

FOR LEASE

Class 'A' office space
±1,515 - ±10,720 RSF

Napa Gateway Business Park
550 Gateway Drive | Napa
±50,000 SF office building



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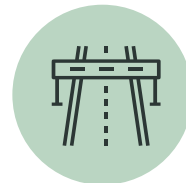
Property Highlights



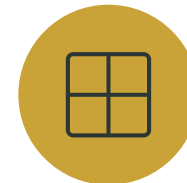
50,000 SF, two-story, Class 'A' office building with expansive lobby area



Abundant parking 4/1,000 SF



Immediate access to Highways 29 & 12, and to Napa Airport



Extensive glass-lined windows with 10' ceilings



Premier business park in Napa Valley within minutes of wineries, resorts, a championship golf course, and downtown Napa



Landscaped walkways throughout business park



Card key building access



Large courtyard and patio area

Availabilities

First Floor

Suite 90	2,261 RSF	3 private offices, large conf room, kitchen/break room, open office layout
Suite 106	2,659 RSF	4 private offices, large conf room with kitchenette, open office layout. Can be combined with Suite 109 for a total of ±6,228 RSF
Suite 109	3,569 RSF	6 private offices, large conf room, kitchenette, open office layout, private entrance to parking lot. Can be combined with Suite 106 for a total of ±6,228 RSF

Second Floor

Suite 200	1,515 RSF	Large, open area, 2 private offices, 1 conf room; access to private balcony. Available March 2026
Suite 210	8,669 RSF	9 private offices, large conf room, multiple storage rooms, large open office space. Space is divisible.
Suite 220	10,720 RSF	Mix of private offices and open space. Large kitchen/break room, two conf rooms, and reception area

[Click to view floor plans](#)



Floor Plan

First Floor

Contiguous Suites - ±6,228 Total RSF

Suite 109 | ±3,569 RSF

- Six private offices
- Large conference room
- Kitchenette
- Private entrance to parking lot

Suite 106 | ±2,659 RSF

- Four private offices
- Large conference room with kitchenette
- Open office layout



