

# GORDON BUILDING

1136 FIRST STREET, NAPA



**ICONIC OFFICE LOCATION - 9,704 SF**

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**STRONG & HAYDEN**  
COMMERCIAL REAL ESTATE



# PROPERTY LOCATION - The New Napa





# NEARBY AMENITIES



< Yountville, St. Helena

< Highway 29

- Property Location
- Hotels
- Food & Beverage
- Entertainment



# TRANSIT AND PARKING



**GORDON BUILDING**

**Silverado Trail**

Sausal Avenue

Main Street







First Street

Second Street

Third Street

**< Highway 29 (1 mi.)**

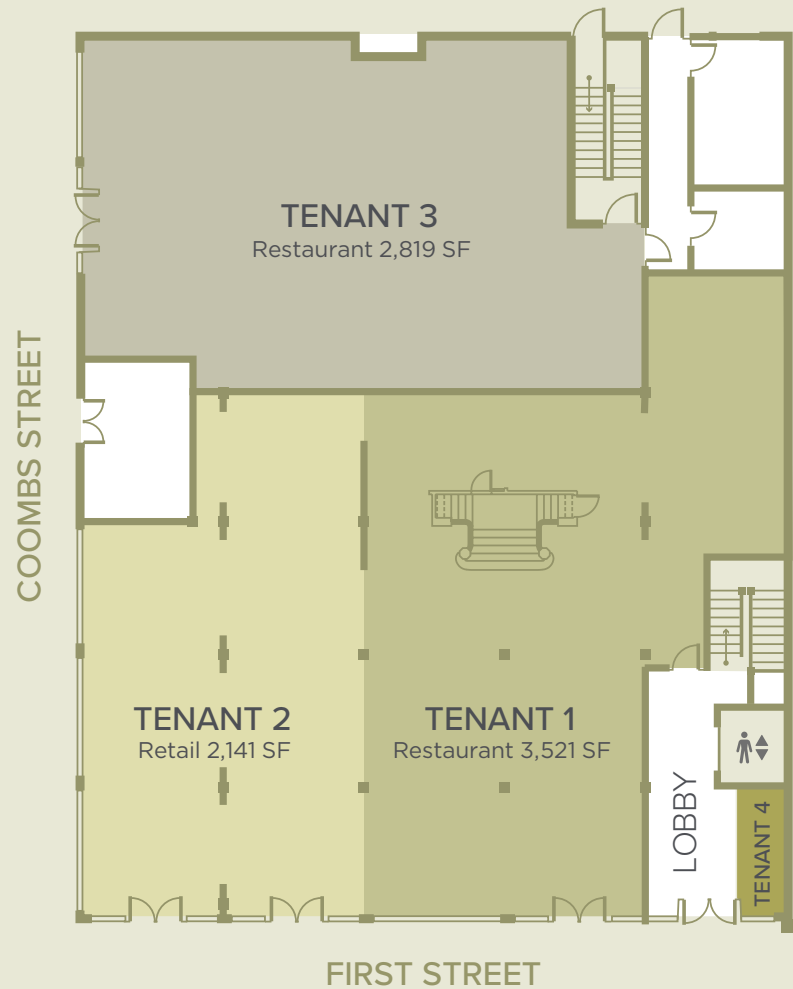
## NEARBY

- |   |  |
|---|--|
|  Napa Corporate Park / Winery Industrial Space - 4 mi. |  OAK Airport - 51 mi. |
|  Napa Airport - 8.6 mi.                                |  SFO Airport - 59 mi. |
|  Downtown San Francisco - 46 mi.                       |  SAC Airport - 64 mi. |

