

CARNERA CORPORATE CENTER

±6,718 - ±13,483 SF CLASS "A" FIRST FLOOR OFFICE SPACE FOR IMMEDIATE SUBLEASE



166-176 GATEWAY ROAD E: **6,718 SF** | 182-190 GATEWAY ROAD E: **6,765 SF**

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CARNERA CORPORATE CENTER

166-176, 182-190 GATEWAY ROAD E | NAPA, CA

Carnera Corporate Center is ideally located in the **Napa Valley Gateway Business Park** at the intersections of Highway 12 & 29, just 7 miles west of I-80 and adjacent to the Napa County Airport. The project's strategic location, at the **Gateway to the Napa Valley**, is just a short distance from world renowned wineries, championship golf courses and destination resorts, along with an array of retail amenities.

Currently, **166-176 Gateway Rd E has 6,718 SF office space available on the first floor** and **182-190 Gateway Rd E has 6,765 SF office space available on the first floor** for a **total of 13,483 SF available for lease**. The available spaces are fully furnished with new, quality office furniture throughout. The buildings can be leased together or separately.

Building Highlights:

- High quality interior improvements constructed in 2018
- Plug & play opportunity with quality furniture
- Modern design with a nice mixture of open office, private office areas, conference rooms and kitchen / break rooms
- Large custom kitchen and employee lunch area
- Operable windows, exterior courtyard, pathways, trellises, benches, central fountain, and second floor covered balconies
- 3.7 per 1,000 employee parking ratio
- Sublease expires December 31, 2031

