

For Lease: Small Office Suite

255 West Napa Street Suite L, Sonoma, CA

- Downtown Location
- Shared Conference Room & WiFi
- Ample Parking
- Ideal for Small Business
- Monument Signage Available

Offering Summary

Available Sq Ft:	**201.5 +/- sf**
Initial Base Rent:	**$615/mo**
CAM Charges:	**$.33/sf/mo**
Lease Type:	**Mod. Gross**
Lease Term:	**1 - 5 Years**
Available:	**NOW**

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Higher Level Commercial Real Estate
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

10/27/26

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Building/Space Description:

255 West Napa Street is a two-story retail and office building. The first floor features a mix of retail and professional office suites, while the second floor is primarily dedicated to small office users, accommodating a variety of professional and service-oriented tenants. The property includes a large private parking lot behind the building, providing convenient on-site parking for both tenants and visitors. Additional amenities include a shared conference room, WiFi and outdoor balconies.

Location Description:

255 West Napa Street is located just west of the historic Sonoma Plaza, within walking distance of the city's vibrant hub of restaurants, wine tasting rooms, boutique shops, and professional services. The property offers convenient access to Highway 12, the primary corridor through Sonoma Valley connecting Napa, Glen Ellen, and Santa Rosa. Surrounded by well-known landmarks such as Sonoma City Hall and Mission San Francisco Solano, and nearby businesses including Whole Foods, the location benefits from steady local activity and the year-round tourism that makes downtown Sonoma one of the most visited destinations in Wine Country.

Space Information/Features:

Total Rentable Square Feet:	201.5 +/- sq. ft. (Owner is source. Agents have not verified square footage.)
Divisible/Can Add:	No
Parking:	10 Shared spaces in private lot. (Unassigned & Unreserved)

Also Available in the Building:

Suite	Square Feet	Monthly Rent	CAM charges
A (1st fl.)	1,894.30 +/-	$ 5,775.00	$625.12
C (1st fl.)	162.0 +/-	$ 435.00	$53.46
J (2nd fl.)	208.7 +/-	$ 650.00	$68.87
K (2nd fl.)	214.0 +/-	$ 650.00	$70.62
P (2nd fl.)	195.3 +/-	$ 625.00	$64.45
N (2nd fl.)	202.3 +/-	$ 650.00	$66.76

Building Information/Features:

Total Building Square Feet:	20,032
Year Constructed:	1989
Zoning/Permitted Uses:	C
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes, Central
Flood Zone Designation:	X : The area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Lease Terms:

Lease Term:	1 - 5 Years
Initial Base Rent:	$615.00 /month
Base Rent Increases:	3% annual increases
Lease Type:	Modified Gross
CAM Charges:	0.33 psf/mo, increases 5% per year
Tenant Expenses:	Cam Charge, Telephone, Liability Insurance, Interior Janitorial

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Common Area Conference

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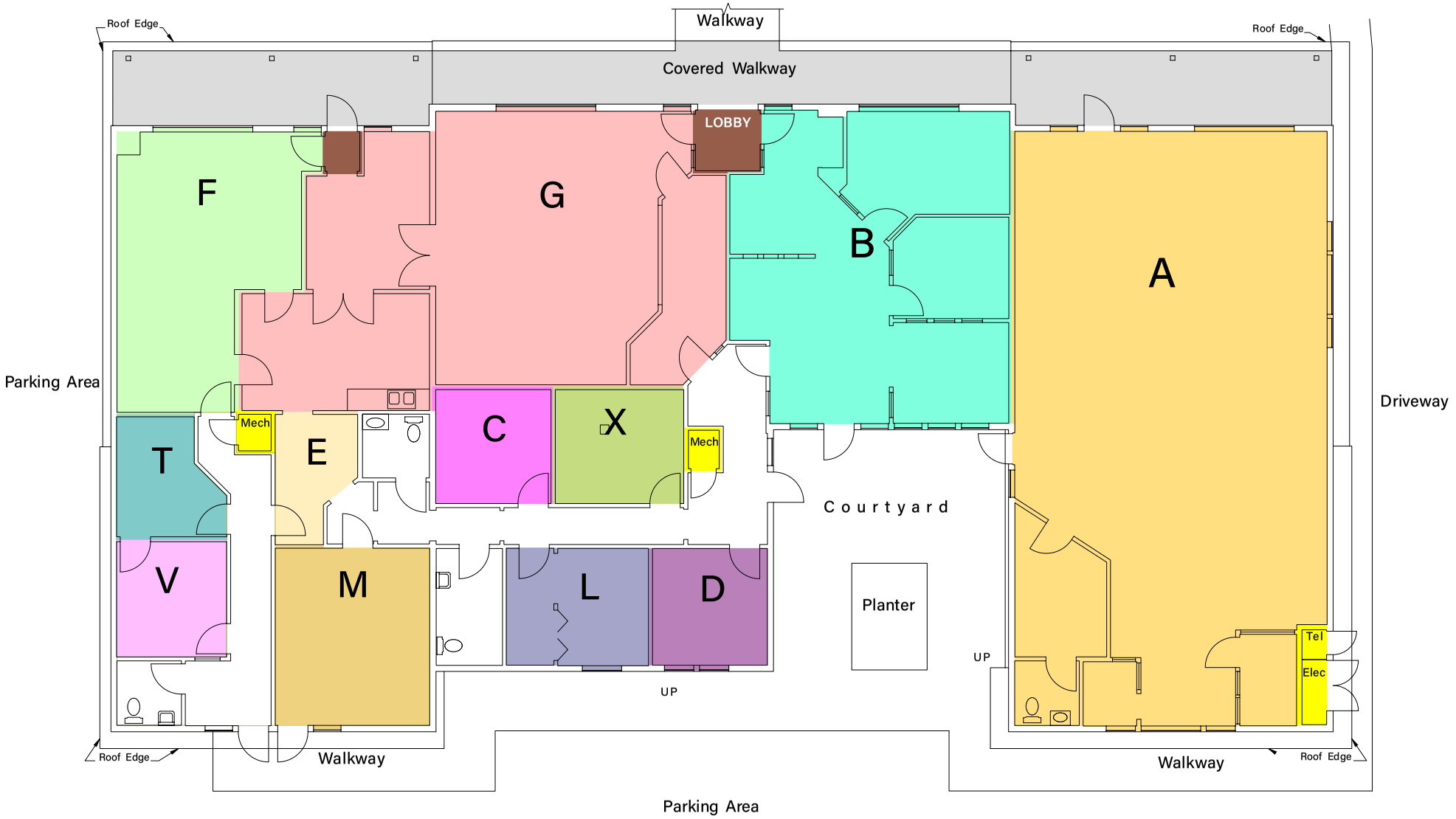

