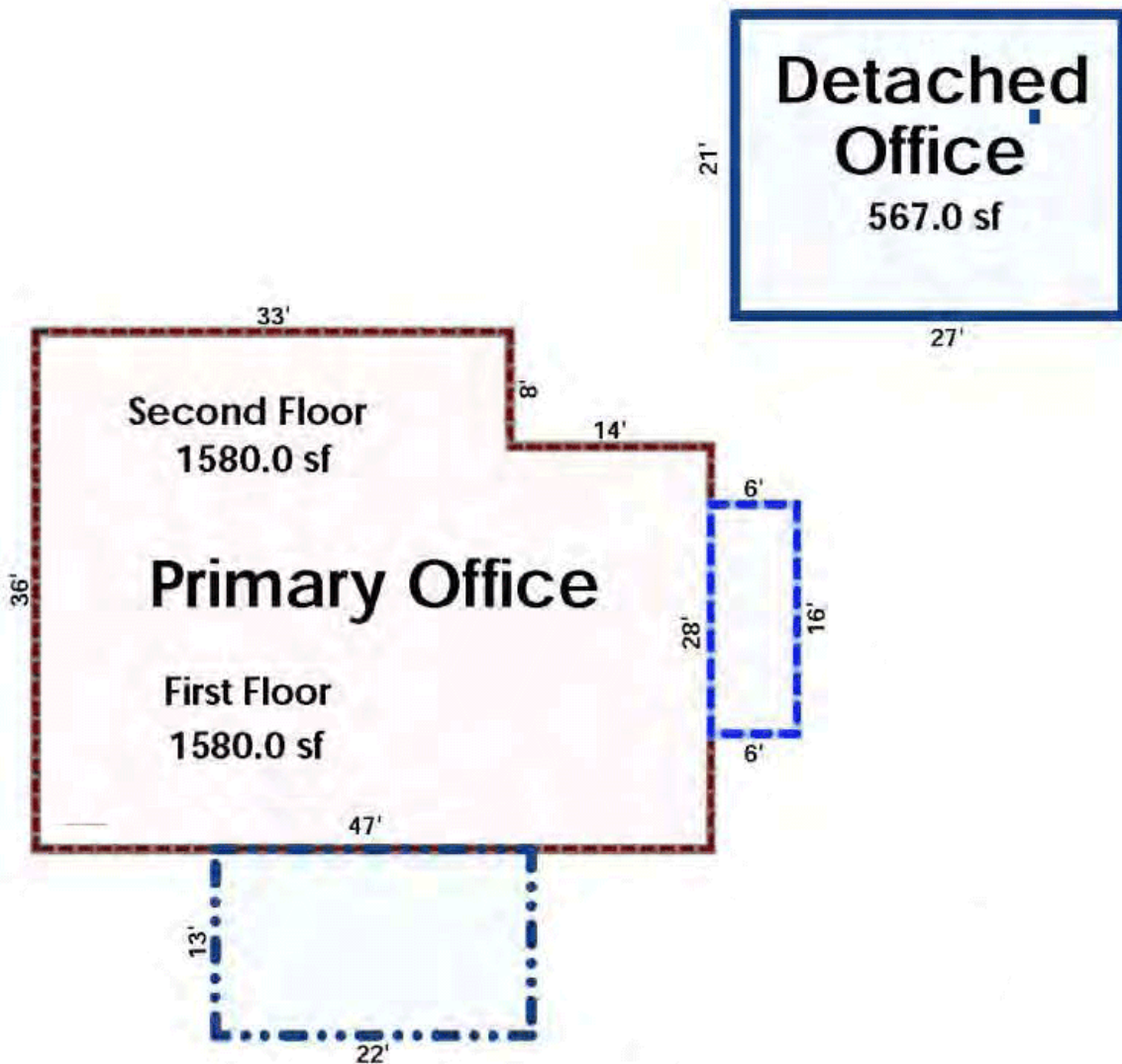
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### FLOOR PLAN



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