



For Lease

5 Financial Plaza, Napa, CA

**Class "A"
Office Suites
Available**

Property Highlights

- ±31,457 SF Two (2) Story Office Building
- Recently Renovated Property with Several Interior & Exterior Upgrades
- Highly Visible Location at the Corner of Trancas Street and Soscol Avenue
- Easy Access to Highway 29 & Silverado Trail
- Mature Landscaping & Abundant Parking Available on Property
- Monument Signage Available
- Located in Close Proximity to Retail, Food and Medical Related Services
- Zoned CC (Community Commercial)
- **Rate: \$2.10 NNN**



Floor Plans

AVAILABILITIES

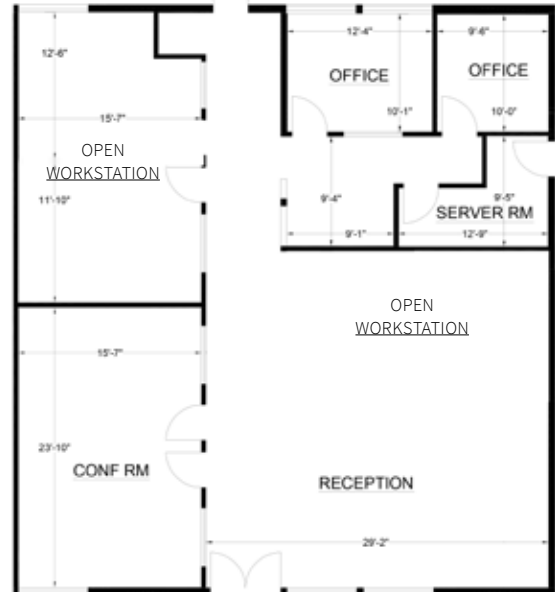


Suite 101 - ±1,422 RSF

- Kitchen
- Open area for workstations
- Combine with Suite 102 for ±3,998 SF

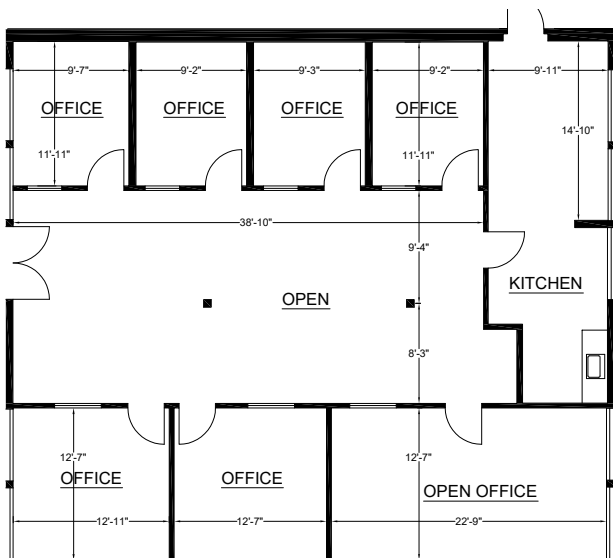
Suite 102 - ±2,576 RSF

- Two (2) private offices
- Conference room; Server/storage room
- Open areas for workstations
- Combine with Suite 101 for ±3,998 SF



Suite 116 - ±2,437 RSF

- Six (6) private offices
- Kitchen
- Conference room
- Open area for workstations

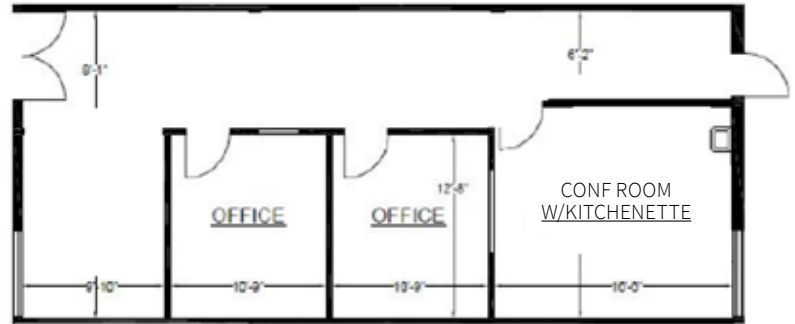


Floor Plans

AVAILABILITIES

Suite 118 - ±1,214 RSF

- Two (2) private offices
- Reception area
- Conference room with kitchenette
- Combine with Suite 119 for ±2,605 SF

