## SUB LEASE

**DOWN TOWN NAPA - 1465 FIRST ST** 



A BETTER WAY in Commercial Real Estate





Class A building with Class A retail space on first floor. A custom Gordon Huether interior water feature highlights this modern open space with private area for VIP tasting, beauty bar, consultations. Full space or share with current tenant.

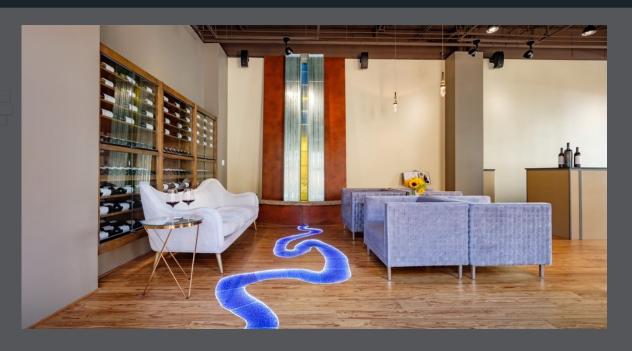
First floor retail/ office space 1908 sq.' includes a food prep area with refrigeration.

## **CUSTOM WATER FEATURE**

The interior space is highlighted by this dramatic work of art by Gordon Huether. "The Napa River". Provides a peace full sound and dramatic lighting at night.

## SUB LEASE OR FULL LEASE

Your option to sub lease the space or initiate your new full lease. \$5.15/sq' + 6%NNN.





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**RE/MAX Gold Bob Frappia** Realtor 707 225 4406 (Mobile) 707 2541400 (Office) robert.frappia@norcalgold.com http://FrappiaRealestate.com 01955165