



**1401 - 1485**

1st Street • Napa, California

[NapaSquareLeasing.com](http://NapaSquareLeasing.com)

**Class "A" Office Space**  
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](http://NapaSquareLeasing.com)



## PROJECT TENANTS INCLUDE:

Sotheby's The UPS Store  CARSON LEVENDI  
WEALTH NAPA VALLEY

ENOTRI

 AgCREDIT

 UBS





## 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



## NAPA SQUARE

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



## HVAC & CABLE

Full A/C with State-of-the-Art  
Heat Pump System & TI provided cable

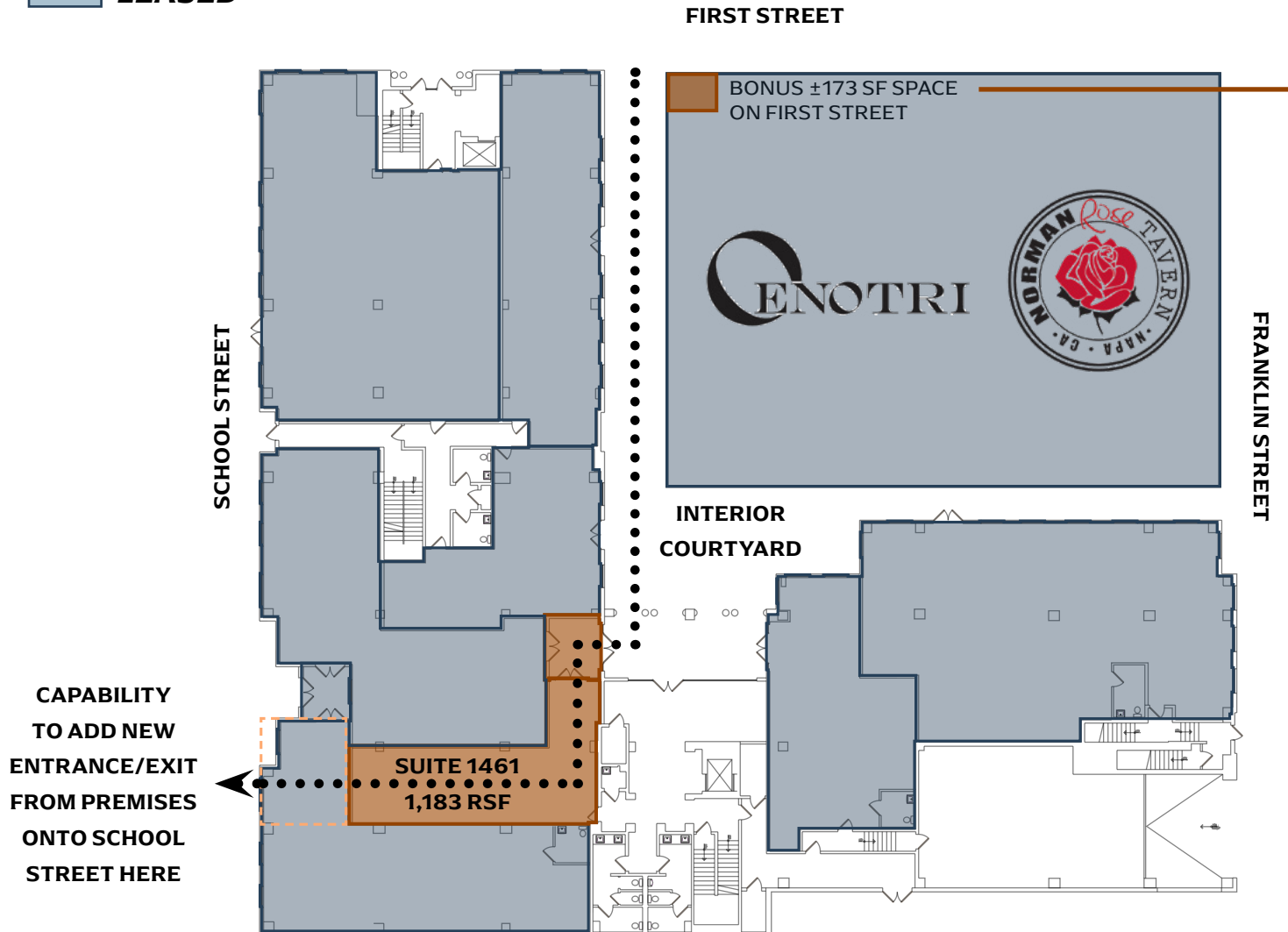


