



Convenience. Flexibility. Location

OFFICE/FLEX/WAREHOUSE SUITES

SPACES RANGING FROM ±1,854 SF TO 6,270 SF AVAILABLE



VINTNER PLACE

860 & 870 NAPA VALLEY CORPORATE WAY

WWW.VINTNERPLACE.COM

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



High-quality, multi-tenant office and flex complex totaling 67,775 square feet



Access to abundant amenities at Napa Valley Commons; convenient location at intersection of Highways 12 & 29, just 2 miles from Downtown Napa



Flexible suite sizes and various use types available at Vintner Place



Outstanding Location

NAPA VALLEY COMMONS IDENTITY, ACCESS, AMENITIES

- 246-Acre Mixed-Use Business Park - Situated Under the Iconic Grape-Crusher Statue
- Long List of Amenities - Restaurants, Hotels, Spas, Tasting Rooms, etc.
- Adjacent to the Riversound Redevelopment, a 152-Acre Mixed-Use Project
- Just 2 Miles South of Downtown Napa, at Intersection of Highways 29 & 221
- 8 Miles East of Intersection of I-80 and I-680 - SF Bay Area's Main Thoroughfare
- Located at the Gateway to the World-Renown Napa Valley Wine Region

Project Highlights

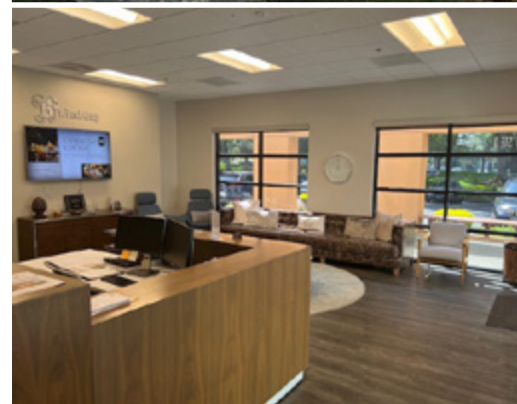
VINTNER PLACE

Two-building, multi-tenant, office and flex project totalling 67,775 SF

- **Current Availabilities:**

- 1,854 SF - 860 Napa Valley Corporate Way - Suite E [Click for floor plan](#)
- 6,270 SF - 860 Napa Valley Corporate Way - Suite O [Click for floor plan](#)
- 3,196 SF - 870 Napa Valley Corporate Way - Suite C&D [Click for floor plan](#)
- 1,862 SF - 870 Napa Valley Corporate Way - Suite E [Click for floor plan](#)

- Variety of use types available: office, flex, winery service and sale operations, etc
- Located within Napa's premier business park, Napa Valley Commons (www.NapaValleyCommons.com)
- Abundant parking available
- Convenient location at intersection of Highways 12 & 29, just 2 miles from Downtown Napa
- Corporate neighbors include Kaiser Permanente Data Center, DMV, Darioush Winery, Fior di Sole, Busch Firm, Manco Controls, Meritage Resort & Spa, Grand Reserve Resort, Trinitas Cellars, LLC and UPS, etc



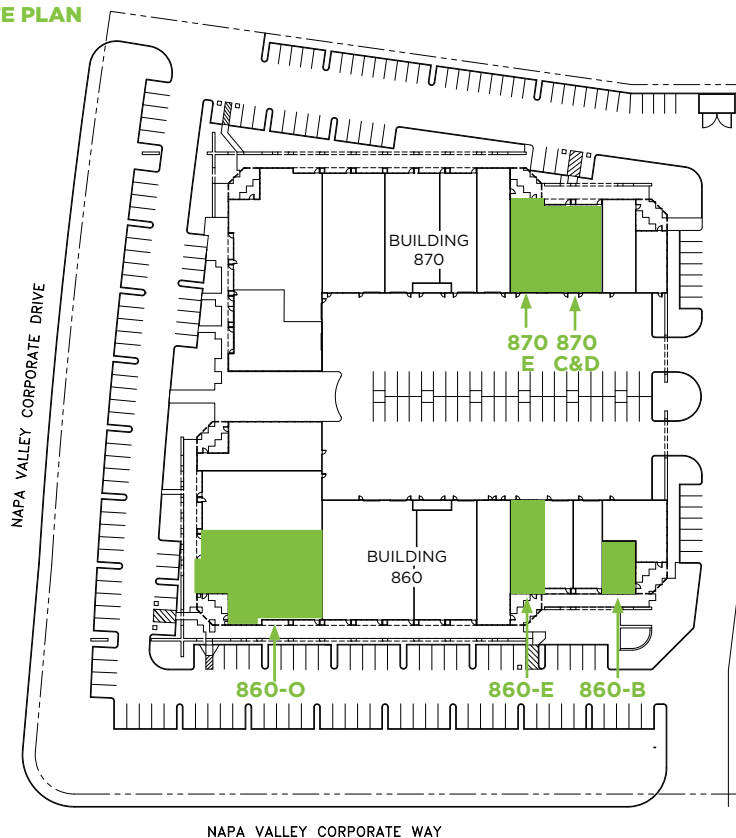
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Current Availabilities