FIRST FLOOR

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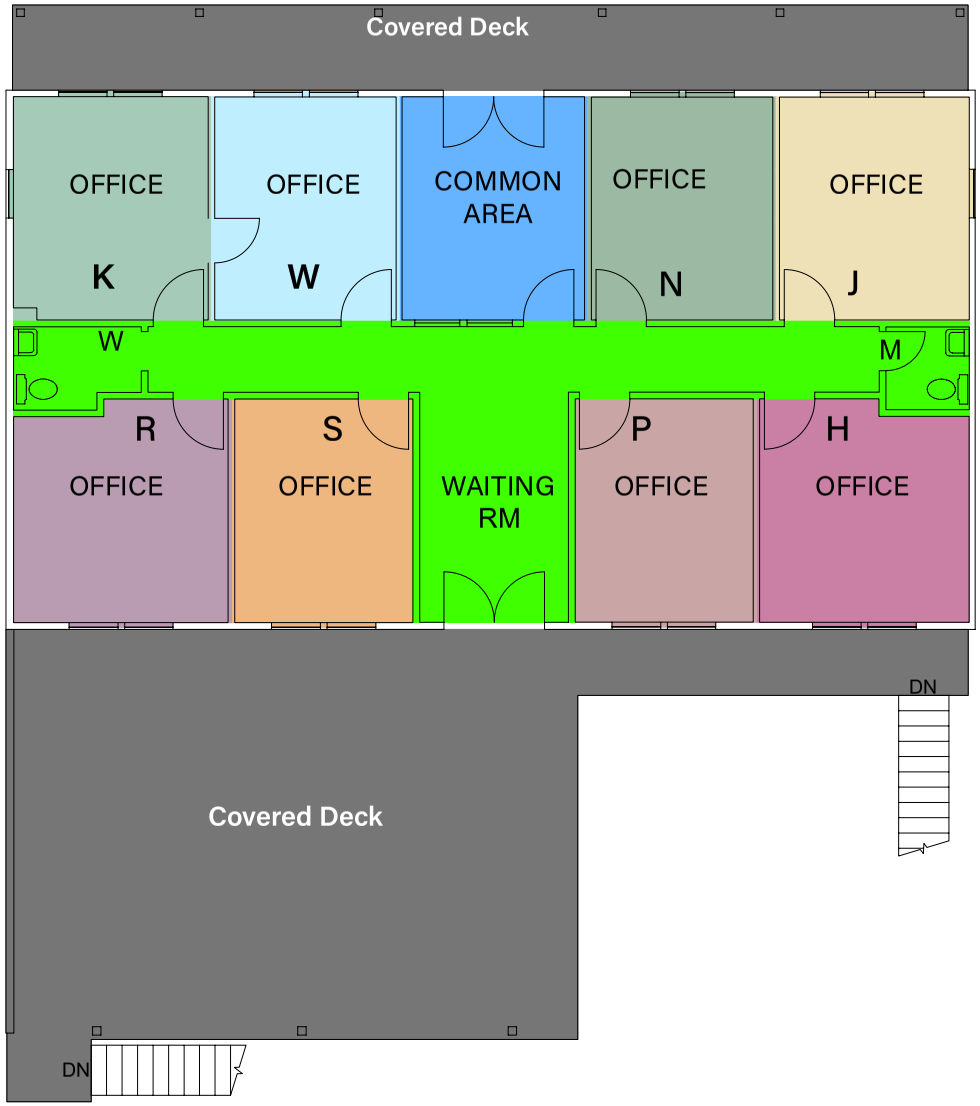
255 West Napa Street Suite L, Sonoma, CA 95476



SECOND FLOOR

For Lease: Small Office Suite

255 West Napa Street Suite L, Sonoma, CA 95476



Click here to View in Google Maps

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W. Napa St.



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Our Company

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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