



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1900 JEFFERSON STREET
NAPA, CA

Single Tenant Office



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



1900 JEFFERSON ST.
NAPA, CA

**SINGLE TENANT
OFFICE**

PROPERTY INFORMATION

HIGHLIGHTS

- High-Traffic Area with Excellent Visibility
- On-Site Parking
- Single Tenant Building
- Two-Minute Drive to Downtown Napa
- Prominently Displayed Signage
- Easy Access to Highway 29

DESCRIPTION

Opportunity to lease a unique single-tenant office building in central Napa. The property features eight (8) private offices with floor to ceiling window as well as an open bullpen area, reception area, two (2) restrooms, kitchenette and useful lower-level storage area. The on-site parking lot includes seven (7) parking spaces plus additional street parking. Perfect for professionals seeking a prime corner location with excellent visibility.

LEASE TERMS

Size

2,066+/- SF

Rate

\$2.85 PSF Gross

Terms

3 - 5 year lease term preferred

Parking

On-Site/Street

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

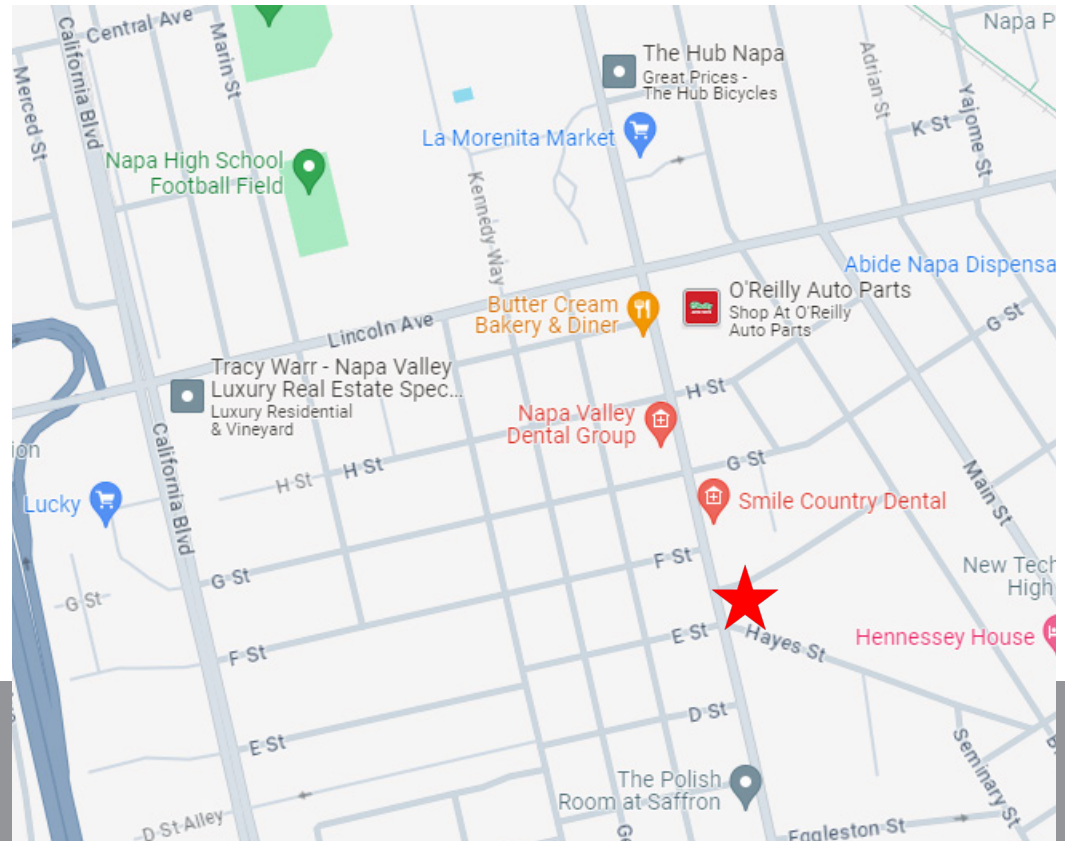
The Central Napa Neighborhood, situated on the western side of Highway 121 and the eastern side of Highway 29, is conveniently located right next to bustling Downtown Napa. To add to its allure, the Napa Creek runs through this neighborhood, and various vital passageways link it to the Downtown Neighborhood.

