

# Property Summary

OFFICE SPACE AVAILABLE FOR LEASE | NAPA



## Property Description

2nd Floor approximately 2,200 SF of Office space.

Layout: 3 built-in office bays and 3 private offices, shared restrooms on the first floor

Additional Space: Possible shared warehouse/yard space available pending negotiation

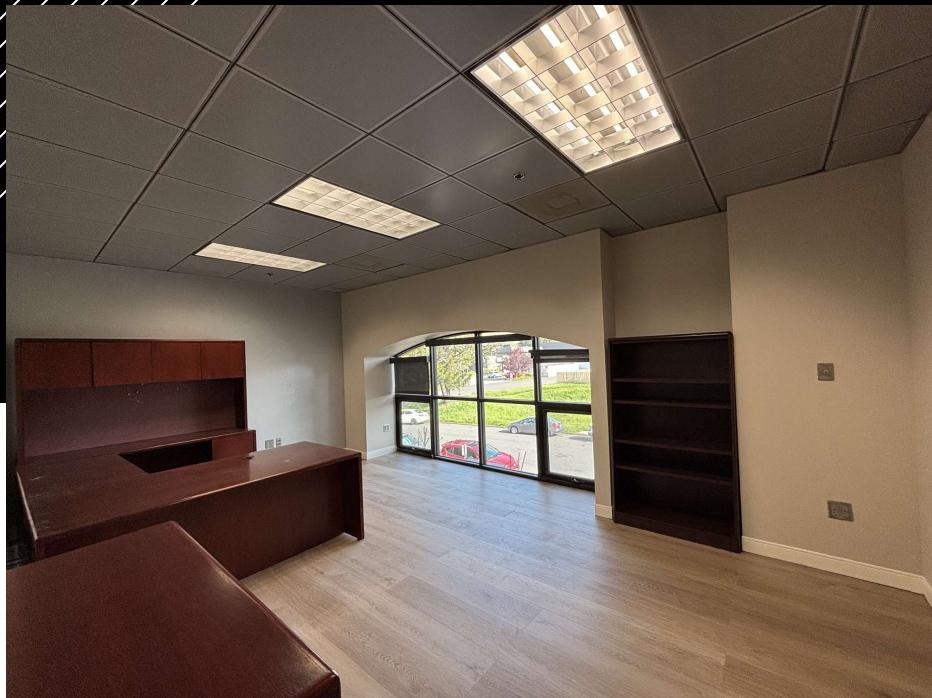
## Location Description

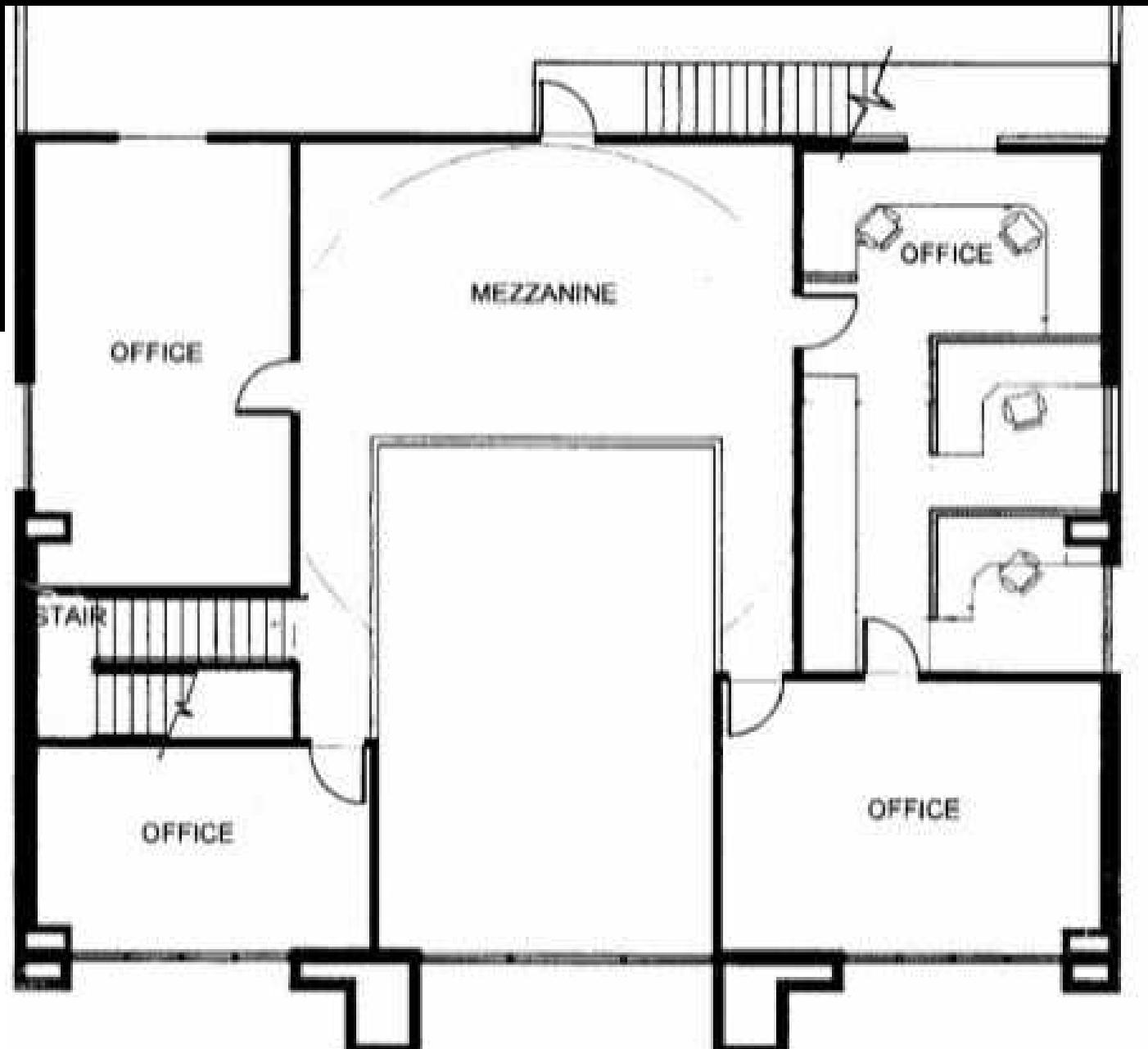
Conveniently situated just south of Napa's city limits off Kelly Road, this property offers easy access to Highways 12, 29, and 221, as well as major highways and interstate routes, ensuring smooth connectivity and convenient commuting.

## OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Available SF:	2,200 SF
Lot Size:	1.07 Acres
Building Size:	7,700 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	40	13,857	89,550
Total Population	129	43,406	244,163
Average HH Income	\$123,063	\$112,465	\$101,444





**SECOND FLOOR PLAN**



## 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.