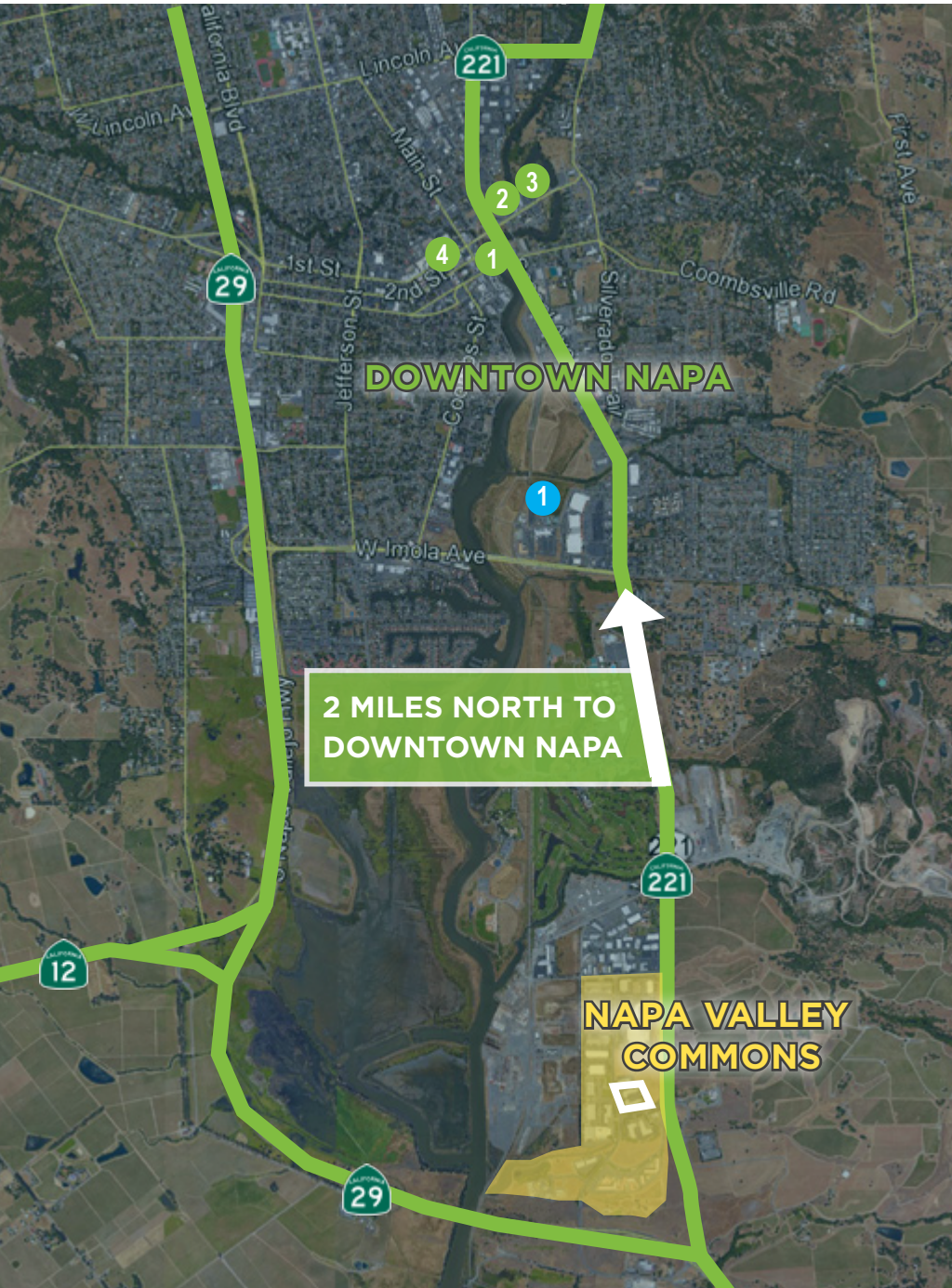
Suite	Size	Description/Features
860 - E	1,854 SF	Office Suite: Rear double glass doors; Two (2) private offices; large open area; kitchenette; exterior courtyard access; access to front and rear parking lots.
860 - O	6,270 SF	Office Suite: Corner suite completely refurbished in 2016; high quality finishes throughout; courtyard access; conference room and training/mtg room with patio access; large break room; extensive glass line
870 - C&D	3,196 SF	Industrial Suite: Two roll-up doors; kitchen/break room; open office space with one private office or conference room; two restrooms; access to front and rear parking lots. Possible to combine Suites C, D & E for a total of ±5,058 SF
870 - E	1,862 SF	Industrial Suite: One roll-up door; kitchen/break room; one private office; access to courtyard and to front and rear parking lots. Possible to combine Suites C, D & E for a total of ±5,058 SF

DOWNLOAD FLOOR PLANS

SITE PLAN



Amenities Map



Downtown Napa

- 1 NAPA'S RIVERFRONT <http://napasriverfront.com/>
- 2 OXBOW PUBLIC MARKET <http://oxbowpublicmarket.com/>
- 3 THE CULINARY INSTITUTE OF AMERICA <http://www.ciachef.edu/cia-at-copia-release/>
- 4 FIRST STREET NAPA <http://www.firststreetnapa.com/>

South Napa Century Center

- 1 NEW 80,000 SF COMMERCIAL DEVELOPMENT
 - 40,000 sq ft In-Shape fitness center
 - 50-room Hampton Inn hotel
 - 12-screen multiplex Cinemark XD movie theater

Napa Valley Commons



- 1 MERITAGE RESORT & SPA
- 2 GRAND RESERVE RESORT
- 3 VINO BELLO RESORT
- 4 RIVERSOUND REDEVELOPMENT PROJECT (152-ACRE MIXED USE PROJECT)
- 5 PLANNED CUSTOM CRUSH FACILITY AND 253 ROOM HOTEL
- 6 KAISER PERMANENTE DATA CENTER

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