PROJECT HIGHLIGHTS



2 buildings
13,483 RSF
available for lease



Abundant
parking



Campus Setting
with exterior
courtyard



Adjacent to
Napa County
Airport

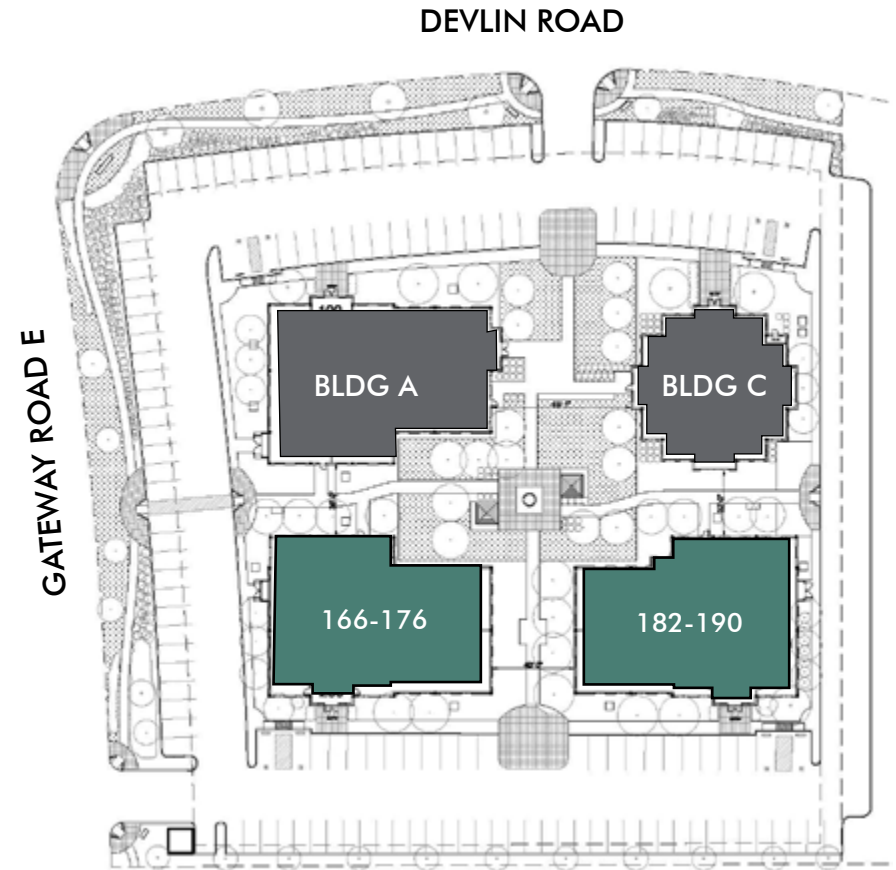


Close proximity
to Highways 29,
12, & I-80

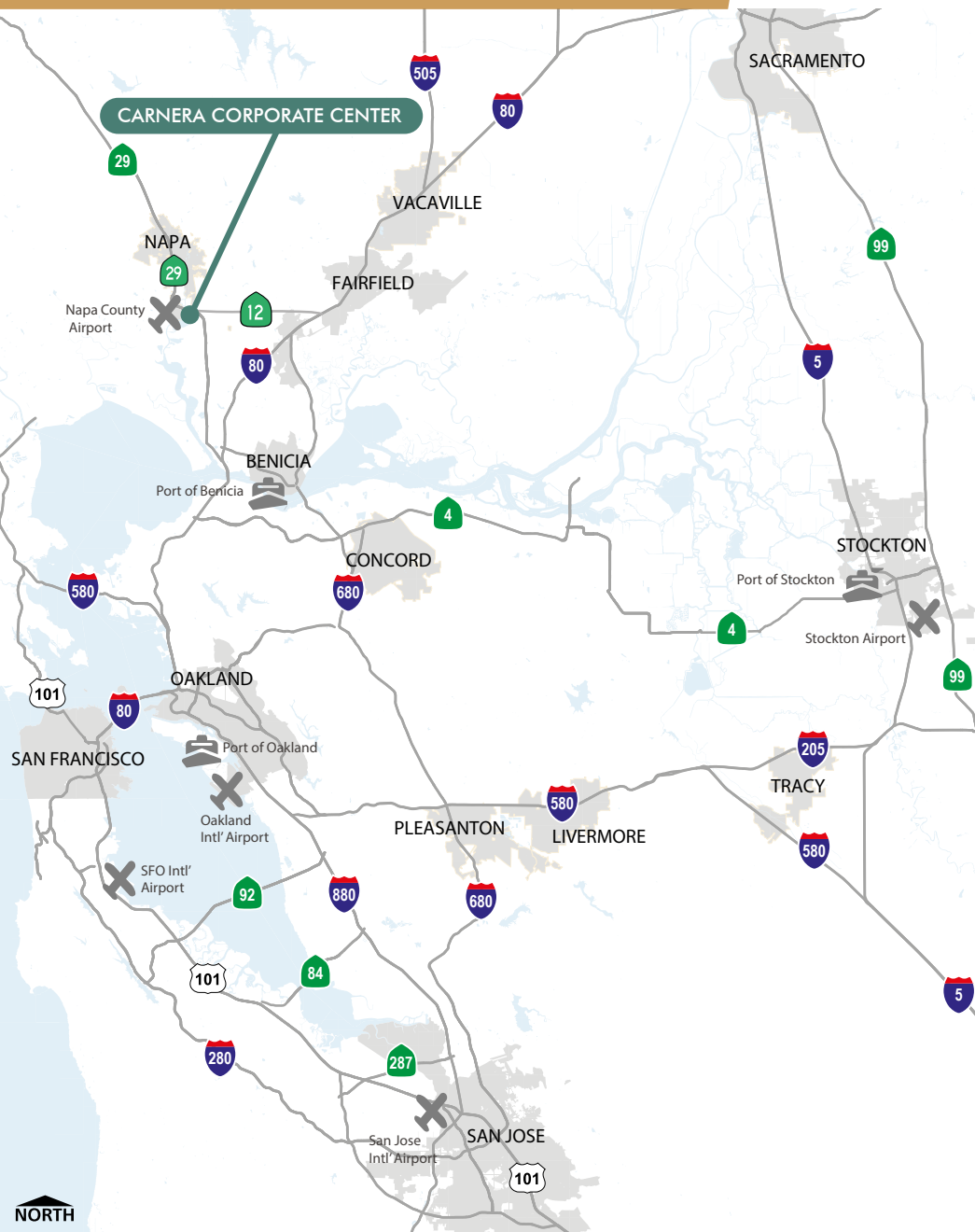


6,718 SF FIRST FLOOR OFFICE | 166-176 GATEWAY RD E
6,765 SF FIRST FLOOR OFFICE | 182-190 GATEWAY RD E

CARNERA CORPORATE CENTER SITE PLAN



STRATEGIC LOCATION



CARNERA CORPORATE CENTER DRIVE DISTANCES

PORTS & AIRPORTS	Miles	MAJOR CITIES	Miles
Napa Airport	0.2	Napa	7
Port of Benicia	21	Novato	26
Oakland Intermodal	31	Oakland	37
Oakland Airport	46	San Francisco	42
Port of Oakland	51	Sacramento	55
SFO Airport	54	Stockton	65
Port of Stockton	68	San Jose	81



