

CARNERA CORPORATE CENTER

±6,765 - ±20,201 SF CLASS "A" OFFICE SPACE FOR IMMEDIATE SUBLEASE



PROJECT VIDEO 

166-176 GATEWAY ROAD E: **13,436 SF** | 182-190 GATEWAY ROAD E: **6,765 SF**

GLEN DOWLING

glen.dowling@am.jll.com
+1 707 227 7800
RE License No: 00890450

CHRIS NEEB

chris.neeb@am.jll.com
+1 707 495 7777
RE License No: 01324612

MATT BRACCO

matt.bracco@am.jll.com
+1 925 948 1305
RE License No: 01185434

Exclusively Listed by
The Dowling-Bracco Team of JLL



CARNERA CORPORATE CENTER

166-176, 182-190 GATEWAY ROAD E | NAPA, CA

Carnera Corporate Center is ideally located in the **Napa Valley Gateway Business Park** at the intersections of Highway 12 & 29, just 7 miles west of I-80 and adjacent to the Napa County Airport. The project's strategic location, at the **Gateway to the Napa Valley**, is just a short distance from world renowned wineries, championship golf courses and destination resorts, along with an array of retail amenities.

Currently, **166-176 Gateway Rd E has 13,436 SF office space available** and **182-190 Gateway Rd E has 6,765 SF office space available on the first floor** for a **total of 20,201 SF available for lease**. The available spaces are fully furnished with new, quality office furniture throughout. The buildings can be leased together or separately.

Building Highlights:

- High quality interior improvements constructed in 2018
- Plug & play opportunity with quality furniture
- Modern design with a nice mixture of open office, private office areas, conference rooms and kitchen / break rooms
- Large custom kitchen and employee lunch area
- Operable windows, exterior courtyard, pathways, trellises, benches, central fountain, and second floor covered balconies
- 3.7 per 1,000 employee parking ratio
- Sublease expires December 31, 2031

