



## Napa Medical Center

1100 Trancas Street, Napa, CA 94558

|                              |                                                                                                                                                                                                                      |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Type:</b>        | Medical Office                                                                                                                                                                                                       |
| <b>County:</b>               | Napa                                                                                                                                                                                                                 |
| <b>Building Size:</b>        | 69,809 sf                                                                                                                                                                                                            |
| <b>Location:</b>             | Immediately west of Queen of the Valley Medical Center with easy access to Hwy 29 and Downtown Napa                                                                                                                  |
| <b>Property Description:</b> | Building is located on the campus of the St. Joseph's Queen of the Valley Medical Center. Recent improvements include new common area finishes, new roof, HVAC systems, security system, entryways, and landscaping. |

### CURRENT SPACES AVAILABLE

| Suite | Area (sf) | Asking Rent rsf | Space Description                                                                         | Available             |
|-------|-----------|-----------------|-------------------------------------------------------------------------------------------|-----------------------|
| 102   | 1,025     | \$2.75 FS       | Small office space with direct exterior access with four offices and a restroom           | <b>NOW</b>            |
| 204   | 981       | \$3.95 FS       | 2 large offices/exam rooms, internal restroom, excellent natural light, close to elevator | <b>30 Days Notice</b> |
| 300   | 6,636     | \$3.95 FS       | Perimeter offices/exam rooms, interior work/lab areas                                     | <b>NOW</b>            |
| 301   | 1,073     | \$3.95 FS       | 4 exam rooms, excellent natural light, adjacent to elevator and common restrooms          | <b>NOW</b>            |



1100 Trancas Street, Suite 102  
Napa, CA 94558  
(707) 681-5002

**Trask Leonard**  
DRE# 01152101  
(650) 533-2591  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)