## PROPERTY MANAGEMENT

ON-SITE

 **AVAILABLE**

 **LEASED**



## GROUND FLOOR RETAIL SPACE AVAILABLE

**Suite 1461: ±1,183 SF**

- Suite comes with bonus ±173 SF on pedestrian-heavy First Street (previously used as ATM)
- Open plan with polished concrete floors and open, exposed ceilings
- Floor drains and mop sink
- Potential for entrance from School Street



**OFFICE SPACE AVAILABLE**

**Second Floor Office**

- Suite 204: ±2,045 SF
- Suite 205: ±2,738 SF
- Suite 210: ±1,350 SF
- Suite 216: ±4,974 SF

**Third Floor Office**

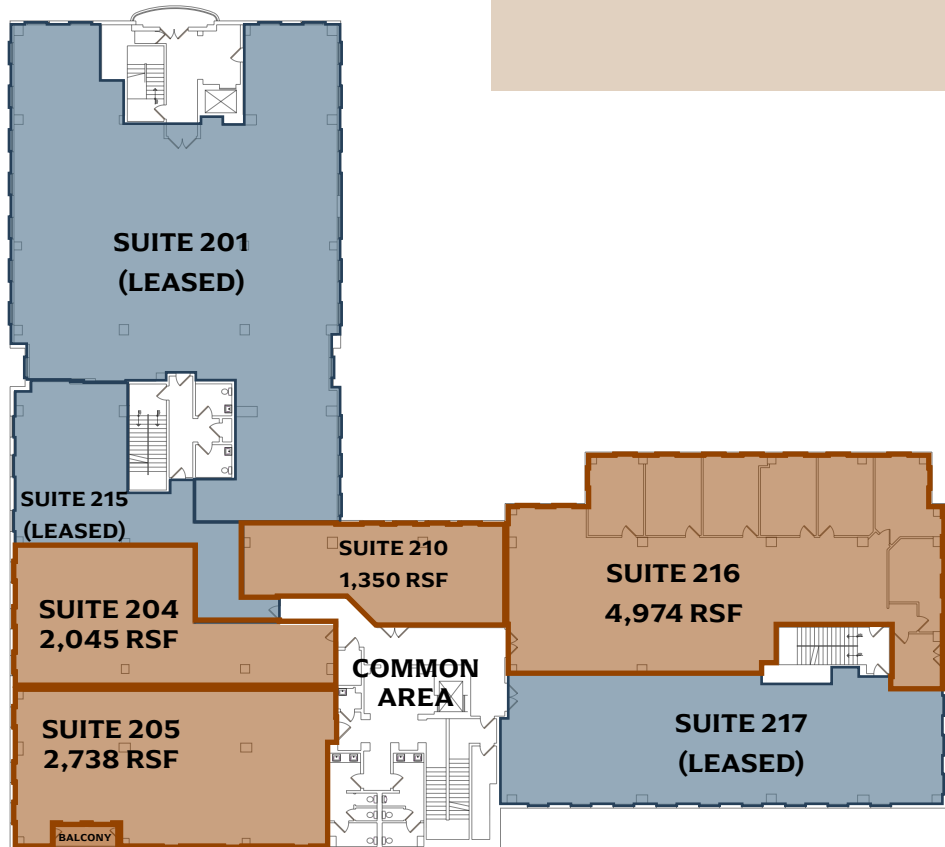
- Suite 302: ±3,264 SF
- Suite 305: ±8,256 SF



