

25 Executive Court, Napa, CA



\$0.95 /SF/Mo. NNN ±24,000 SF (±6,000 SF Divisible)

Also Available for Sale at \$3,750,000

Ideal location in the hub of Napa County, surrounded by world class wineries and championship golf courses. This ±24,000 SF office building includes:

First Floor ±12,000 SF

- 8 Private Offices
- 2 Conference Rooms
- 50% Open for Cubicles

Second Floor ±12,000 SF

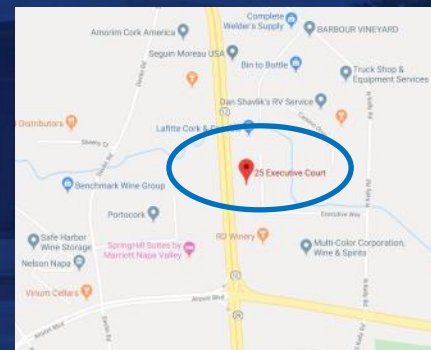
- 18 Private Offices
- 2 Conference Rooms
- 40% Open for Cubicles

Warehouse/Manufacturing/Production Space Options Considered from ±1,500 to ±4,000 SF with Different Clear Height Options for Mixed Use Prospects

- NNN Expenses (\$0.25 /SF/Mo. Est.)
- Parcel Size ±1.56 Acres
- Men's and women's bathrooms on both floors
- Kitchen/breakroom & kitchenettes
- Signage opportunities where property faces Hwy 29
- 89 Parking Spaces
- Large Perimeter Window Lines
- Average Daily Traffic ±65,000 (±23 Million Annually)

(2017 Cal Trans)

Virtual Tour Link: <https://youtu.be/MTKSRvljTIE>



NAPACOMMERCIALPROPERTIES.COM

AVAILABLE FOR LEASE
M C - P F O



Cathy D'Angelo Holmes
(707) 304-3338
cholmes@cnapavalley.com
Lic.#01355085

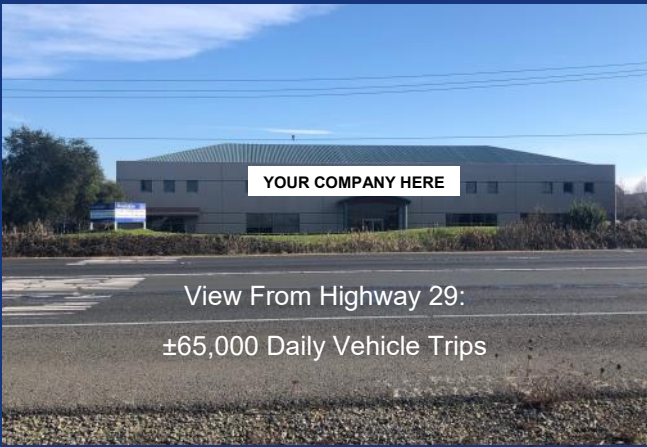
Michael J. Moffett
(707) 479-1976
mmoffett@cnapavalley.com
Lic.#00946472