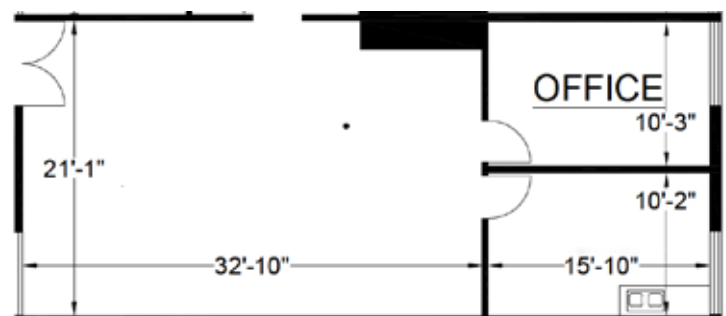


Suite 119 - ±1,391 RSF

- Three (3) private offices
- Reception area
- Storage / IT room
- Open area for workstations
- Combine with Suite 118 for ±2,605 SF

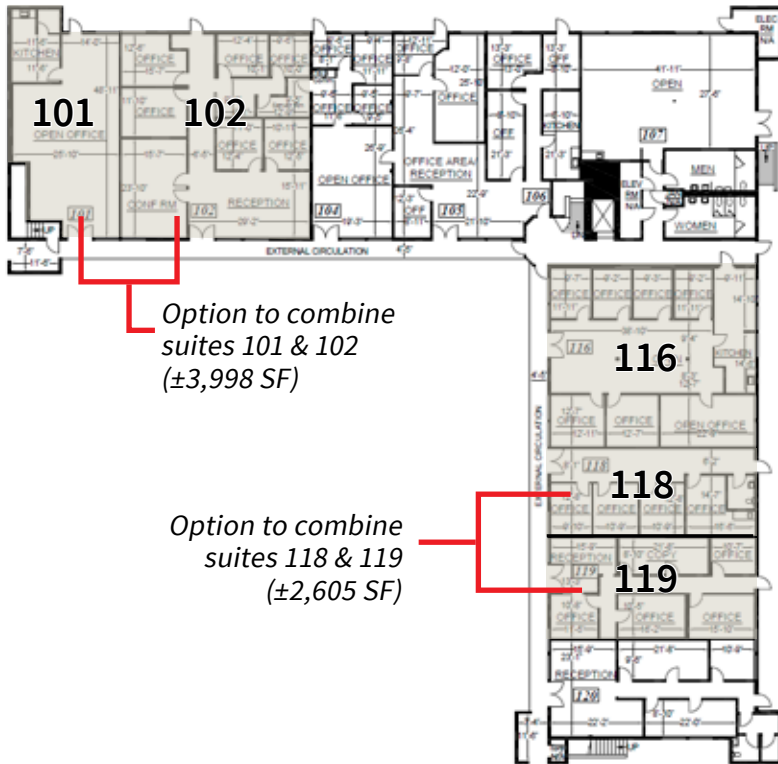
Suite 226 - ±1,198 RSF

- One (1) private office
- Kitchen / breakroom
- Open area for workstations



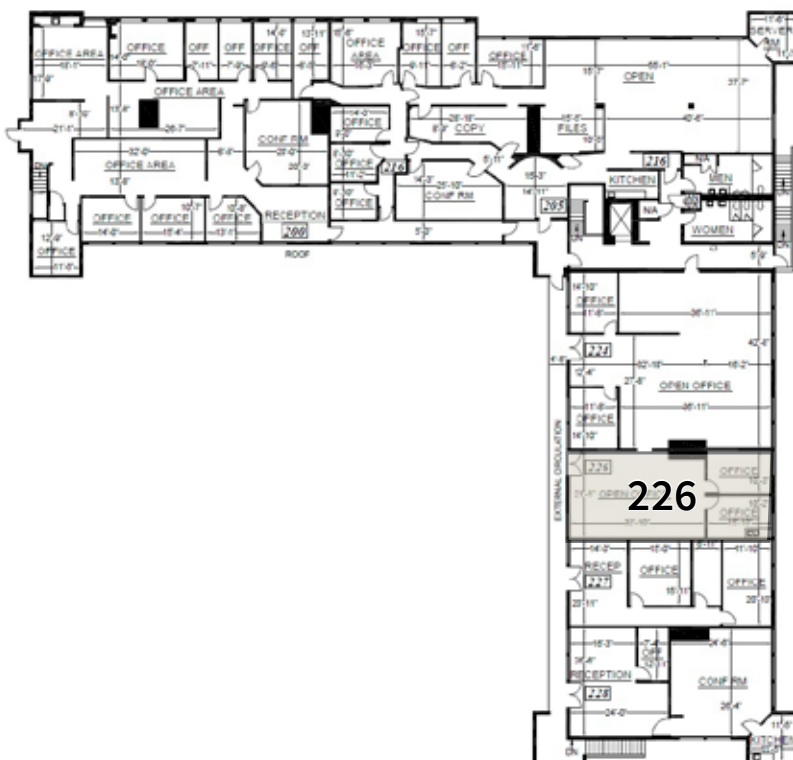
Site Plans

FIRST FLOOR



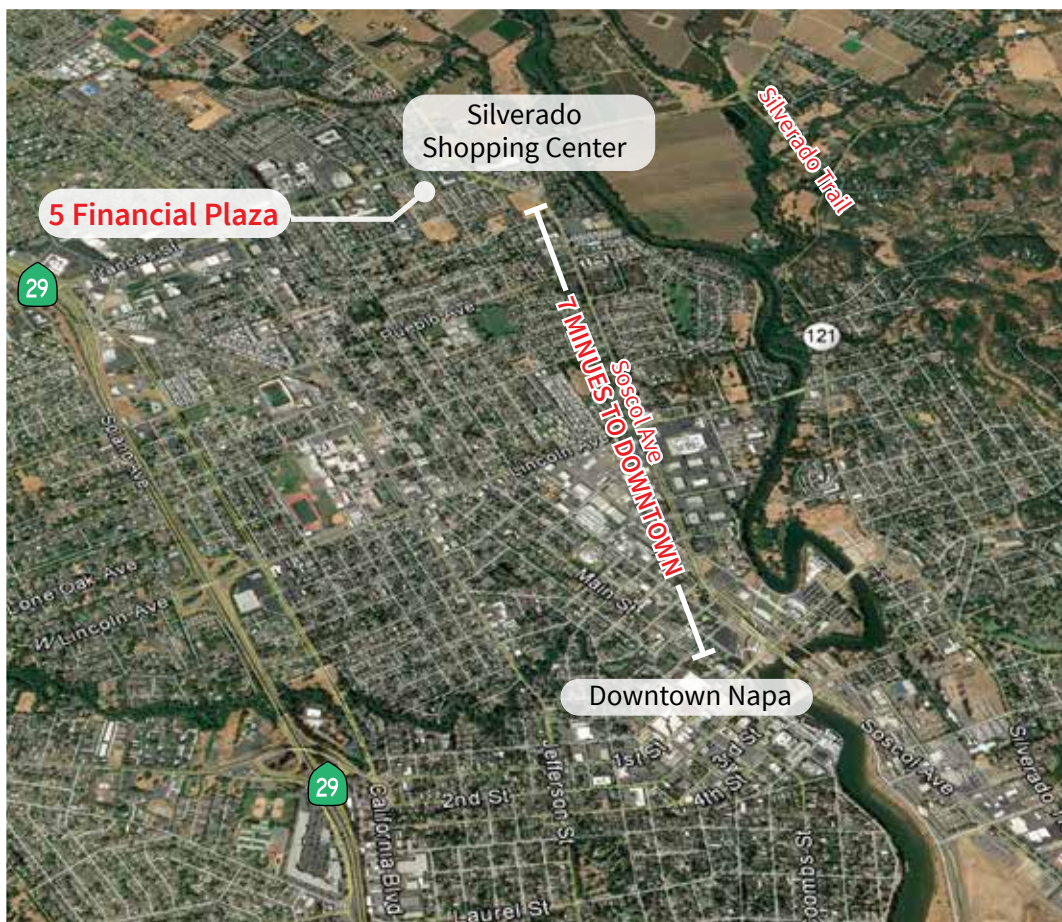
Suite 102

SECOND FLOOR



Suite 226

Local Map



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The world-renowned Napa Valley wine country

5 Financial Plaza is located in northern Napa, conveniently situated in close proximity to Highway 29 and Silverado Trail, and just seven minutes to the downtown central core. The property is also located within walking distance to food service and retail amenities.

The world-renowned Napa Valley wine country area brings both prosperity and prominence to the region. An estimated 4 million tourists pass through the Napa Valley each year. The wine and vineyard sector is easily Napa's largest employer. The industry directly, and indirectly through the services and products they consume or generate, provides nearly 40,000 jobs in Napa, nearly half of the county's total employment. These jobs generate wages of nearly \$1.4 billion and that the full economic impact of the wine and vineyard sector in Napa County totals \$9.5 billion.