PROJECT HIGHLIGHTS



2 buildings
20,201 RSF
available for lease



Abundant
parking



Campus Setting
with exterior
courtyard



Adjacent to
Napa County
Airport

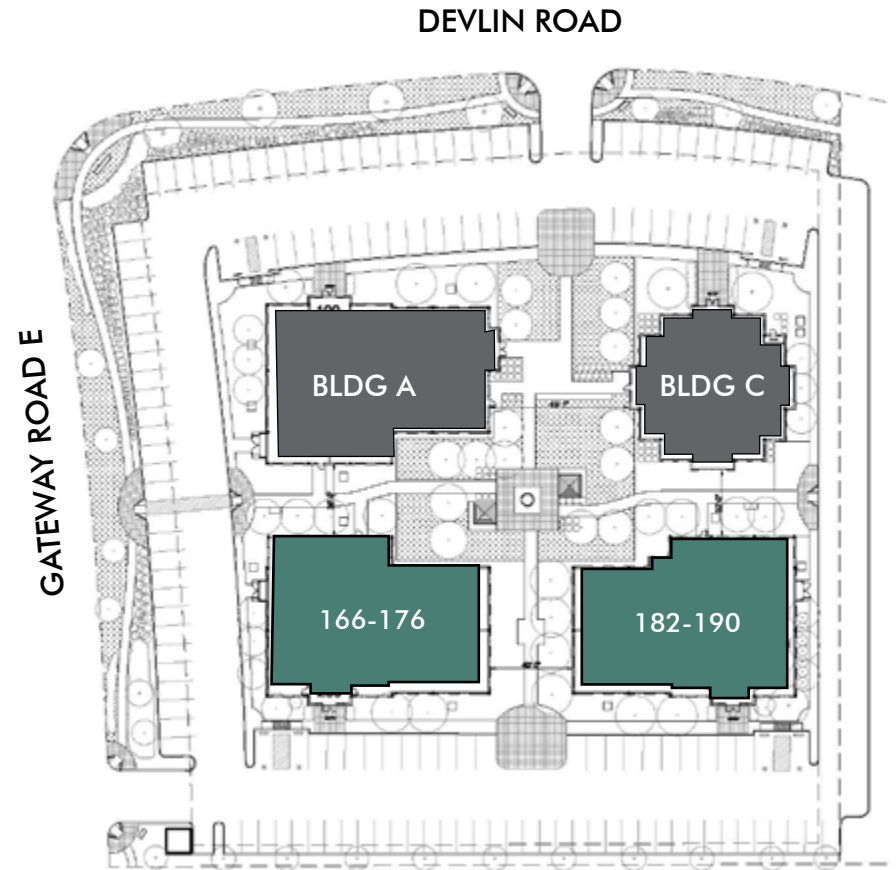


Close proximity
to Highways 29,
12, & I-80

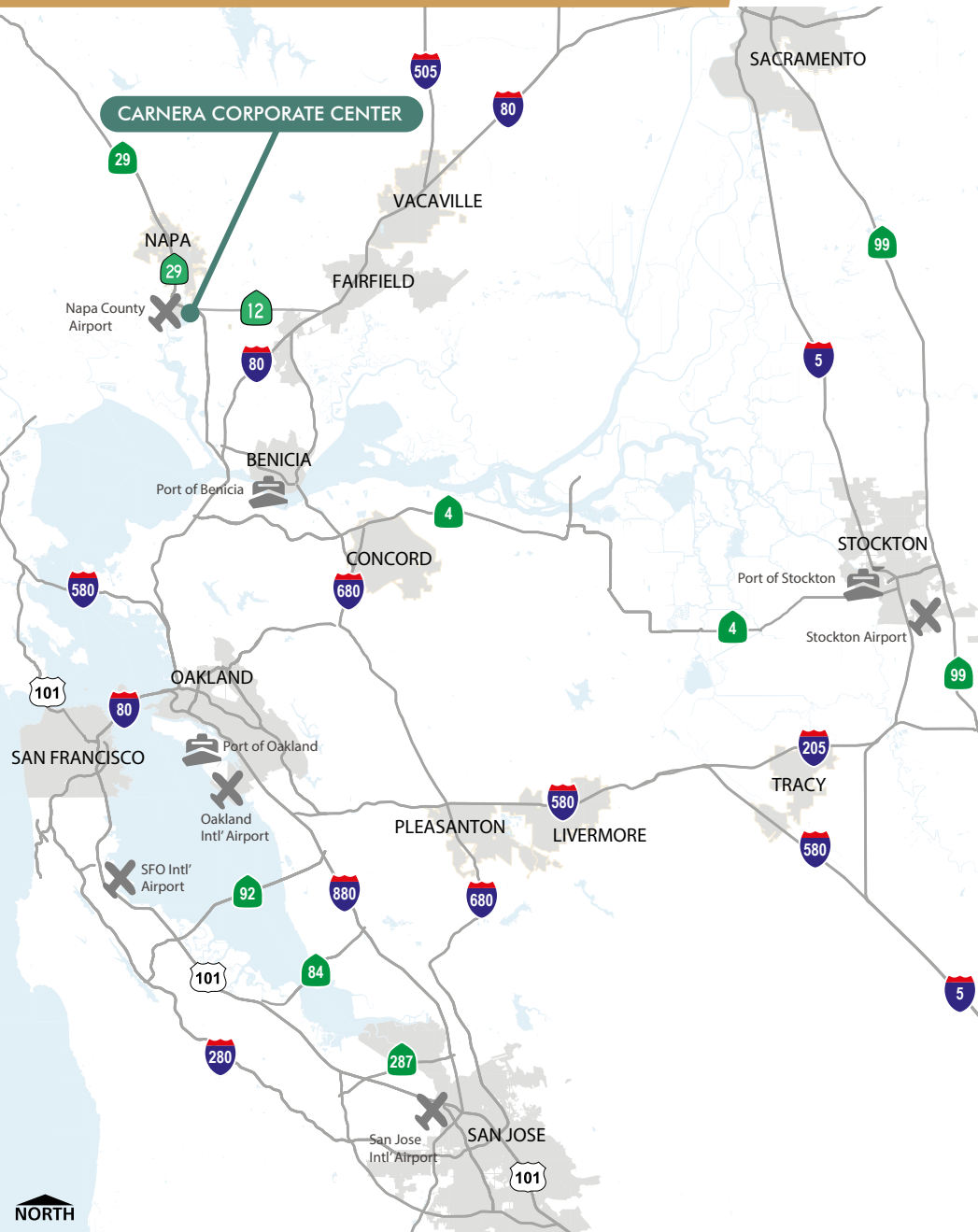


13,436 SF TWO-STORY OFFICE | 166-176 GATEWAY RD E
6,765 SF FIRST FLOOR OFFICE | 182-190 GATEWAY RD E

CARNERA CORPORATE CENTER SITE PLAN



STRATEGIC LOCATION



CARNERA CORPORATE CENTER DRIVE DISTANCES

PORTS & AIRPORTS	Miles	MAJOR CITIES	Miles
Napa Airport	0.2	Napa	7
Port of Benicia	21	Novato	26
Oakland Intermodal	31	Oakland	37
Oakland Airport	46	San Francisco	42
Port of Oakland	51	Sacramento	55
SFO Airport	54	Stockton	65
Port of Stockton	68	San Jose	81



