

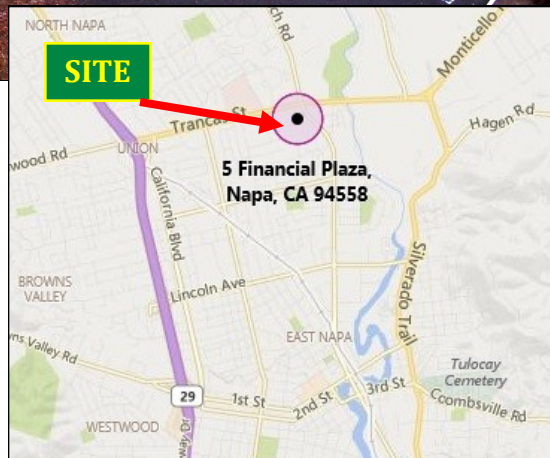
PROFESSIONAL OFFICE BUILDING

5 Financial Plaza, Napa CA 94559



FOR LEASE

- PROPERTY** ± 30,000 SF Building
- PROPERTY HIGHLIGHTS**
- Newly Renovated
 - Abundant Parking
 - Zoned CC (Community Commercial) - general office, medical, financial, wine related use.
 - High Traffic Location, on the corner of Trancas and Soscol.
 - New Monument Signage in 3 Locations
 - NNN Estimate \$0.35



- LOCATION** Excellent North Napa location on the corner of Soscol Avenue and Trancas. Adjacent to Silverado Shopping Shopping Center (Nob Hill, etc.) Access to Up valley via Silverado Trail. One block from Queen of the Valley Hospital and highway 29.
- SUITES FOR LEASE**
- Suite 102 - +/-2,576 SF
 - Suite 118 - +/- 1,214 SF
 - Suite 228- +/- 1,492 SF

Offered For Lease at \$2.00/SF/Mo/NNN

Broker Bonus: For a Broker who is the procuring cause of a Lease of the Premises, Commission shall be seven percent of base rent for the first 12 months, seven percent for the second 12 months, six percent for the third 12 months, five percent for the fourth 12 months, five percent for the fifth 12 months, and three percent of the base rent of the balance of the initial term **Note:** These Offers are subject to change. Confirm status with listing agent.

For more information, please contact exclusive listing agent:

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STRONG & HAYDEN
COMMERCIAL REAL ESTATE

