

CLASS A DOWNTOWN NAPA OFFICE

FOR LEASE

1340 FOURTH STREET | NAPA, CA 94559

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- First Floor Office approximately 967 SF
- 3.5 Private Offices that can be used as Conference Room or Reception Area
- 1 ADA Bathroom
- 1 Storage Closet with ample shelving
- Kitchenette
- Complete Comprehensive Interior and Exterior Renovation
- Class A Downtown Napa Victorian
- Corner Lot with Great Visibility and Signage
- Plenty of nature light and tasteful fixtures throughout
- 1 Reserved Parking Space

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (Gross)
Available SF:	967 SF
Lot Size:	7,717 SF
Building Size:	3,541 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,016	19,163	28,520
Total Population	16,455	55,897	81,130
Average HH Income	\$66,032	\$69,163	\$75,410

GARY VAN DAM

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LOCATION MAP



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