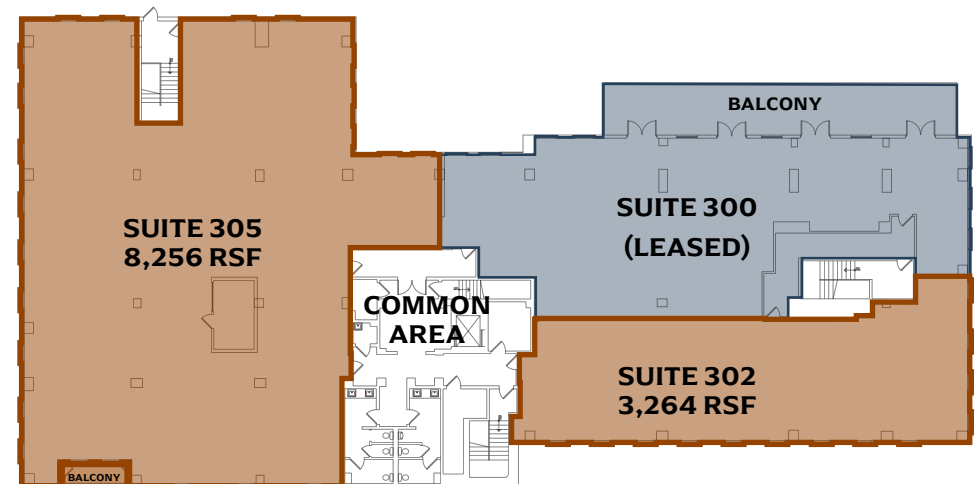
 **AVAILABLE**

 **LEASED**

**Second Floor Office**



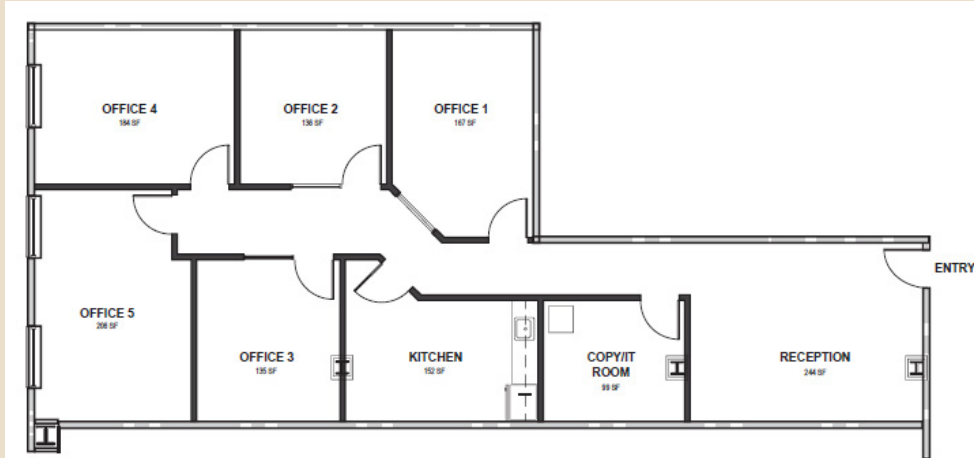
**Third Floor Office**



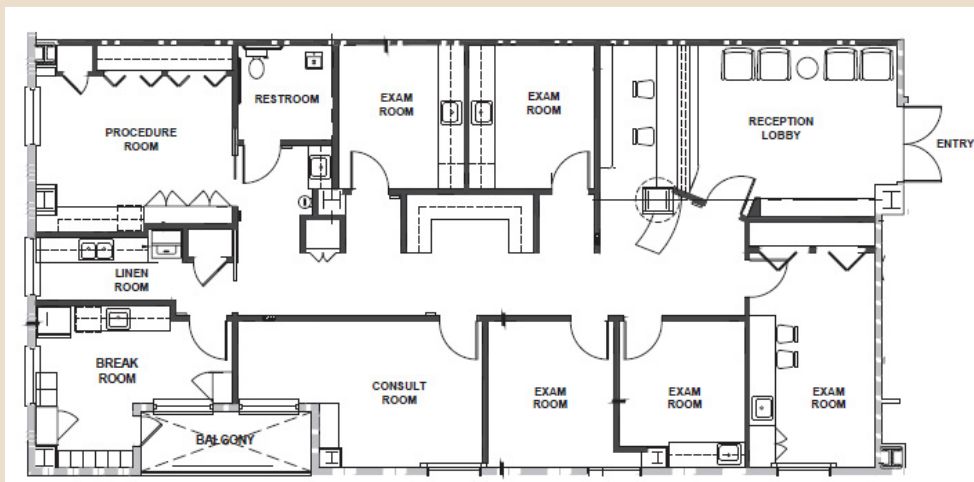
# SECOND FLOOR OFFICE

±2,045 SF - ±2,738 SF

## SUITE 204:



## SUITE 205:



## SUITE 