

For Sublease



±10,500 SF - Class 'A' Office Space

- A two-story class A office building totaling ±40,000 SF
- The building was entirely renovated in 2015
- ±10,500 SF available on the 1st floor
- Divisible to ±5,000 SF
- Available for sublease through February 28, 2025
- \$2.50 PSF, per month FSG, "As Is"
- Modern design
- Plug & play, furniture negotiable

555 Gateway Drive,
Napa, CA

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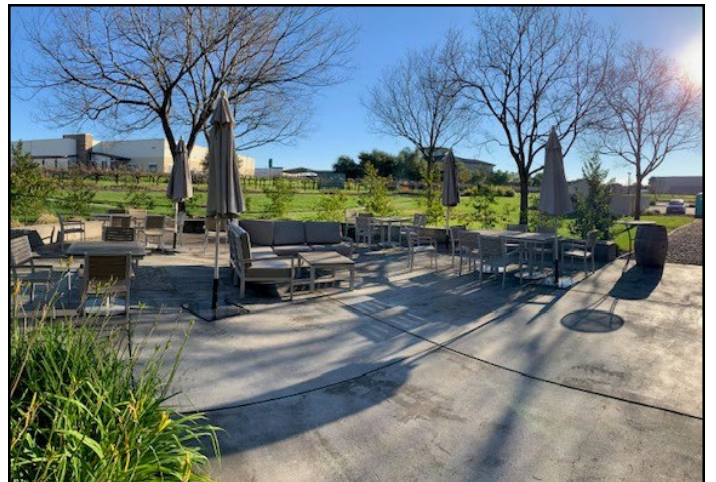
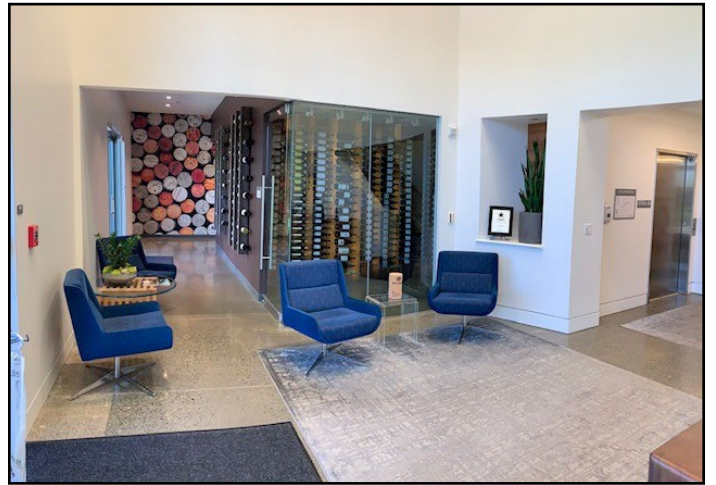
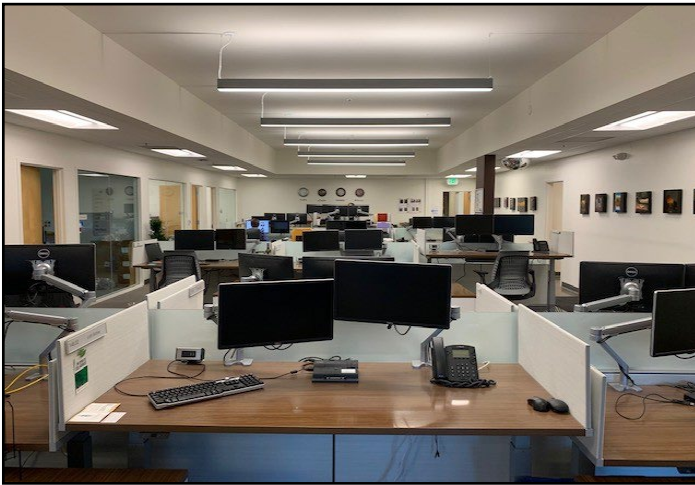
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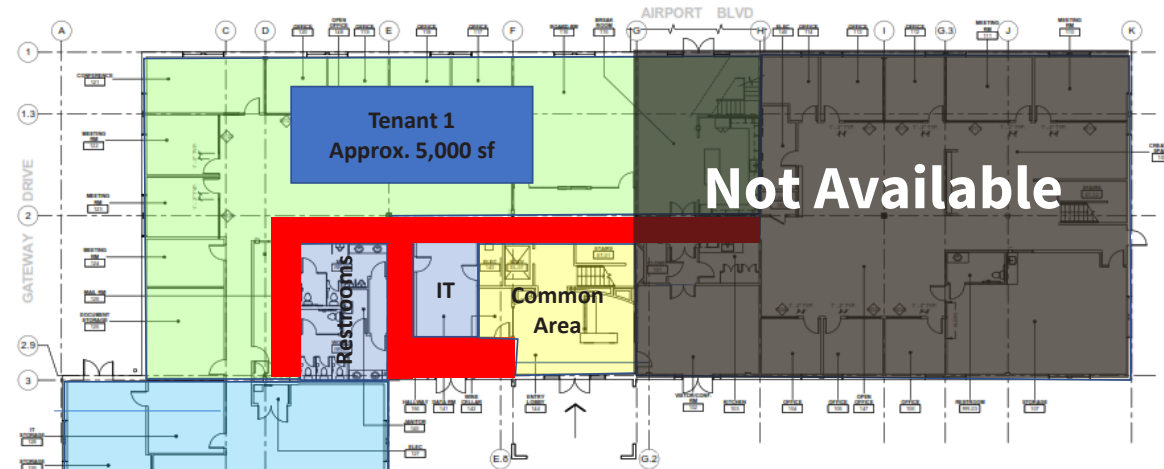
Building highlights