1040 MAIN ST.
#101
NAPA, CA 94559



Steve Crocker
(707) 685-6395
steve.crocker@colliers.com
Lic.#01476069

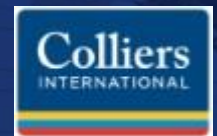


Cathy D'Angelo Holmes
 (707) 304-3338
 cholmes@cnapavalley.com
 Lic.#01355085

Michael J. Moffett
 (707) 479-1976
 mmoffett@cnapavalley.com
 Lic.#00946472

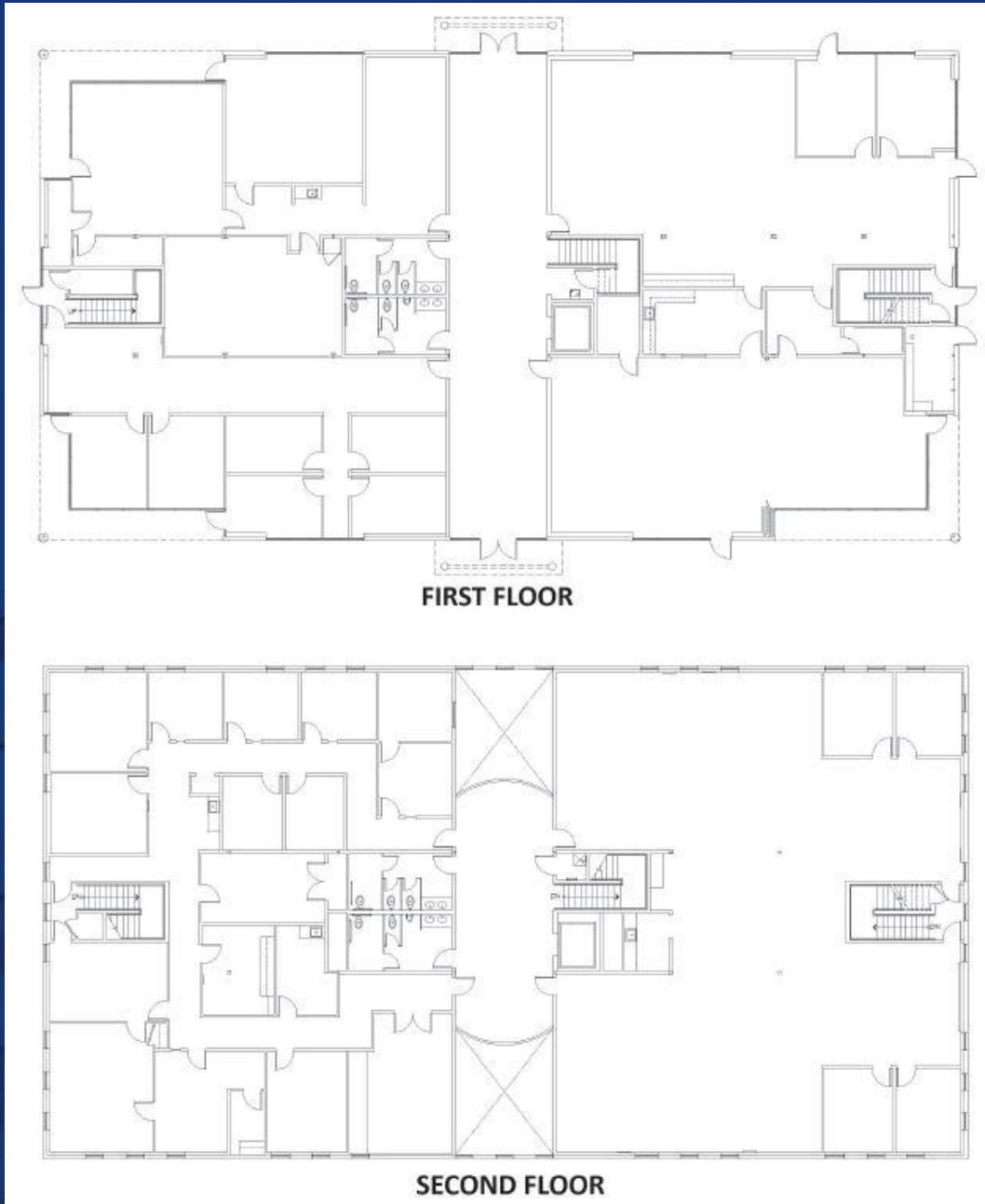


1040 MAIN ST.
 #101
 NAPA, CA 94559



Steve Crocker
 (707) 685-6395
 steve.crocker@colliers.com
 Lic.#01476069

FLOOR PLAN

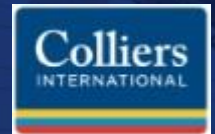


Cathy D'Angelo Holmes
(707) 304-3338
cholmes@cnapavalley.com
Lic.#01355085

Michael J. Moffett
(707) 479-1976
mmoffett@cnapavalley.com
