

FOR SALE > ±40,000 SQUARE FOOT CLASS A OFFICE BUILDING



555 Gateway Drive

NAPA, CA



Description:

Architecturally attractive ±40,000 square foot Class A office building located in the Gateway Business Park, right in the heart of Napa County, adjacent to the Napa County Airport and a short distance to numerous world class wineries and championship golf courses. This is a rare opportunity for a prestigious corporate headquarters in the hub of Napa's Wine Country.

Property Features:

- > Beautiful Setting with Extensive Mature Landscaping and Walking Paths (corporate grounds irrigated with reclaimed water).
- > Includes ±9.3 Acres of Unimproved Land – Creates Opportunity for Campus Expansion to Add Additional Office, Warehousing, Distribution or Manufacturing.
- > Building is Green Business Certified, and Close to Acquiring LEED® (*Leadership in Energy and Environmental Design*) Existing Building Certification.
- > Parking: 4/1000 (±158 total)
- > HVAC Computer Management System and Camera Security System Upgraded in 2010.
- > APN 057-220-020

Offering Price: \$7,950,000.00

Lease Rate: Contact Broker

Major businesses in the Napa Airport Area include:

- > Treasury Wine Estates
- > Diageo Chateau & Estate Wines
- > Biagi Brothers Transport
- > Bronco Wine Company
- > Collotype Labels
- > Sutter Home
- > Don Sebastiani & Sons
- > Niebaum Coppola Winery
- > Portocork
- > Folio Fine Wine Partners
- > C. Mondavi & Sons



< Scan this QR code with your smart phone to view a video tour of this property, or visit:

www.555gatewaydrive.com

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Prominent lighted monument signage on the corner of Airport Blvd. and Gateway Drive.



Outside patio area

Office Features

- > Perimeter private offices with open central work spaces.
- > Prominent lighted monument signage on the corner of Airport Blvd. and Gateway Drive.
- > Finished ceilings vary from a T-Bar ceiling on the first floor to architectural metal ceilings on the second floor wings vaulting to a height of ±16 feet.
- > Training/assembly room seats up to 100.
- > ±54 private offices, conference rooms and executive offices.
- > Workout facility with men's and women's locker rooms with showers.
- > Significant amount of existing FF&E available.
- > Large Server and UPS Backup Rooms.



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Grand front entrance

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First Floor



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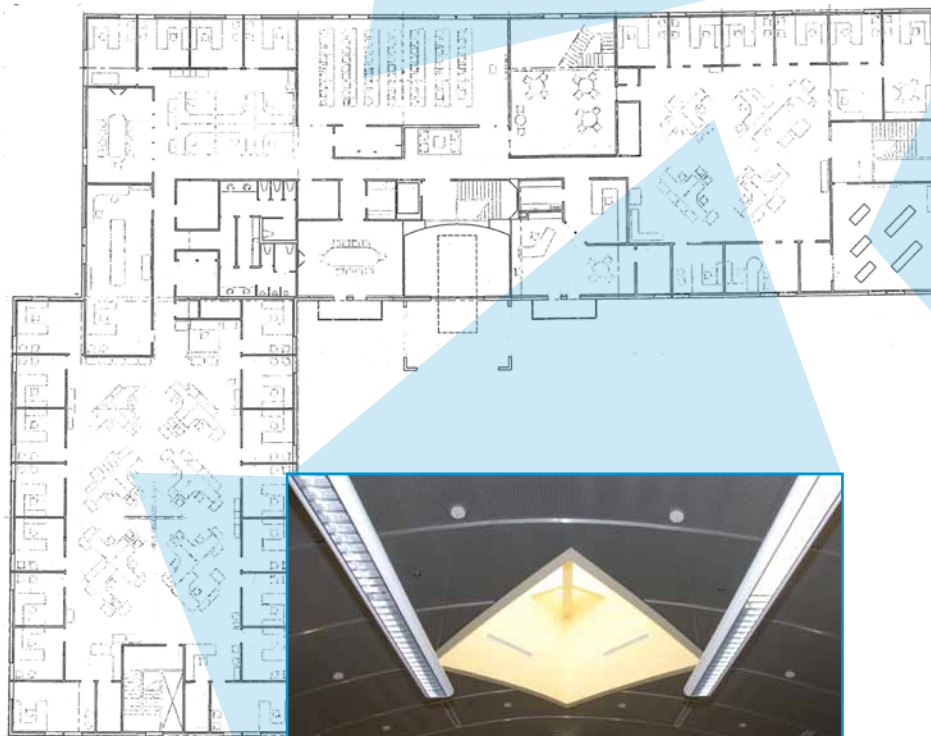
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Second Floor



Training/Assembly Room



Exercise Room



Architectural Metal Ceilings



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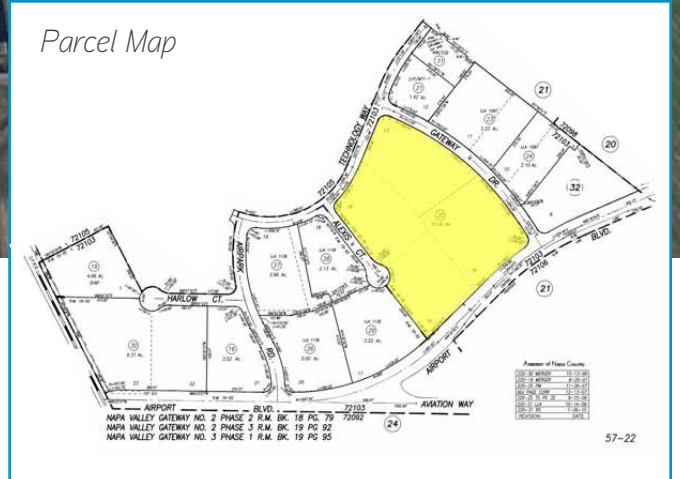
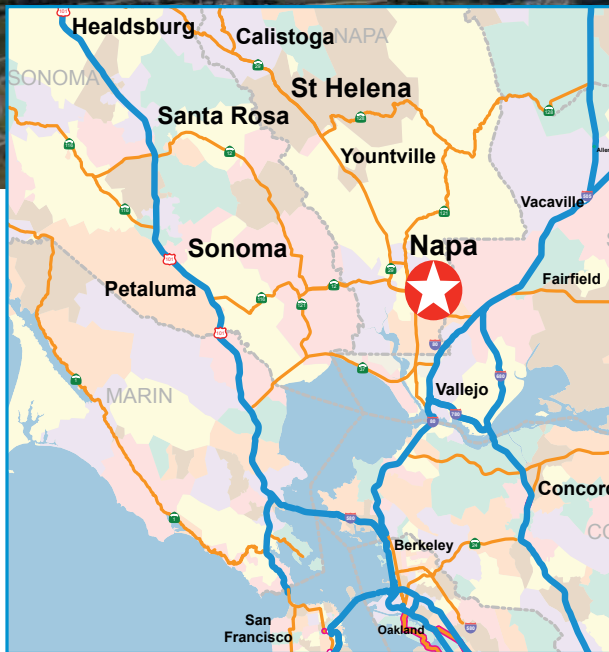
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