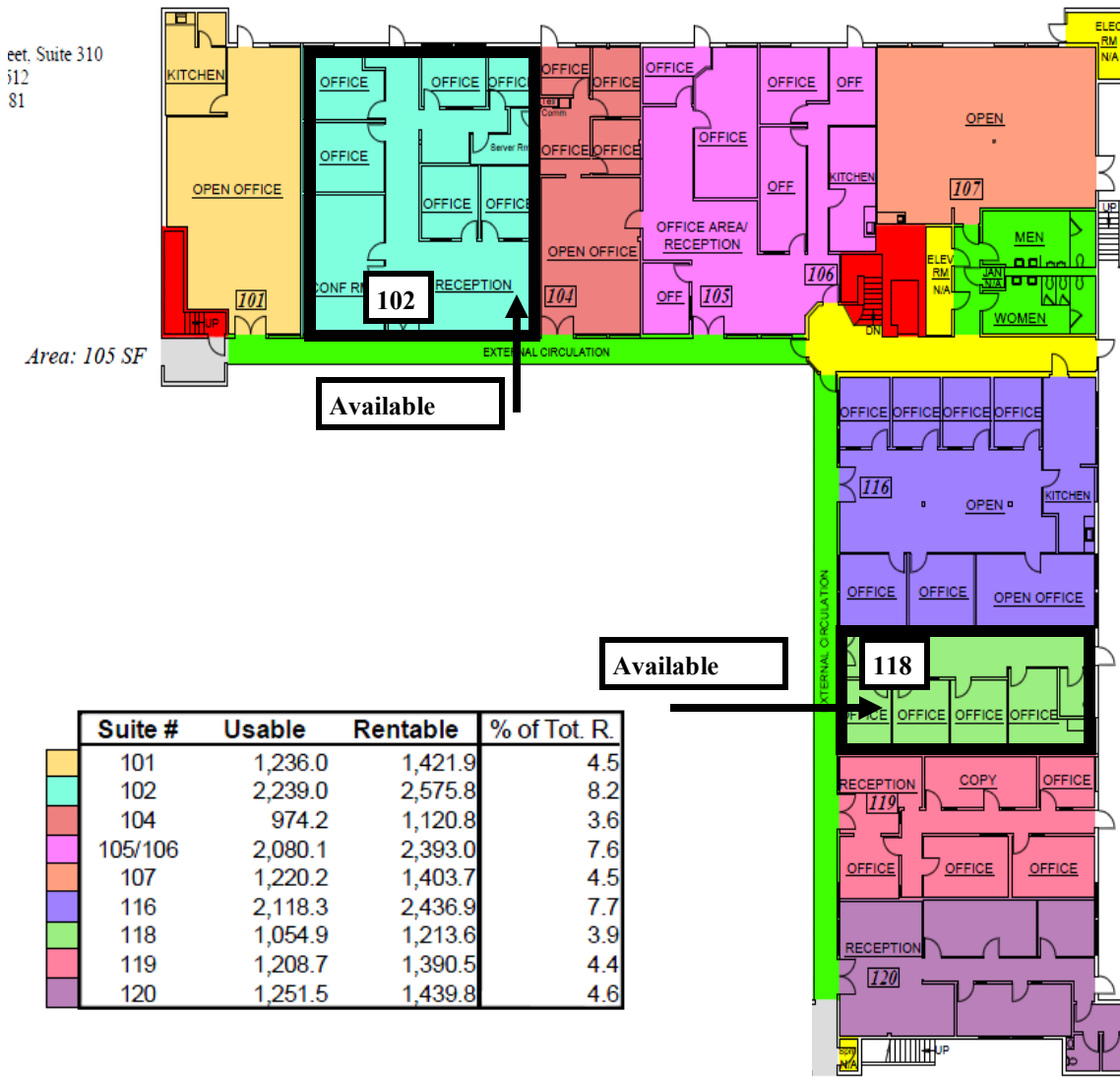
Phone: 707.226.2661 • Fax: 707.226.2339 • 433 Soscol Ave, Ste. A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.

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1st Floor Floor Plan



Suite #	Usable	Rentable	% of Tot. R.
101	1,236.0	1,421.9	4.5
102	2,239.0	2,575.8	8.2
104	974.2	1,120.8	3.6
105/106	2,080.1	2,393.0	7.6
107	1,220.2	1,403.7	4.5
116	2,118.3	2,436.9	7.7
118	1,054.9	1,213.6	3.9
119	1,208.7	1,390.5	4.4
120	1,251.5	1,439.8	4.6

1st Floor Summary

Total Rentable 15,396 SF
 Total Useable 13,383 SF
 Occupant 13,383 SF
 Load Factor 1.1504 SF

Floor Service & Amenity 1,680 SF
 Building Service Elevator Etc. 681 SF

Building Summary

Total Rentable 31,457 SF
 Total Useable 27,191 SF
 Service & Amenity 3,586 SF

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2nd Floor Floor Plan



Suite #	Useable	Rentable	% of Tot R.
200	3,706	4,311	13.7
205/216	4,542	5,284	16.8
224/226	3,131	3,642	11.6
227	1,045	1,216	3.9
228	1,381	1,607	5.1

Available

2nd Floor Summary

Total Rentable 16,061 SF
 Total Useable 13,808 SF
 Occupant 13,808
 Load Factor 1.1632

Floor Service & Amenity 1,906 SF
 Building Service Elevator Etc. 681 SF

Building Summary

Total Rentable 31,457 SF
 Total Useable 27,191 SF

Service & Amenity 3,586 SF

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