



1700 2nd St – For Lease

NAPA, CA 94559

MICHAEL HOLCOMB

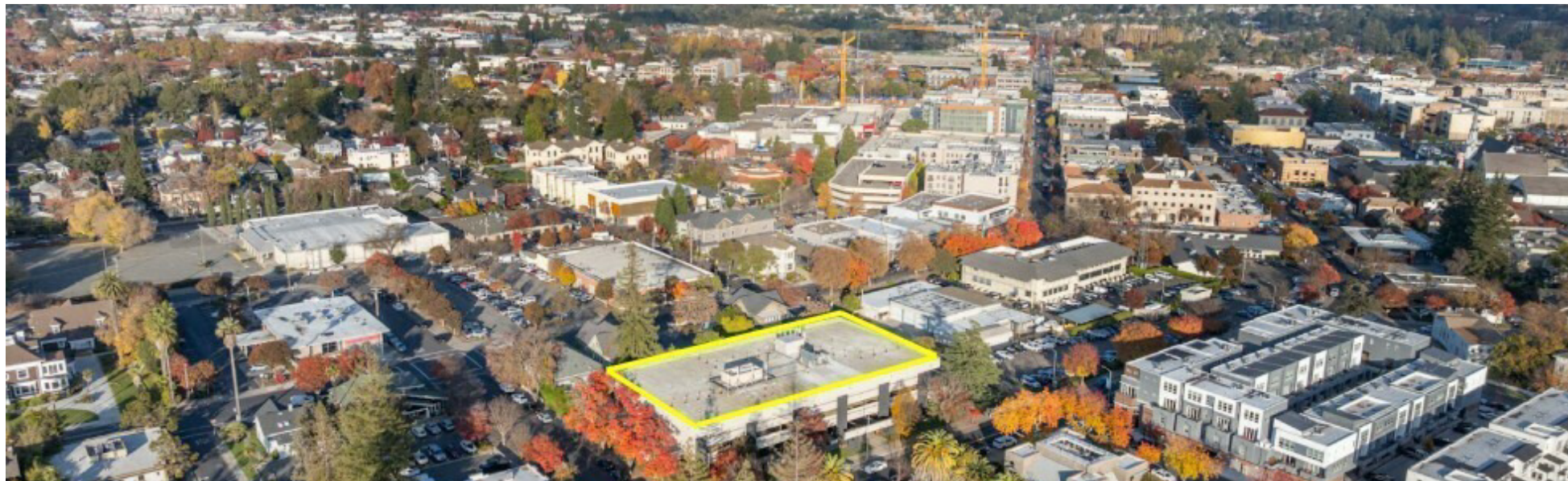
BROKER/OWNER

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Location Description

1700 Second Street sits at the gateway to Downtown Napa, now under new ownership and offering tenants the advantages of both local and visitor traffic for client engagement and convenience. Surrounded by the city's core amenities — including restaurants, tasting rooms, banks, hotels, and civic offices — the property provides excellent accessibility and exposure. Fronting a well-traveled street, the building enjoys strong visibility from both residents and visitors, making it ideal for professional offices, service-based businesses, or future mixed-use development. Onsite reserved parking — a rare amenity in downtown Napa — adds further value and convenience for tenants and their clients. Tenants and visitors can easily walk to Jefferson Street, Main Street, and First Street, three of Napa's most active commercial corridors.

Leasing Terms

The Lease shall be a Full-Service Lease, under which Base Rent includes operating expenses. Base Rent shall be subject to an annual escalation of three percent (3%). Tenants shall also be responsible for any increases in Common Area Maintenance (CAM) charges over the base year (or as otherwise defined in the Lease). Proposed Lease Term durations are three (3) to five (5) years.