NEARBY AMENITIES

- Downtown Napa, with a variety of celebrated restaurants, retail shops, hotels and service providers within walking distance.
- Oxbow Public Market, a favorite destination for food and wine enthusiasts, can be easily reached in just a few minutes by car.

TRANSPORTATION ACCESS

- Easy access to Highway 29
- Public Transportation



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1900 JEFFERSON STREET PHOTOS



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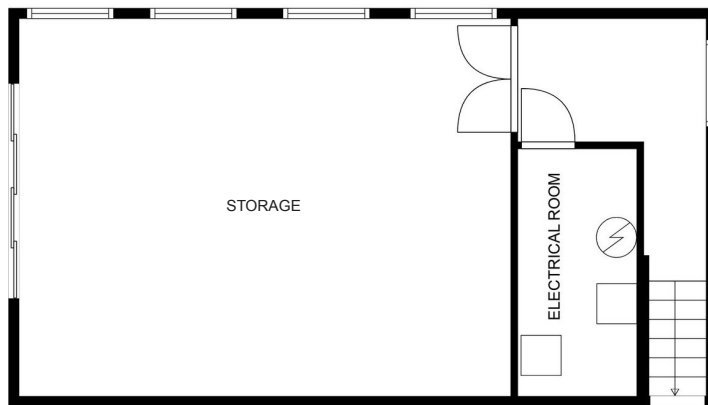