- The space is fully furnished and can be delivered Plug & Play
- Credit Sublessor
- 5 per 1,000 employee parking ratio
- 555 Gateway Drive is located at Highways 12 and 29 in the Napa Valley Gateway Business Park adjacent to the Napa County Airport

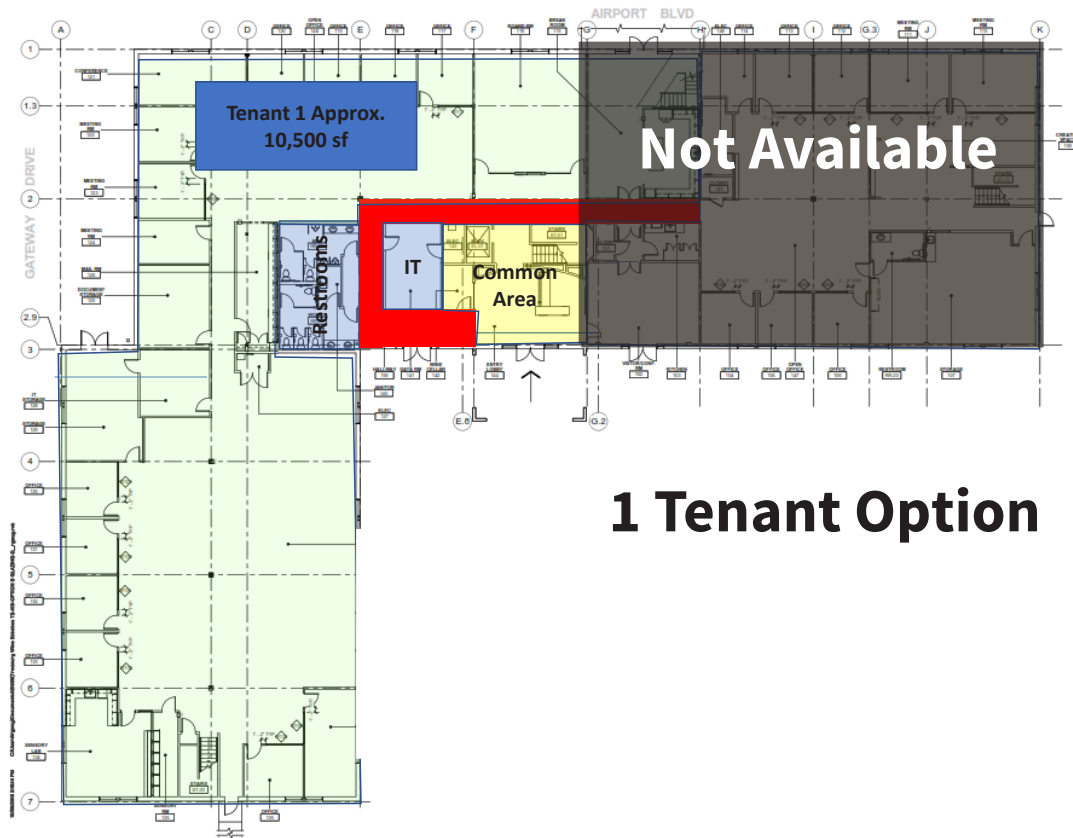


Hypothetical Plan

555 Gateway Drive (1st Floor)
Napa, CA 94558



2 Tenant Option



1 Tenant Option