

# For Sale or Lease



3264 Villa Lane  
Napa, CA

Office Condo For Sale or Lease

±5,870 SF

\$2,600,000  
\$2.50 SF IG

## Property Highlights



Office Commercial  
Zoning



A wide variety of  
permitted uses including  
Medical Office and  
Financial services



Abundant parking



Located with easy access  
to Soscol Ave and Hwy 29



Close proximity to food  
and medical services

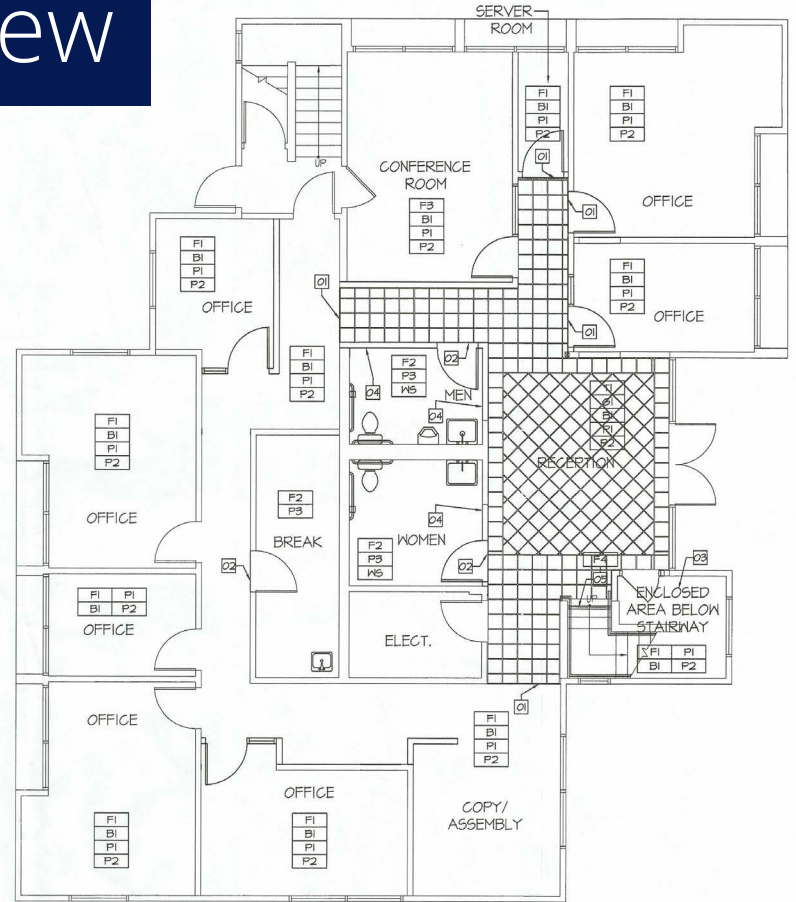


Across the street from  
Queen of the Valley

# Property Overview

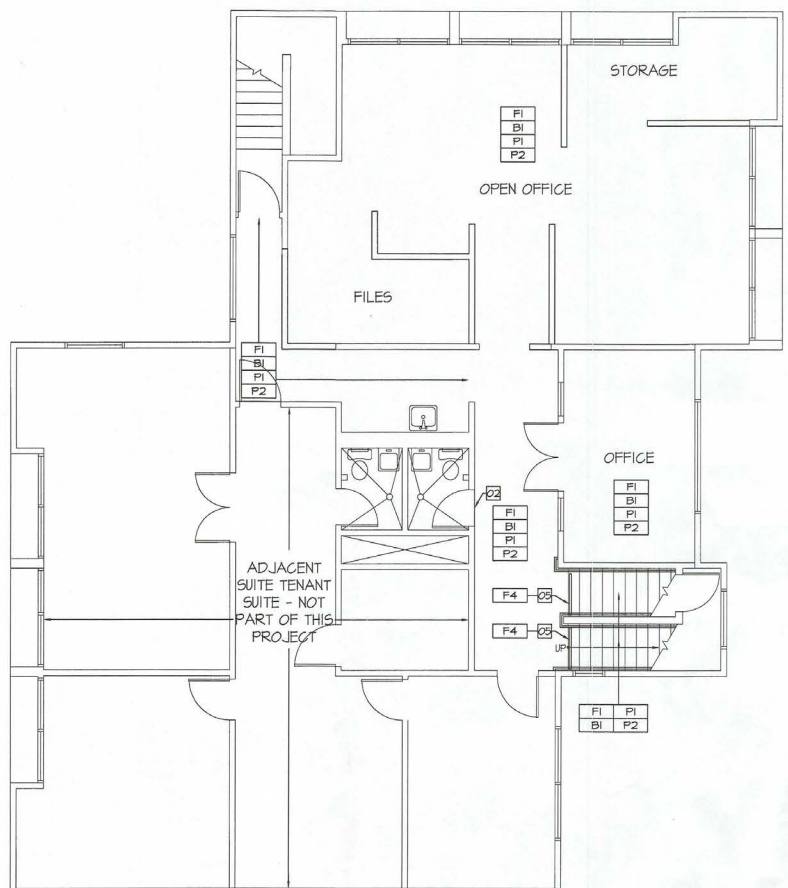
## First Floor

- Reception Area
- Conference Room
- Seven (7) Private Offices
- Break room
- Kitchen
- Two (2) Bathrooms