204: ±2,045 RSF

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

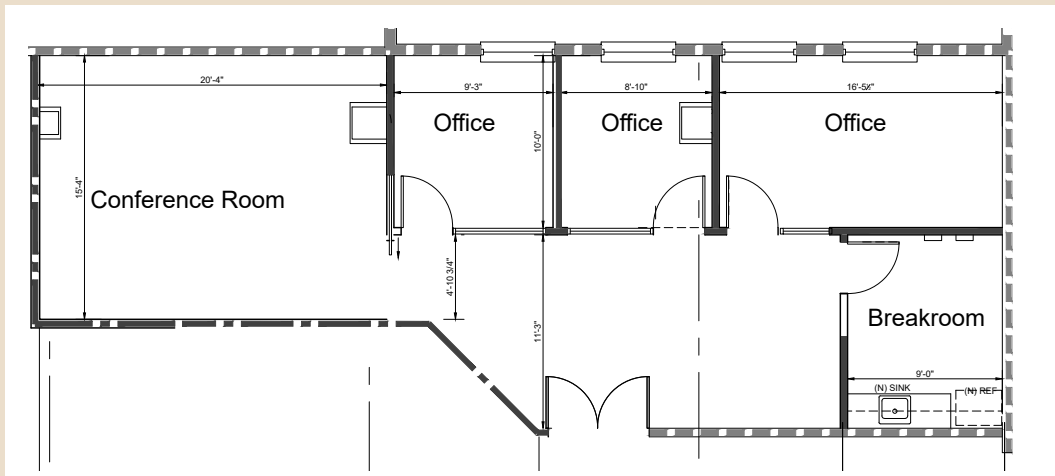
## SUITE 205: ±2,738 RSF

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

# SECOND FLOOR OFFICE

±1,350 SF - ±4,974 SF

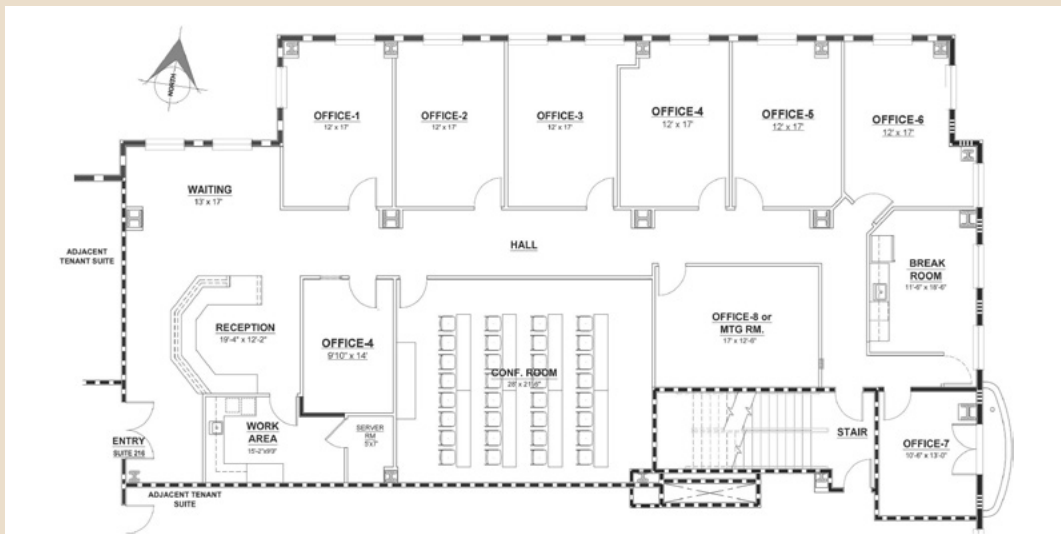
## SUITE 210:



## SUITE 210: ±1,350 RSF

- 3 private offices
- Conference room
- Open office area
- Breakroom

## SUITE 216:



## SUITE 216: ±4,974 RSF

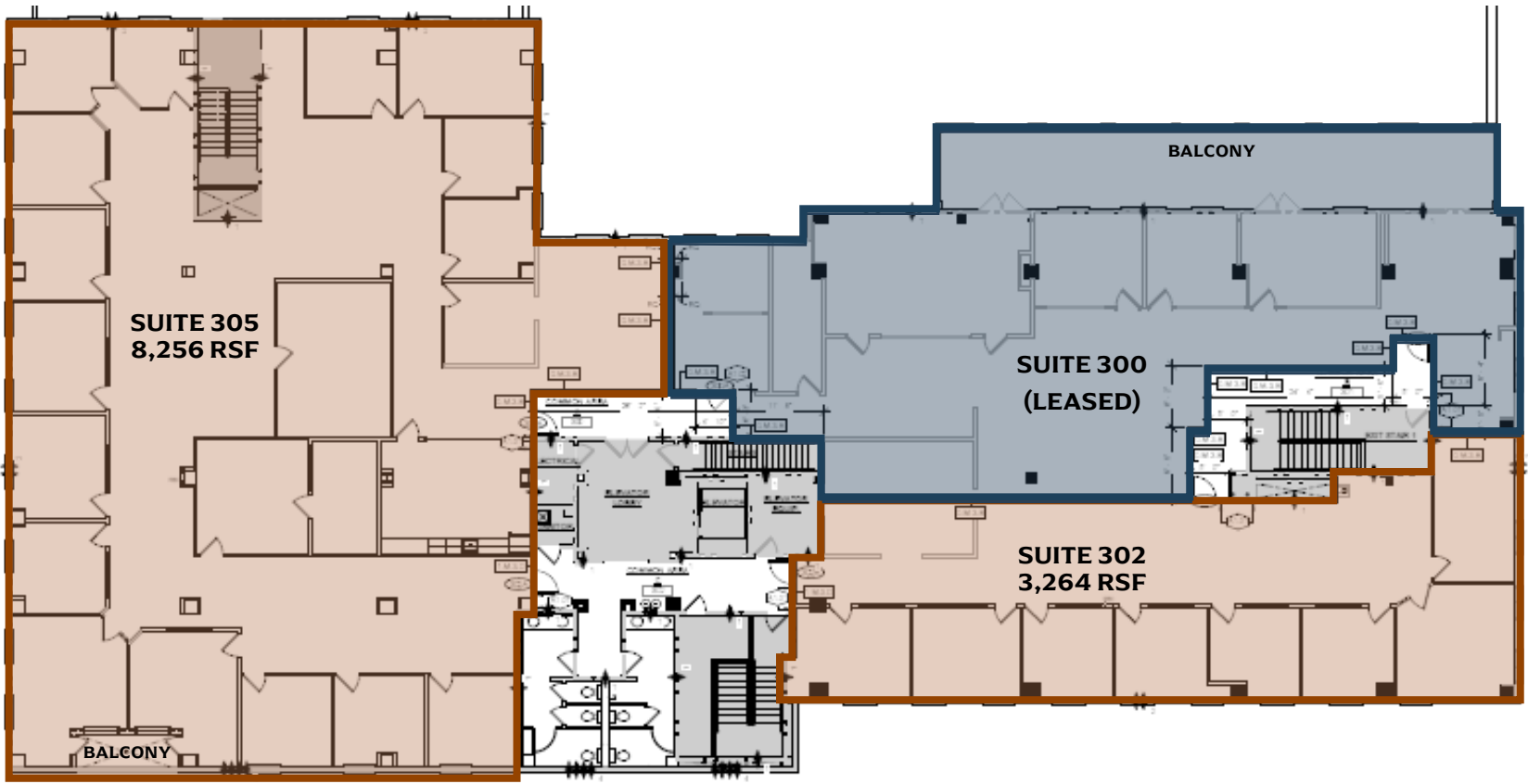
- 9 private offices
- Conference room
- Reception / lobby area
- IT / storage room
- Kitchen

