



1401 - 1485

1st Street • Napa, California

NapaSquareLeasing.com

Class "A" Office Space | Floors 2 + 3
Ground Floor Retail Space

Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



WELCOME TO NAPA SQUARE

Conveniently situated in Downtown Napa, Napa Square offers unique Class “A” office and retail space opportunities for those seeking to establish their presence in the internationally recognized Napa County.

NapaSquareLeasing.com





JOIN INDUSTRY LEADERS

Establish a professional office presence alongside our many prestigious industry leaders at Napa Square (including Wells Fargo Advisors, UBS, Sotheby's International, Charles Schwab, etc)



ABUNDANT AMENITIES

Many dining and shopping options surround the property as well as on project ground floor



**±65,000 CLASS "A" PROJECT IN THE
HEART OF DOWNTOWN NAPA**

2nd & 3rd Floor Office
Ground Floor Retail



HVAC

Full A/C with State-of-the-Art
Heat Pump System



CABLE

T1 Provided



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OFFICE SPACE AVAILABLE

Second Floor Office

Suite 204: $\pm 1,880$ SF

Suite 205: $\pm 2,559$ SF

Third Floor Office

$\pm 10,794$ SF

(Divisible to $\pm 2,247$ SF)

GROUND FLOOR RETAIL

Suite 1461: $\pm 1,280$ SF (office use permitted)

- Open plan with polished concrete floors and open exposed ceilings
- Floor drains and mop sink
- Located off interior courtyard (capability to create new entrance from School Street)

± 149 SF on First Street

- Previous ATM use
- Dedicated HVAC unit
- Excellent point of sale location on First Street with high pedestrian exposure

Combine Retail Spaces: $\pm 1,429$ SF

PROJECT TENANTS INCLUDE:

Sotheby's

The UPS Store



CARSON
WEALTH

LE VENDI
NAPA VALLEY



AgCREDIT



SECOND FLOOR OFFICE

±1,880 SF- ±2,599 SF

SUITE 204:



SUITE 204: ±1,880 RSF

- 5 private offices
- Open area for workstations
- Breakroom
- Copy/IT room
- Spec suite - new finishes

SUITE 205:



SUITE 205: ±2,559 RSF

- Former medical space – ideal for medspa or traditional medical use
- 5 exam rooms with sinks
- Breakroom
- Private restroom

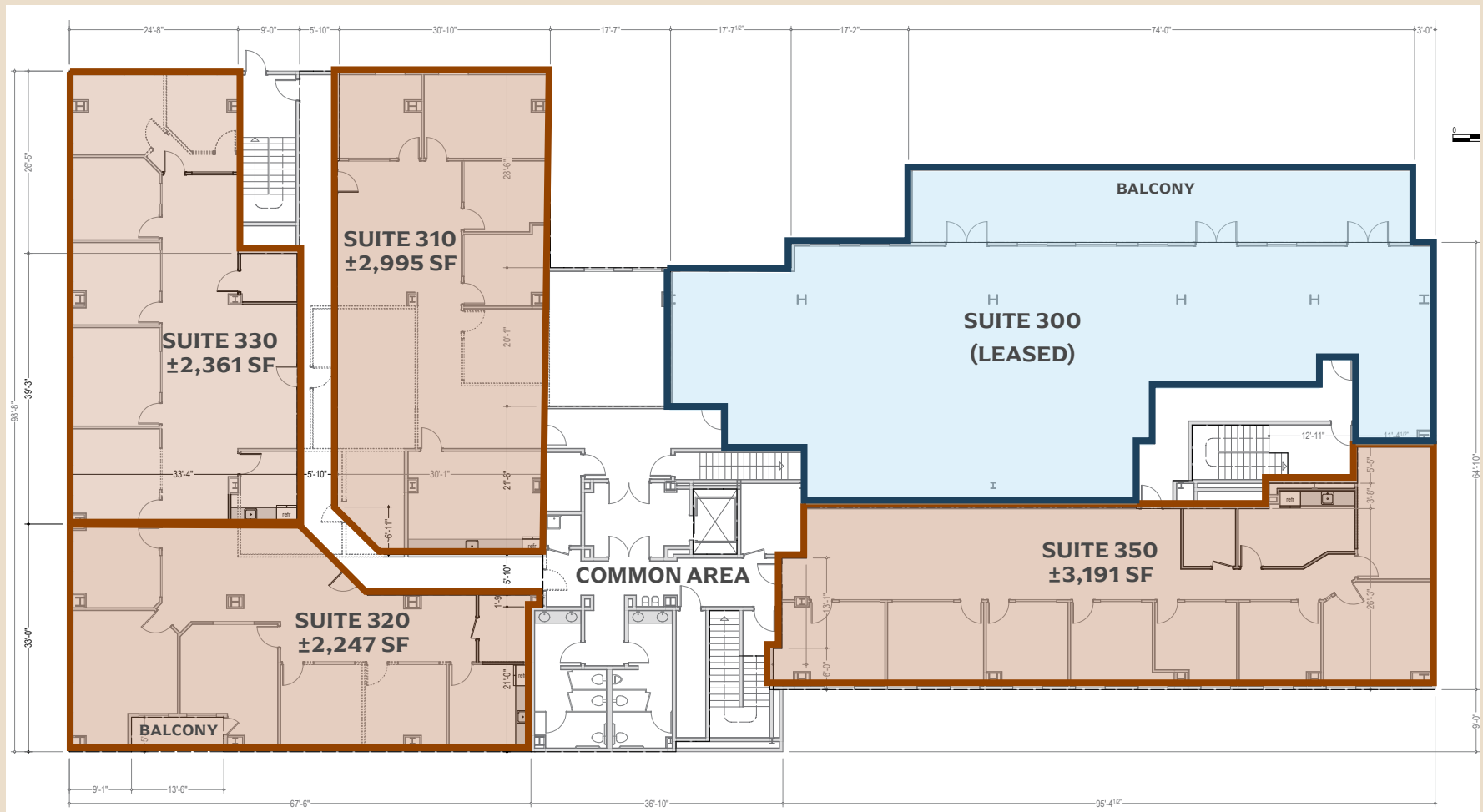
THIRD FLOOR OFFICE - CONCEPTUAL DEMISING PLAN

±2,247 SF - ±10,794 SF

 AVAILABLE

 LEASED

Note: Conceptual Plan only – hallways do not currently exist – spaces can be combined / configured for various sized options



NORTH



DINING

Oenotri
Grace's Table
Norman Rose Tavern
The Garden by Tannery Bend Beerworks
Robert Craig Winery Tasting Salon
Nation's Giant Hamburgers & Great Pies
Winston's Cafe & Bakery
Folklore Records+Drinks+Food
Le Paris Artisan & Gourmet Cafe
Small World Restaurant
Downtown Joe's

Moulin
Frankie's Deli & Market
Eiko's Sushi
The Dutch Door
Contimo Provisions
Oxbow Public Market
Napa Noodles
Allegria
Gott's Roadside
Napa Yard - Oxbow Gardens
Kenzo
Petit Soleil

Morimoto Napa
Celadon
Angele Restaurant & Bar

PARKING

Pearl Street Parking Garage
Downtown 2nd Street Park
1200-1298 4th St Parking
Public Parking
Clay Street Garage
Lot S
1270 2nd St Parking

HOTELS

Andaz Napa - A Concept by Hyatt
R INN NAPA
Archer Hotel Napa
Hotel Napa Valley
Blackbird Inn and Finch Guest House
The George
Cedar Gables Inn
The Inn On First - Deluxe Napa Inn



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