OPERABLE WINDOWS AND VIEWS OVERLOOKING THE NAPA VALLEY

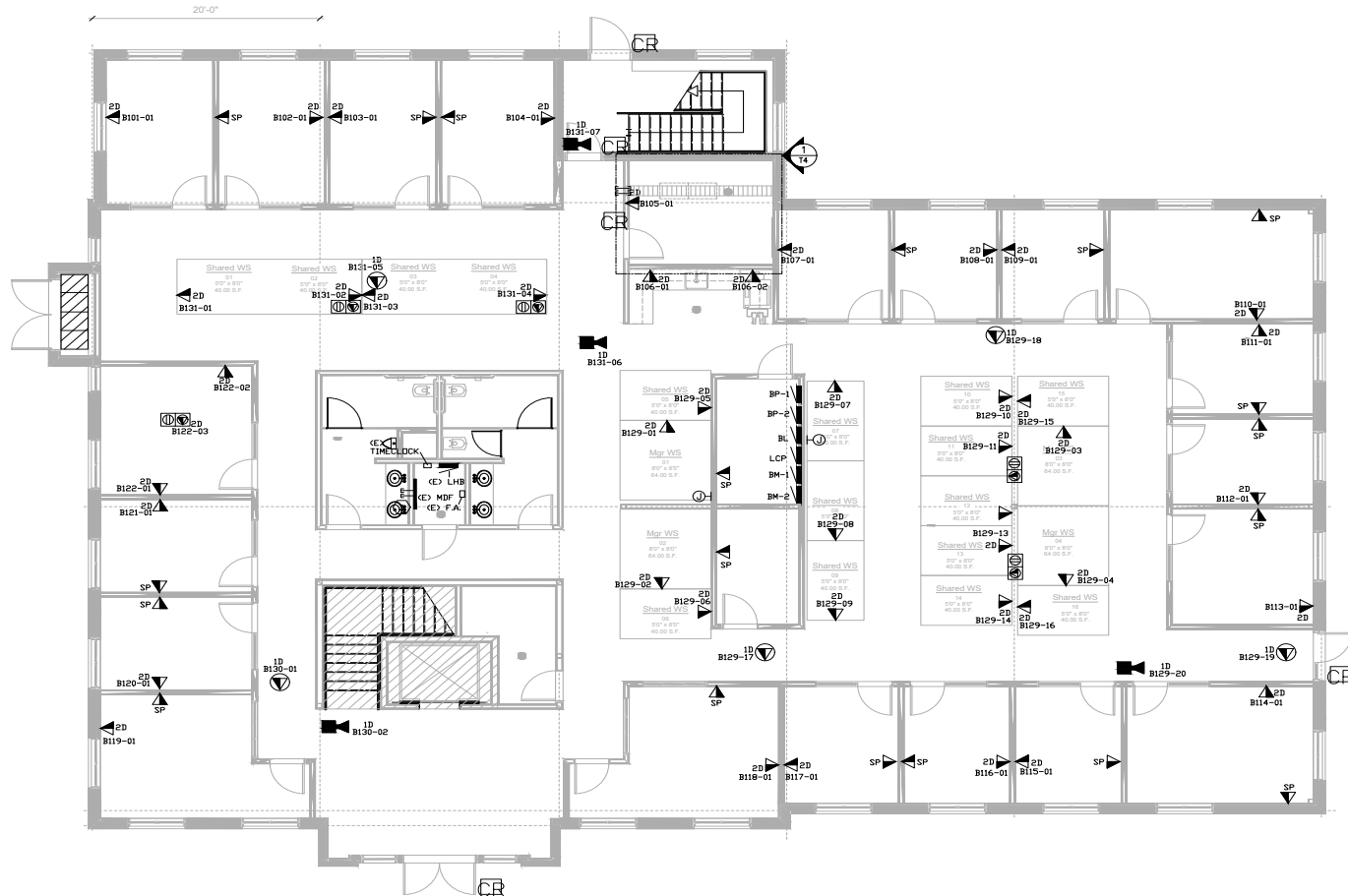


HIGH END FINISHES THROUGHOUT BOTH BUILDINGS

166-176 GATEWAY ROAD E

6,718 RSF AVAILABLE

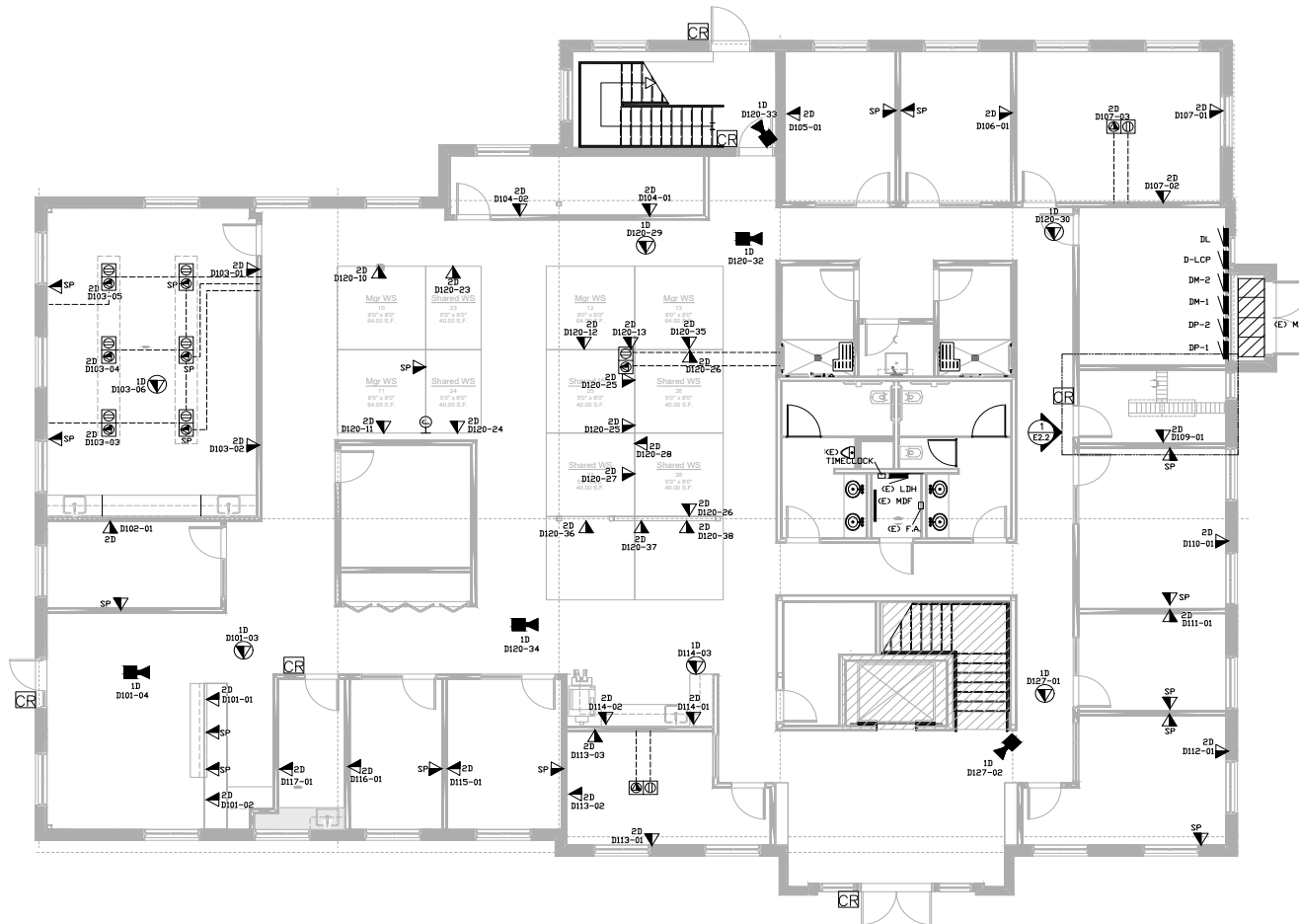
FIRST FLOOR PLAN



182-190 GATEWAY ROAD E

6,765 RSF AVAILABLE

FIRST FLOOR PLAN



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To schedule a tour or for more information, please contact:

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