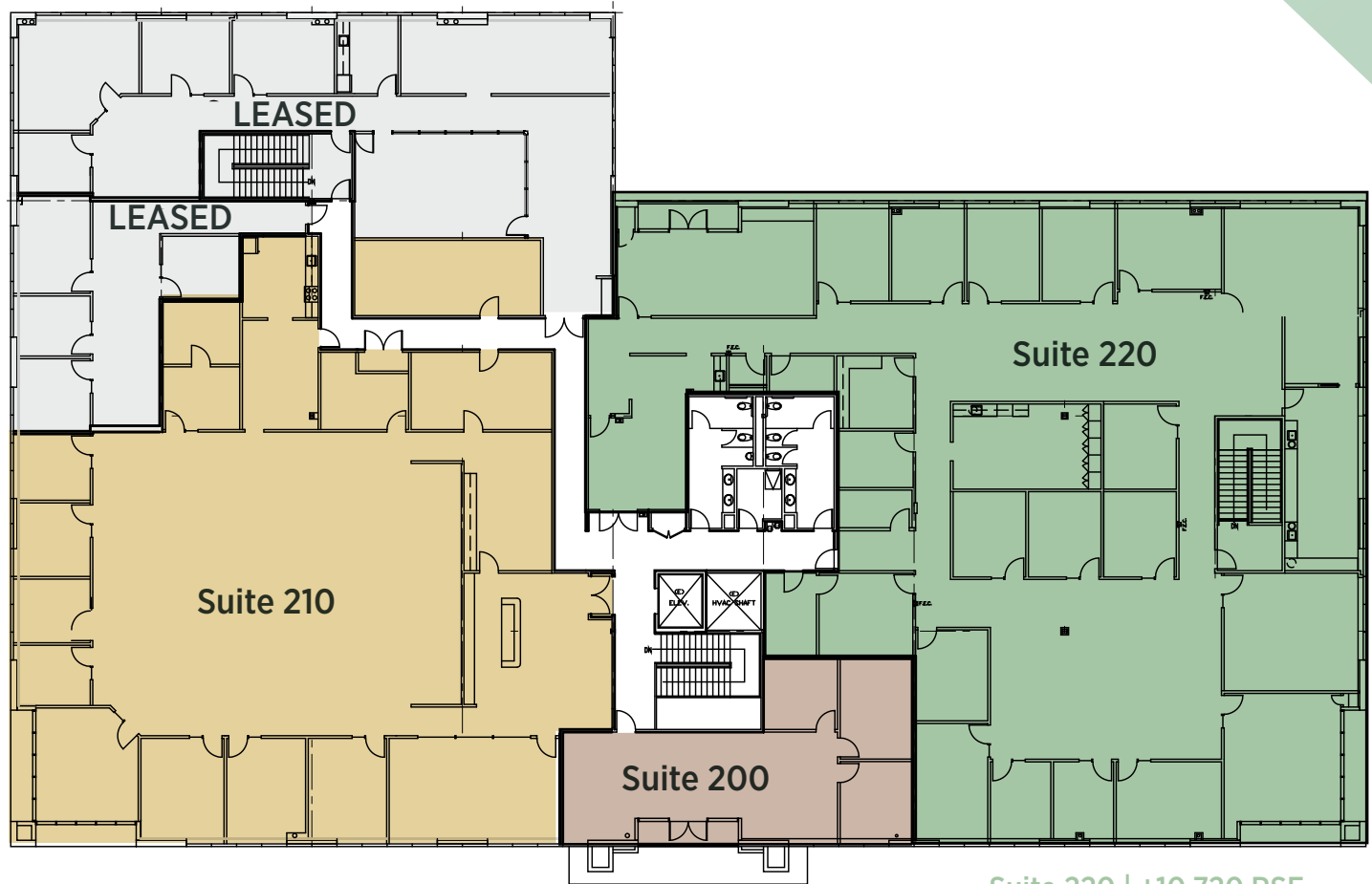
MAIN ENTRANCE

Suite 90 | ±2,261 RSF

- Three private offices
- Large conference room
- Kitchenette / break room
- Open office layout

Floor Plan

Second Floor



Suite 210 | ±8,669 RSF

- Nine private offices
- Large conference room
- Multiple storage rooms
- Break room
- Space is divisible

Suite 200 | ±1,515 RSF

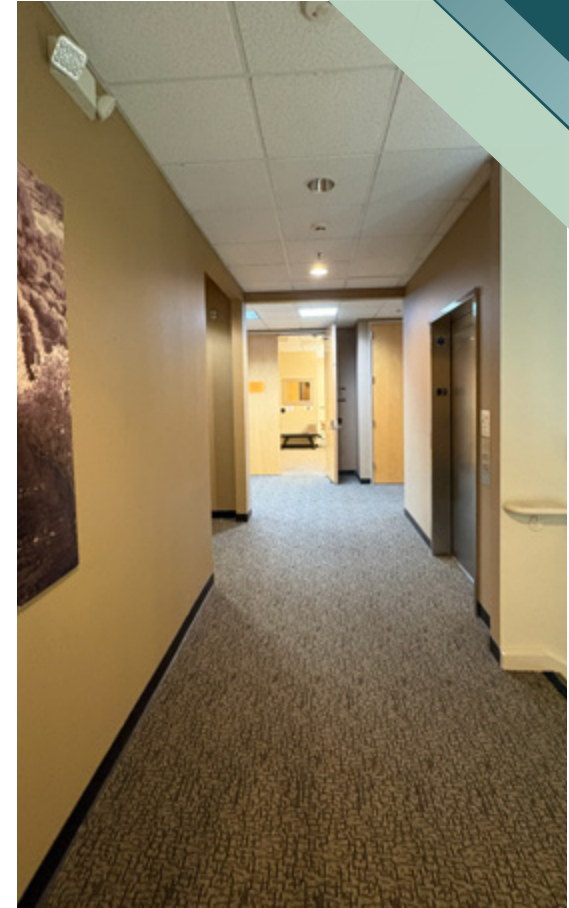
- Large, open area
- Two private offices
- One conference room
- Private balcony access

Suite 220 | ±10,720 RSF

- Mix of private offices & open space
- Large kitchen / break room
- Two large conf rooms
- Reception area

Photos

Interior Space



Corporate Neighbors

550 Gateway Drive





Contact info

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