Lic.#00946472



1040 MAIN ST.
#101
NAPA, CA 94559



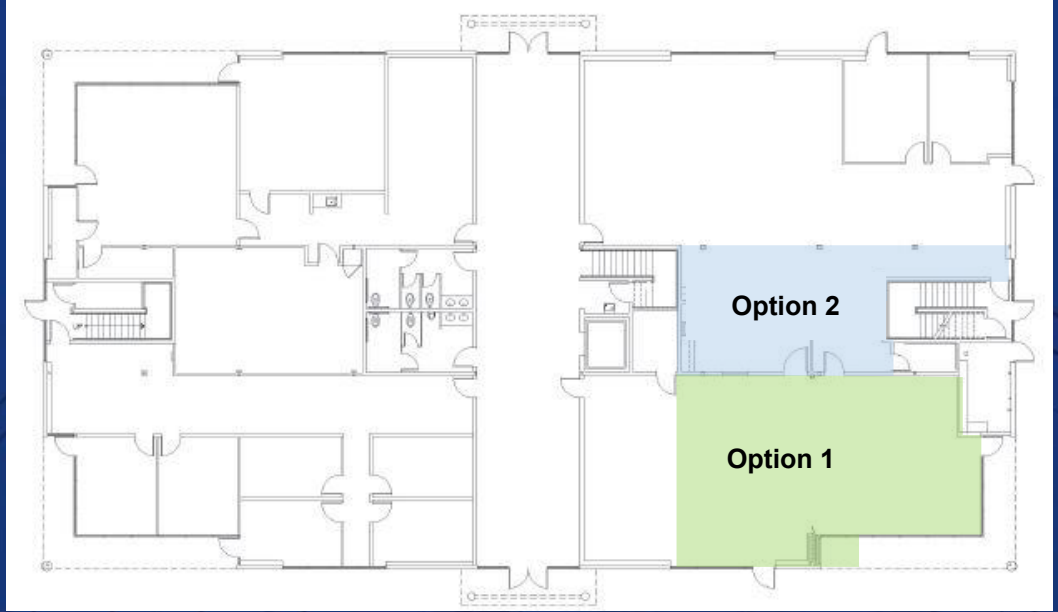
Steve Crocker
(707) 685-6395
steve.crocker@colliers.com
Lic.#01476069

FIRST FLOOR OPTIONS FOR CONVERSION TO WAREHOUSE/MANUFACTURING/PRODUCTION

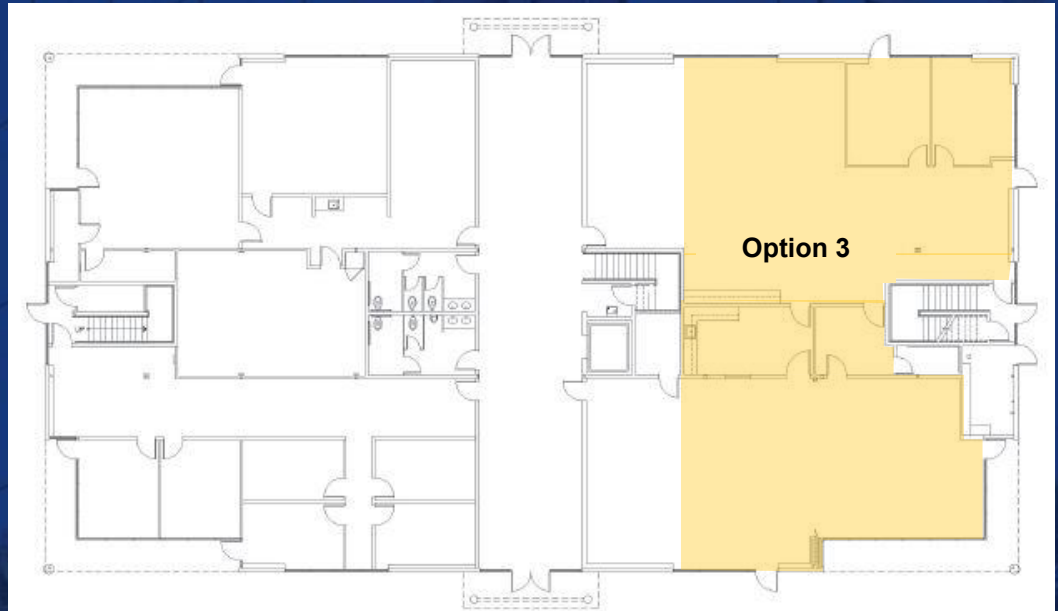
Option 1

Option 2

Option 1 Can be Expanded to Include
All or Any Portion of Option 2



Option 3



Cathy D'Angelo Holmes
(707) 304-3338
cholmes@cnapavalley.com
Lic.#01355085

Michael J. Moffett
(707) 479-1976
mmoffett@cnapavalley.com
Lic.#00946472



1040 MAIN ST.
#101
NAPA, CA 94559



Steve Crocker
(707) 685-6395
steve.crocker@colliers.com
Lic.#01476069