SECOND FLOOR COVERED BALCONIES AND OPERABLE WINDOWS
OVERLOOKING THE NAPA VALLEY



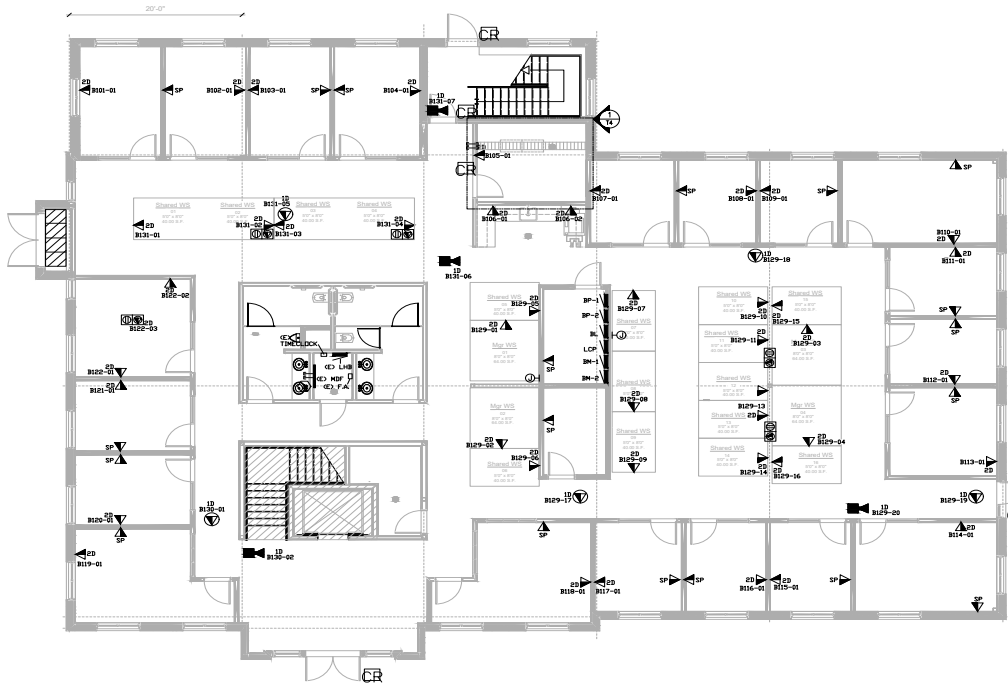
HIGH END FINISHES THROUGHOUT BOTH BUILDINGS