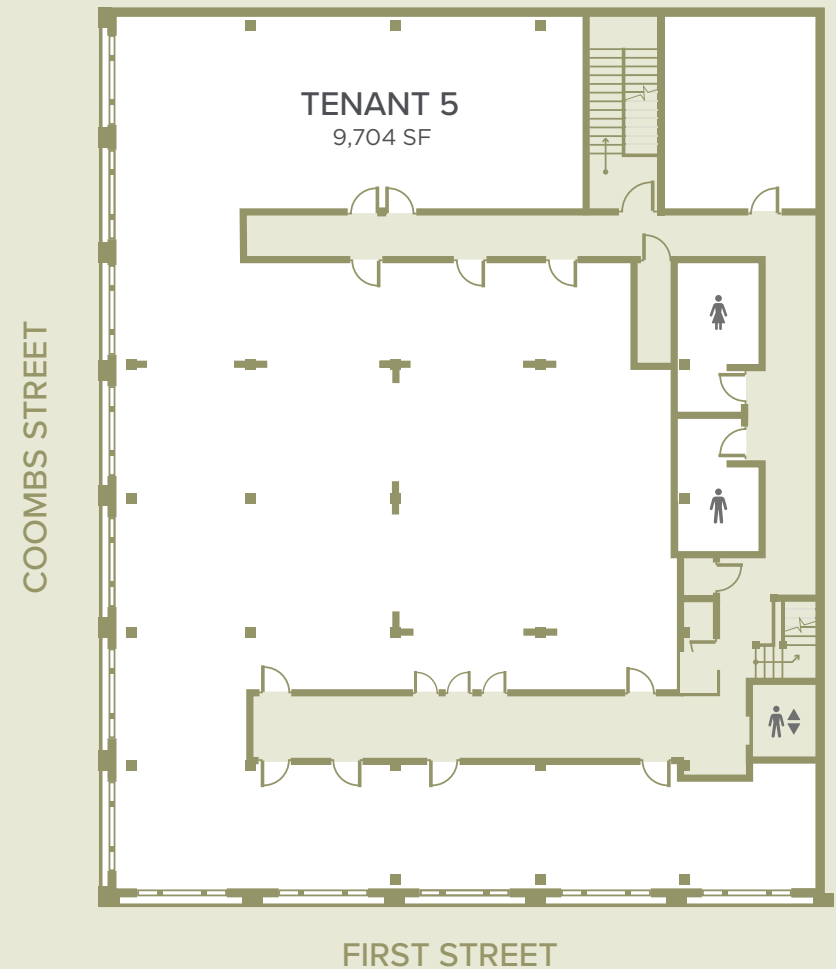


# FLOOR PLANS

## FLOOR ONE - RETAIL



## FLOOR TWO - OFFICE



- Iconic Office Location in the Heart of Napa's Renaissance – 9,704 SF
- Occupancy Delivery possible March 1, 2020.
- Opportunity Zone tax benefits

# PROPERTY PHOTOS

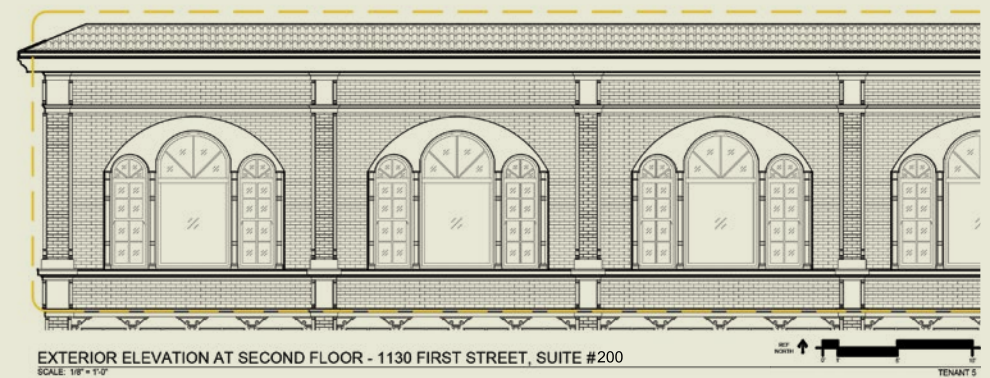
The Iconic Gordon Building



State of the Art Renovation Complete Oct 2019



Exterior Elevations





# FIRST STREET NAPA

## FIRST STREET NAPA

Steps outside is First Street Napa, Napa's newest hospitality destination with 18 shops and restaurants and a boutique Archer Hotel now open with continued future phased openings. Once complete, this 325,000 square foot mixed-use development adds 45 shops and restaurants to the heart of Downtown Napa.

Archer Hotel Napa, named a "game changer for the city" by *Wine Spectator*, features 183 luxe guest rooms with 39 balcony-clad suites, Charlie Palmer Steak, Sky & Vine Rooftop Bar, the Rooftop Spa by Francis & Alexander and 17,000+ sq. ft. of indoor and outdoor event space.



Boutique Hotel



Street Retail



Dining & Wine Tasting



Public Gathering Places



Creative Class Office