## Second Floor

- Five (5) Private Offices
- Bullpen
- Kitchen
- Two (2) Bathrooms

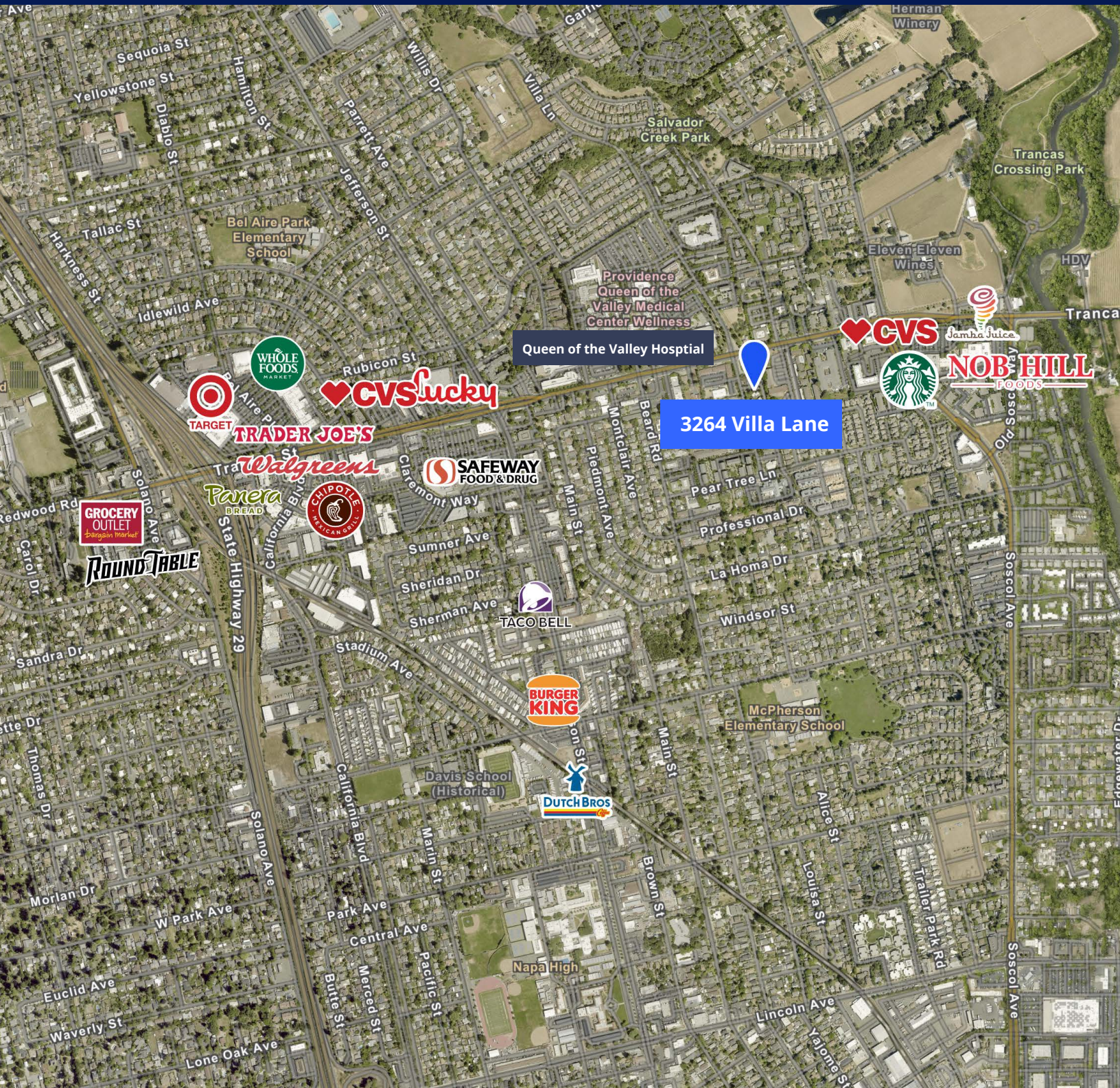


3264 Villa Lane, Napa, CA | Office Condo for Sale or Lease

# Photo Gallery

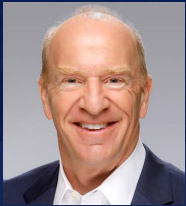


# Nearby Amenities





# Contact Brokers



## Bill Kampton

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## Jason Driscoll

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## About Brokers

### Bill Kampton

Since beginning his real estate career in 1987, Bill has focused on properties located in Napa County. Commercial properties such as warehouse, flex, office, development and land have been Bill's core deals with most of these transactions being located in Napa, American Canyon, St. Helena and Sonoma. Having lived in Napa since 1973, Bill has developed a network of business associates and personal relationships that have continually proved to be a valuable resource in assisting his client's with their property needs.

### Jason Driscoll

Jason Driscoll built his career from the ground up, starting in the cellars of Napa Valley and Sonoma County before spending a decade owning and operating two successful wine brands. His hands-on experience in warehouses, wineries, and vineyards provided a strong foundation for his transition into Industrial Real Estate. Today, he advises both tenants and landlords across Napa, Sonoma, and Solano Counties, bringing a unique perspective rooted in deep wine industry knowledge and operational experience.



### Colliers

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