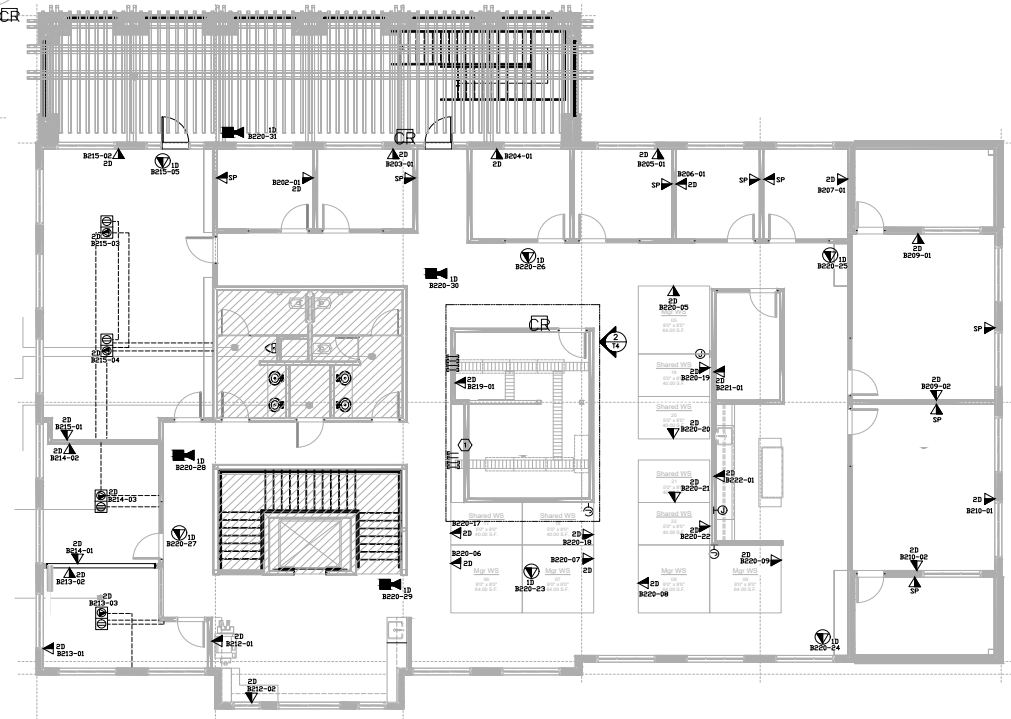
FIRST FLOOR PLAN

166-176 GATEWAY ROAD E

13,436 RSF AVAILABLE



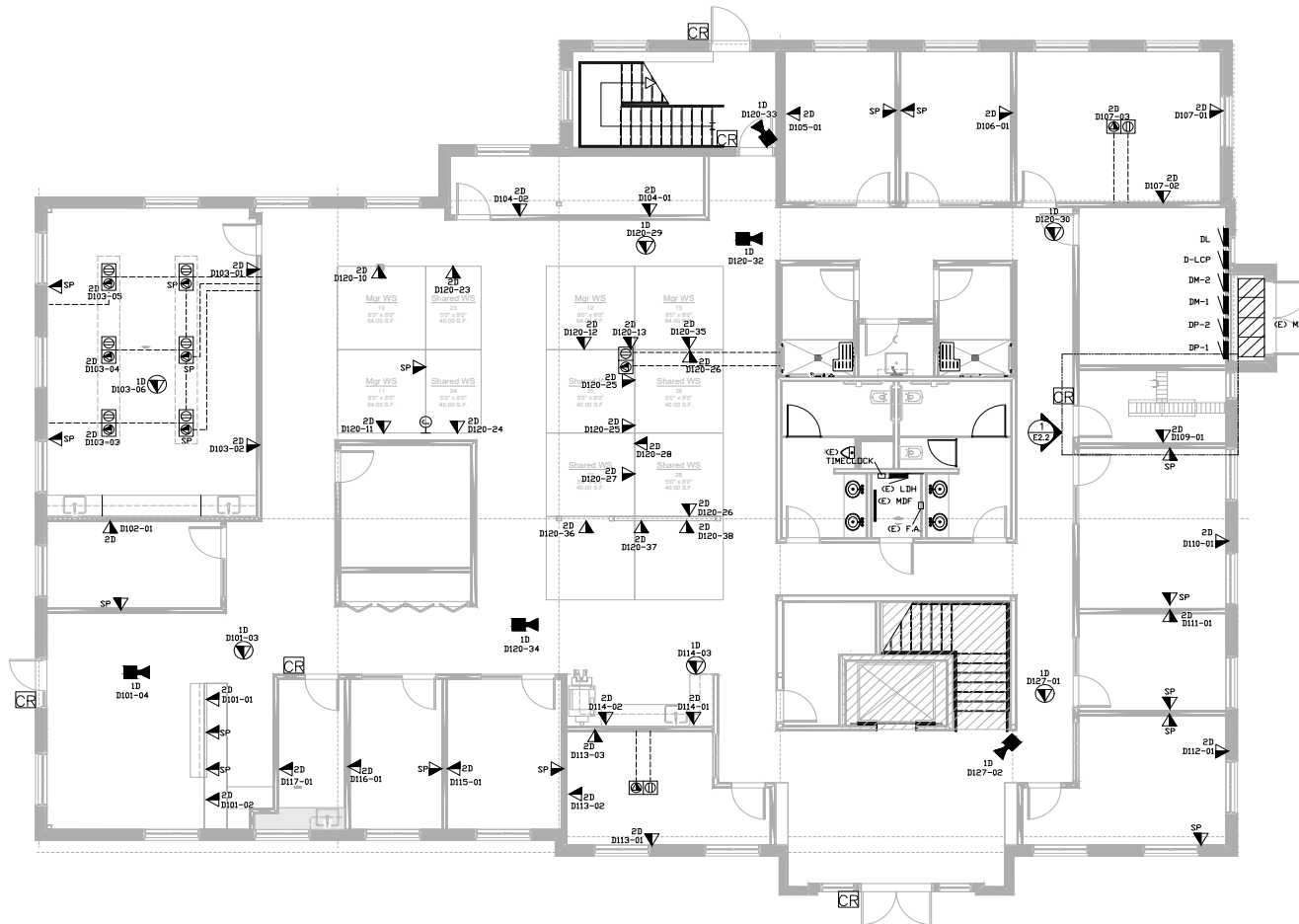
SECOND FLOOR PLAN



182-190 GATEWAY ROAD E

6,765 RSF AVAILABLE

FIRST FLOOR PLAN



CARNERA CORPORATE CENTER

166-176, 182-190 GATEWAY ROAD E | NAPA, CA



To schedule a tour or for more information, please contact:

GLEN DOWLING

glen.dowling@am.jll.com

+1 707 227 7800

RE License No: 00890450

CHRIS NEEB

chris.neeb@am.jll.com

+1 707 495 7777

RE License No: 01324612

MATT BRACCO

matt.bracco@am.jll.com

+1 925 948 1305

RE License No: 01185434



The Dowling-Bracco Team of JLL

www.JLL.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved. **The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. **Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260**