Property Highlights

- **Under new ownership**, the building is undergoing comprehensive renovations to its landscaping, exterior, and interior, including upgrades to Common Areas and individual suites.
- **Suite Square Footage Range:** The building offers a wide range of office suites, from small offices starting at approximately 597 RSF to larger spaces up to 5,197 RSF, accommodating a variety of tenant needs.
- Contiguous Space Options:
- **Ground Floor:** Up to 10,238 contiguous rentable square feet
- **Second Floor:** Ranges from 2,100 to 4,946 contiguous rentable square feet
- **Third Floor:** Ranges from 3,391 to 9,034 contiguous rentable square feet
- **Suite 250/270, Suite 260, Suite 276:** Each suite will receive new LVT flooring and new carpet in office areas, fresh paint, and upgraded LED electrical fixtures with uniform switch plates.
- **Suite 212/231, Suite 300, Suite 313, Suite 308, Suite 327:** Each suite will receive fresh paint, upgraded LED electrical fixtures with uniform switch plates, and professionally shampooed carpets.
- **Suite 344 and Suites 350/360:** Spaces are ready for potential build-to-suit options tailored to tenant specifications.
- **Common Areas** are receiving extensive updates, including new LVT flooring, fresh paint, uniform electrical fixtures and switch plates, new signage, updated planters, and a redesigned lobby.
- **Parking:** Reserved parking is available for tenants, providing convenient and secure access to the building.
- **Handicap Accessibility:** Building features an elevator, accessible shared restrooms on each floor with multiple stalls/sinks per restroom, designated drop-off and pickup areas for tenants and visitors.
- **Zoning:** Downtown Neighborhood - limited service operations, and offices focused on business and professional services.

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Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1700 2nd St Suite 110	Available	5,197 SF	Full Service	\$3.25 SF/month	Reception Area, Open Work Space, 2 Conference Rooms, 8 Private Office, Breakroom w/ Sink, Refrigerator, Dishwasher, Two, Bathrooms with Two Stalls Each, Storage/Supply Area
1700 2nd St Suite 120	Available	5,041 SF	Full Service	\$3.25 SF/month	Reception Area, Open Work Space, 9 Private Office, Breakroom, Storage/Supply Area

Second Level

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Available Spaces

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1700 2nd St Suite 200	Available 1,557 SF	Full Service	\$3.00 SF/month	6 Offices, Open Work Space, Kitchenette, Shared bathrooms
1700 2nd St Suite 212	Available 3,389 SF	Full Service	\$2.75 SF/month	Reception Area, Open Work Space, 3 Conference Rooms, 8 Private Office, Breakroom w/ Sink, Storage/Supply Area, Shared Bathroom
1700 2nd St Suite 250	Available 1,503 SF	Full Service	\$3.00 SF/month	Reception/Open Work Space, 3 Private Office, Shared Bathrooms
1700 2nd St Suite 260	Available 651 SF	Full Service	\$3.00 SF/month	Reception/Open Work Space, 1 Private Office, Storage Room or Private Office, Shared Bathrooms
1700 2nd St Suite 276	Available 597 SF	Full Service	\$3.00 SF/month	Open Work Space/Reception, 1 Private Office

Third Level

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Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1700 2nd St Suite 300	Available	945 SF	Full Service	\$3.00 SF/month	Open Work Space w/ Sink, 2 Private Office, Storage/Supply Room, Shared Bathrooms
1700 2nd St Suite 308	Available	1,219 SF	Full Service	\$3.00 SF/month	Reception/Open Work Space, 2 Private Office, Conference Room or Private Office, 3 Closets, Shared Bathrooms
1700 2nd St Suite 313	Available	1,111 SF	Full Service	\$3.00 SF/month	4 Private Offices
1700 2nd St Suite 315	Available	150 SF	Full Service	\$1,500 per month	Individual office space on the third floor with window views and a comfortable private workspace.
1700 2nd St Suite 327	Available	1,854 SF	Full Service	\$3.25 SF/month	Open Work Space, 5 Private Office, Conference Room or Break Room w/ Sink, Storage, Shared Bathrooms
1700 2nd St Suite 333	Available	1,227 SF	Full Service	\$3.00 SF/month	Reception/Open Work Space, 4 Private Office, Conference Room or Private Office, Storage Area, Shared Bathrooms
1700 2nd St Suite 360	Available	3,278 SF	Full Service	\$3.00 SF/month	Currently undergoing renovations.
1700 2nd St Suite 344	Available	2,788 SF	Full Service	\$3.00 SF/month	Currently undergoing renovations.

