

FOR SUBLEASE > ±5,853 SF CLASS "A" OFFICE



Carneros Commons

851 NAPA VALLEY CORPORATE WAY, SUITE A | NAPA, CALIFORNIA



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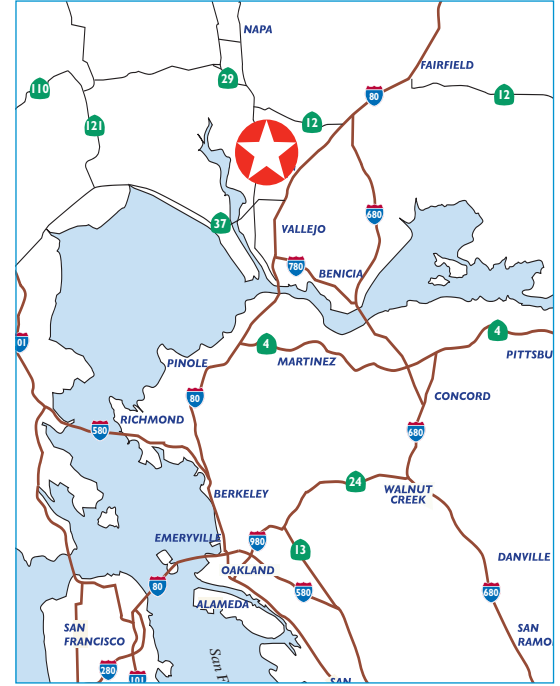
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Property Description

- > ±5,853 SF of prime office space within a larger ±40,290 SF building.
- > Centrally located in the prestigious Napa Valley Commons Business Park.
 - » Near the junction of Highways 12, 29 & 221
 - » Adjacent to the first-class Meritage Resort & Spa and Vino Bello Resort, and the Meritage Commons, which is the next major expansion for the Meritage Resort. Any tenant at 851 Napa Valley Corporate Way is in close proximity to the Meritage expansion and can take full advantage of the additional amenities they have to offer.
- > ±4 miles south of downtown Napa and 8 miles west of I-80



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Property Highlights

- › Comfortable reception area
- › Spacious board/conference room with separate kitchenette
- › 8 private offices
- › Open work area
- › Kitchen area
- › Server room
- › Men's and women's bathrooms
- › Storage areas
- › High ceilings
- › High window lines providing ample natural light
- › AT&T and Comcast high speed internet and fiber to MPOE
- › Existing furniture potentially available
- › Parking: ±4/1000
- › Sublease through 12/31/18, longer term available
- › Available April, 2018

Asking Rent: \$1.56 per SF, NNN

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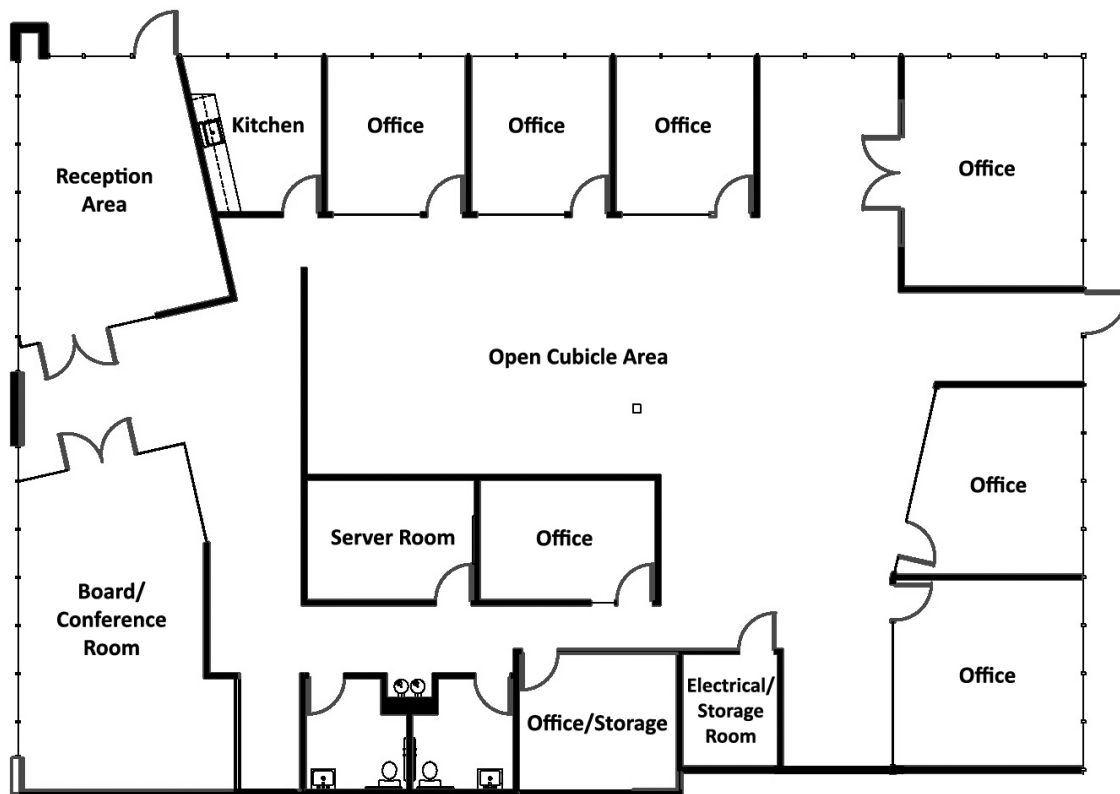
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