



Main Street Exchange

1040 MAIN STREET SUITE 204, NAPA, CA 94559

MICHAEL HOLCOMB
BROKER/OWNER
CALDRE #01458995
707.294.2944
MHOLCOMB@WREALESTATE.NET



Office Sublease Opportunity

MAIN STREET EXCHANGE | NAPA



Location Description

Positioned in the heart of Downtown Napa, 1040 Main Street offers a premier location within Napa Valley's vibrant commercial, dining, and wine-tasting district. Situated along Main Street near First Street, the property enjoys exceptional pedestrian visibility and convenient access to the Napa Riverfront, renowned restaurants, boutique retailers, tasting rooms, hotels, and entertainment venues. The building is located adjacent to the popular Cole's Chop House and within walking distance of major downtown attractions, including the Napa River Walk, First Street Napa, Oxbow Public Market, Uptown Theatre, and numerous hospitality destinations. Downtown Napa continues to serve as the region's commercial and tourism hub, attracting both local residents and visitors year-round. The location also provides convenient access to Highway 29 and Silverado Trail, connecting the property to the greater Napa Valley and Bay Area.

Sublease Terms

Gross Lease

- Landlord Responsibilities: Landlord shall be responsible for water, garbage service, PG&E, and general maintenance of all areas outside of the Premises.
- Tenant Responsibilities: Tenant shall be responsible for internet service, interior janitorial services, and all other costs associated with Tenant's business operations within the Premises.

Rent Schedule

- Base Rent shall be \$20,823.01 per month commencing February 1, 2026, through January 31, 2027.
- Base Rent shall increase by three percent (3%) annually on each anniversary of the commencement date and continue through January 31, 2030.

Renewal Option

- One (1) option to renew the Sublease for an additional term of three (3) years.
- Base Rent during the renewal term shall continue to increase at an annual rate of three percent (3%).
- Tenant must exercise the renewal option by providing written notice no later than six (6) months prior to the expiration of the then-current lease term.

Layout Description

The suite features a functional office layout consisting of nine (9) private offices, one conference room, a reception area, and two open work areas. Additional amenities include a kitchenette/break room, private patio, and access to shared restrooms. The space is well-suited for professional office users seeking a combination of private offices and collaborative workspace.

Interior Photos

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Interior & Exterior 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.

500 BICENTENNIAL WAY, SUITE 310
SANTA ROSA, CA 95403

PHONE: 707.591.0570
WCOMMERCIALRE.COM



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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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