Additional Photos

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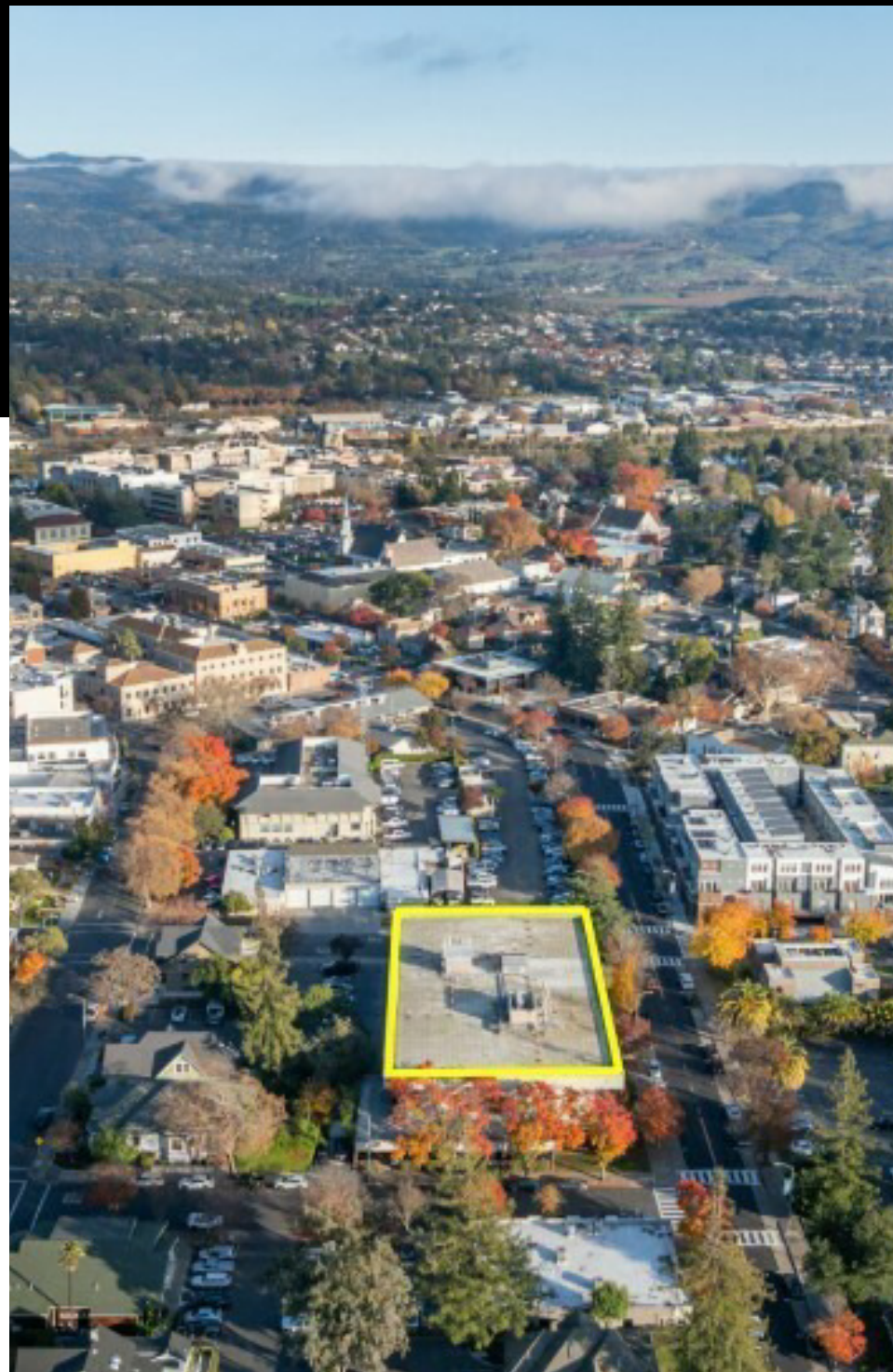
About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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About Napa

Nestled in the heart of Northern California’s world-renowned wine country, Napa offers a vibrant blend of small-town charm, economic vitality, and strong community engagement. The city serves as the commercial and cultural hub of Napa Valley, attracting both residents and visitors with its thriving downtown, award-winning restaurants, and boutique retail scene.

Napa’s business environment is characterized by a balanced mix of hospitality, retail, light industrial, and professional services, supported by steady tourism and a growing local economy. The city continues to invest in infrastructure, mixed-use development, and business-friendly initiatives that enhance quality of life and promote sustainable growth.

With a population that values local enterprise and community connection, Napa provides an exceptional setting for business owners seeking visibility, stability, and a supportive customer base. The combination of strong demographics, year-round tourism, and proximity to the greater Bay Area makes Napa a premier location for both new ventures and established businesses.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,603	131,334	350,839	Total Households	31,912	46,869	123,437
Average Age	43	44	42	# of Persons per HH	2.7	2.8	2.8
Average Age (Male)	41	42	41	Average HH Income	\$141,134	\$148,824	\$134,009
Average Age (Female)	44	45	43	Average House Value	\$938,003	\$924,551	\$768,687

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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