

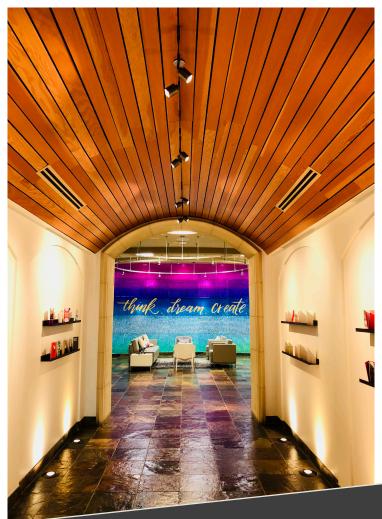
222-240 NAPA, CA GATEWAY ROAD WEST

JLL, as exclusive advisor, is pleased to offer for sale 222-240 Gateway Road West, in Napa, California ("The Offering"), a single-story office building, totalling ±38,640 RSF.

222-240 Gateway Road West was constructed in 2000 with recent major renovations in 2018. The Property is 100% leased to two well established tenants - Papyrus Recycled Greetings, a wholly owned subsidiary of American Greetings Corporation (30,117 SF), and Specialty Program Group, a subsidiary of Hub International (8,523 SF).

FINANCIAL SUMMARY:

TOTAL NET RENTABLE AREA (RSF):	38,640 SF
PERCENT LEASED:	100%
IN-PLACE NET OPERATING INCOME:	\$610,828





EXCLUSIVELY LISTED BY THE DOWLING-BRACCO TEAM OF JLL:

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GATEWAY ROAD WEST | NAPA, CA

CORPORATE NEIGHBORS

- BENCHMARK WINE GROUP
- DELICATO FAMILY VINEYARDS
- **CONSTELLATION BRANDS**
- SPRINGHILL SUITES (MARRIOTT) EUROSTAMPA
- - SUTTER HOME
 - TREASURY WINE ESTATE
- FOLIO WINE GROUP
- DON SEBASTIANI & SONS
- 10. BRONCO WINE
- DEL DOTTO
- 12. WINESHIPPING
- 13. AP TECH
- 14. BERGIN GLASS
- 15. SAFE HARBOR WINE STORAGE
- 16. LAIRD FAMILY ESTATE



222-240 GATEWAY ROAD WEST

38,640 SF CLASS 'A' OFFICE BUILDING



100% LEASED **INVESTMENT OPPORTUNITY**



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