1900 JEFFERSON STREET FLOOR PLAN

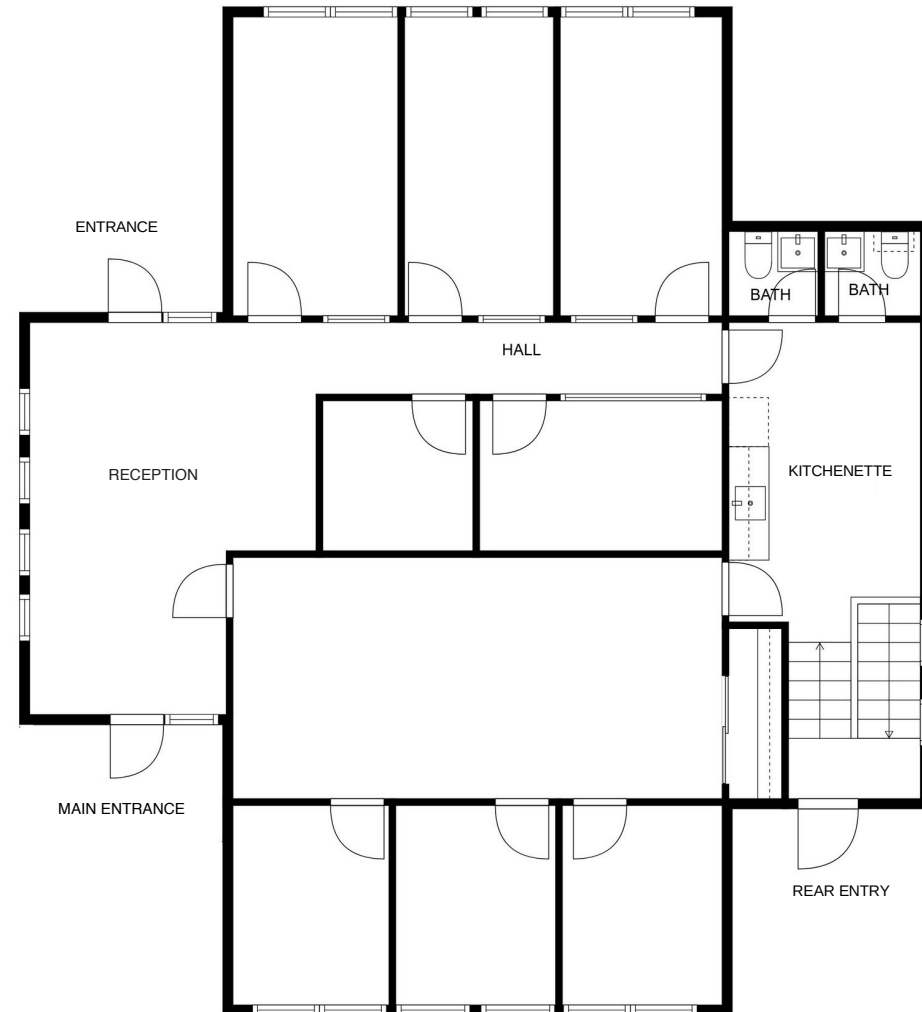


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LOWER LEVEL



FIRST FLOOR

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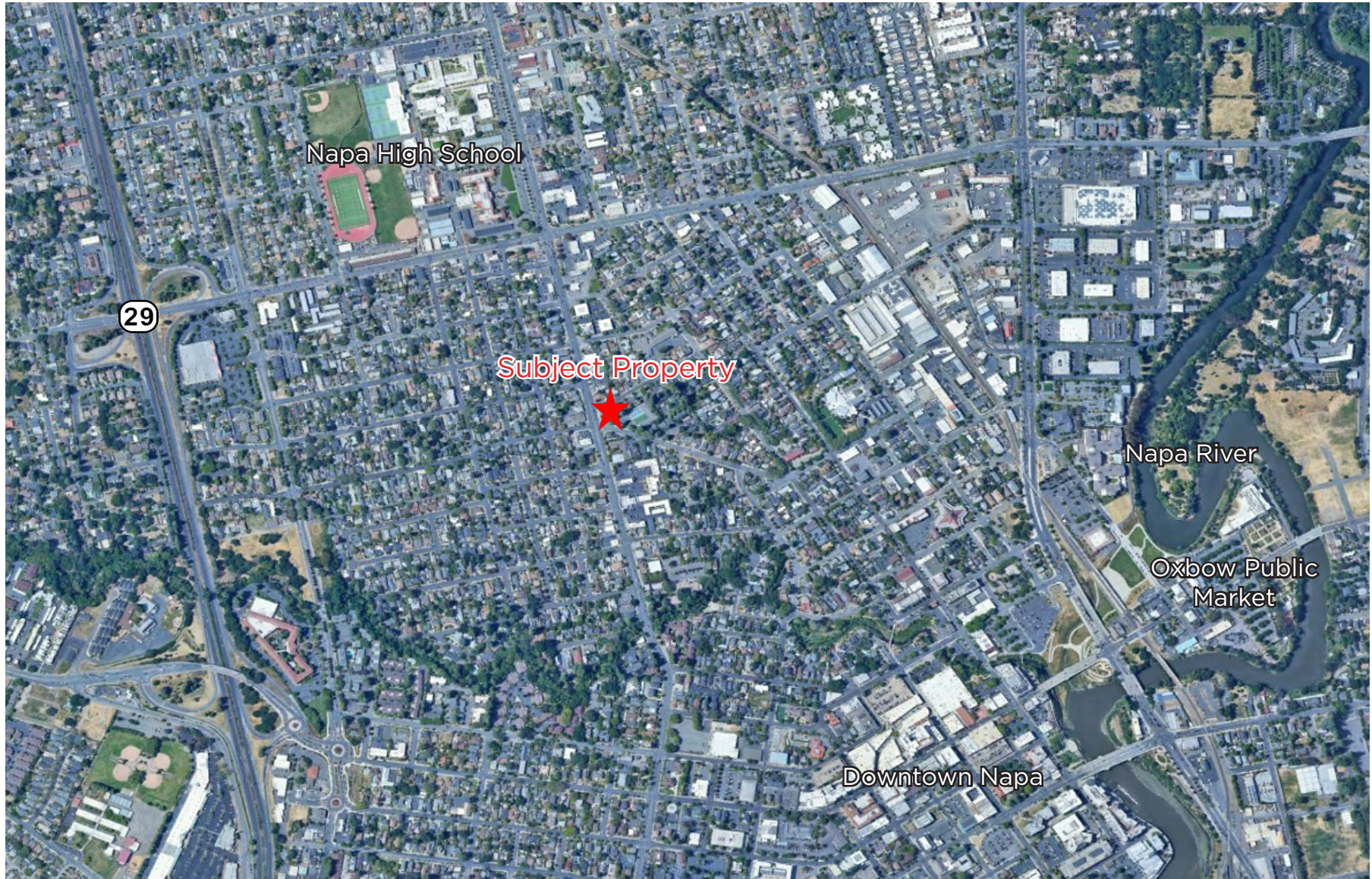


1900 JEFFERSON STREET AERIAL MAP



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