# THIRD FLOOR OFFICE - EXISTING PLAN

±3,264 SF - 11,520 SF

 AVAILABLE

 LEASED



NORTH

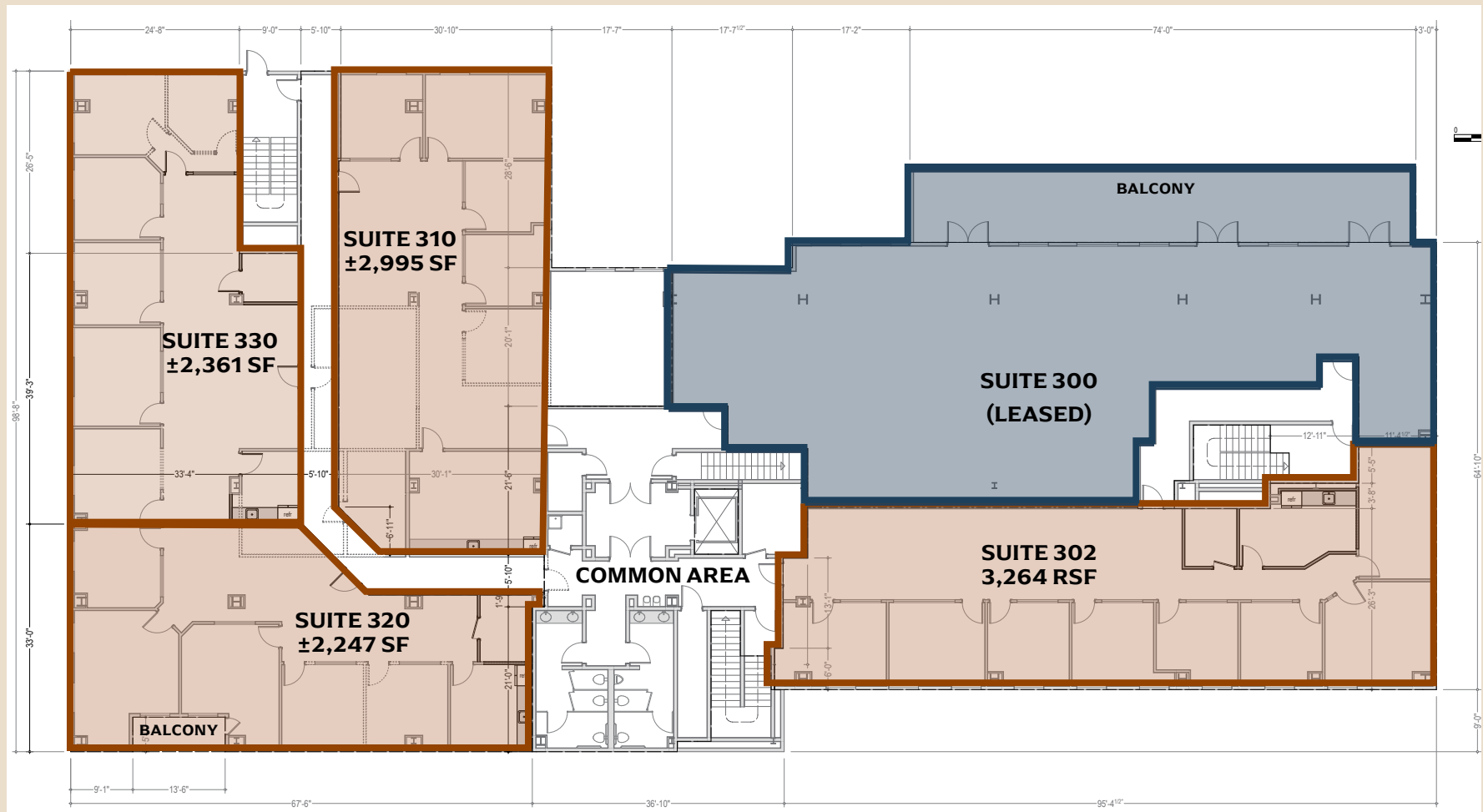
# THIRD FLOOR OFFICE - CONCEPTUAL DEMISING PLAN

±2,247 SF - 10,867 SF

 AVAILABLE

 LEASED

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



NORTH



# AMENITIES AT YOUR DOORSTEP

## DINING

- Oenotri
- Norman Rose Tavern
- Kerr Cellars
- Tarla
- Jam Cellars
- Grace's Table
- The Garden by Tannery Bend Beerworks
- Robert Craig Winery Tasting Salon
- Winston's Cafe & Bakery
- Folklore Records+Drinks+Food
- Le Paris Artisan & Gourmet Cafe

- Downtown Joe's
- Moulin
- Frankie's Deli & Market
- Eiko's Sushi
- The Dutch Door
- Oxbow Public Mmoriarket
- 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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