

For Lease: Small Office Suite

255 West Napa Street Suite P, Sonoma, CA

- Street-Facing End-Unit
- Monument Signage
- In-Suite Restroom
- Ample Parking
- Downtown Location

Offering Summary

Available Sq Ft:	**195.3 +/- sf**
Initial Base Rent:	**$3.05 psf**
CAM Charges:	**$.33/sf/mo**
Lease Type:	**Mod. Gross**
Lease Term:	**3 - 5 Years**
Available:	**NOW**

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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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255 West Napa Street Suite P, Sonoma, CA 95476

Building/Space Description:

255 West Napa Street offers approximately 1,894 SF of highly visible retail space in a prominent street-facing end-cap location in downtown Sonoma. The suite features windows on three sides, providing abundant natural light and excellent visibility along West Napa Street. Front and rear entrances offer convenient access for customers and deliveries, while a large private parking lot behind the building provides ample on-site parking. Additional features include monument signage, an in-suite restroom, and a prime downtown location surrounded by established retail, dining, and professional services.

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:	195.3 +/- 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
L (1st fl.)	201.5 +/-	$ 615.00	$66.50
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:	3 - 5 Years
Initial Base Rent:	$3.05 psf ($595.66 /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, Separately Metered Electric & Gas

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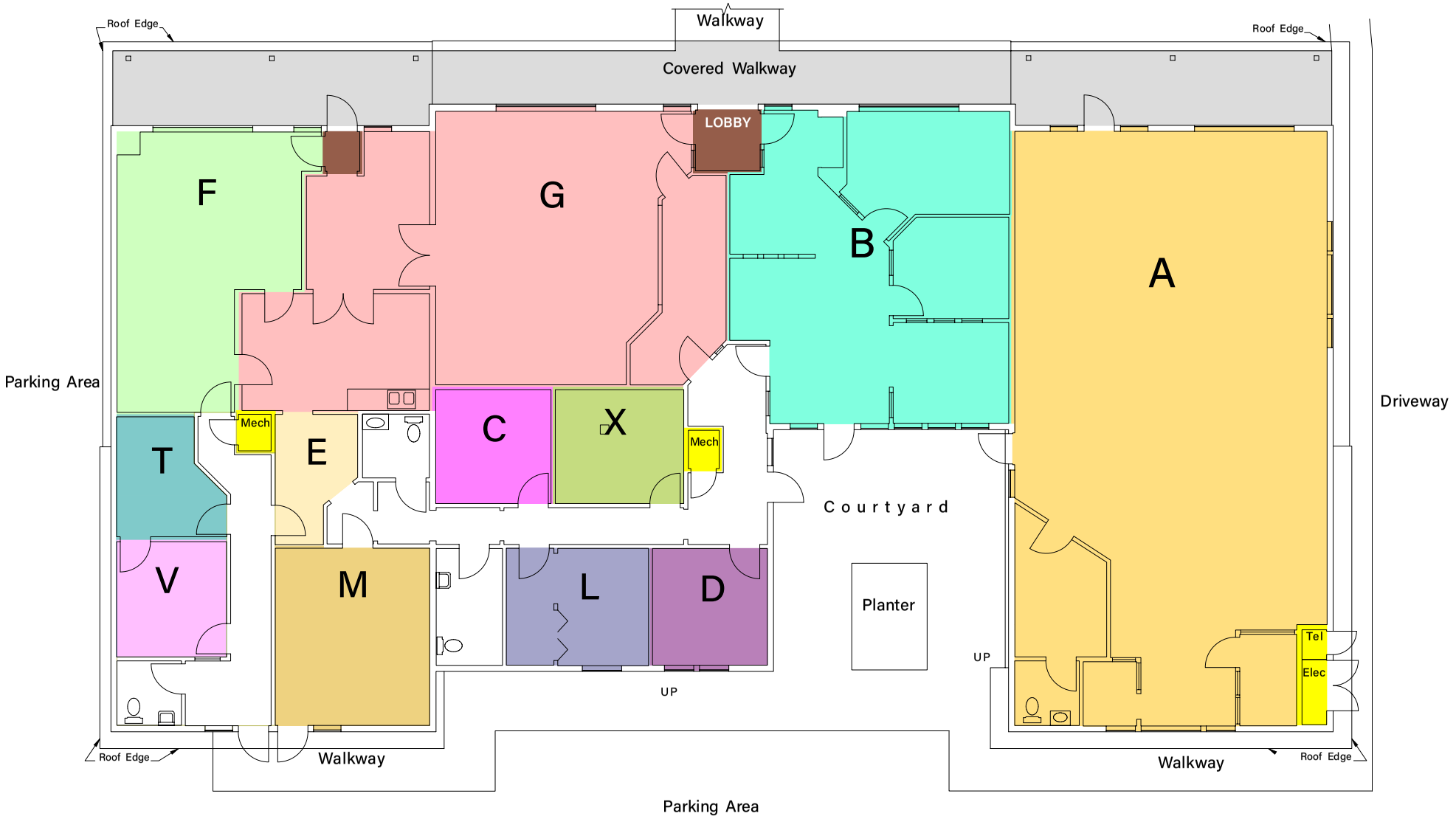
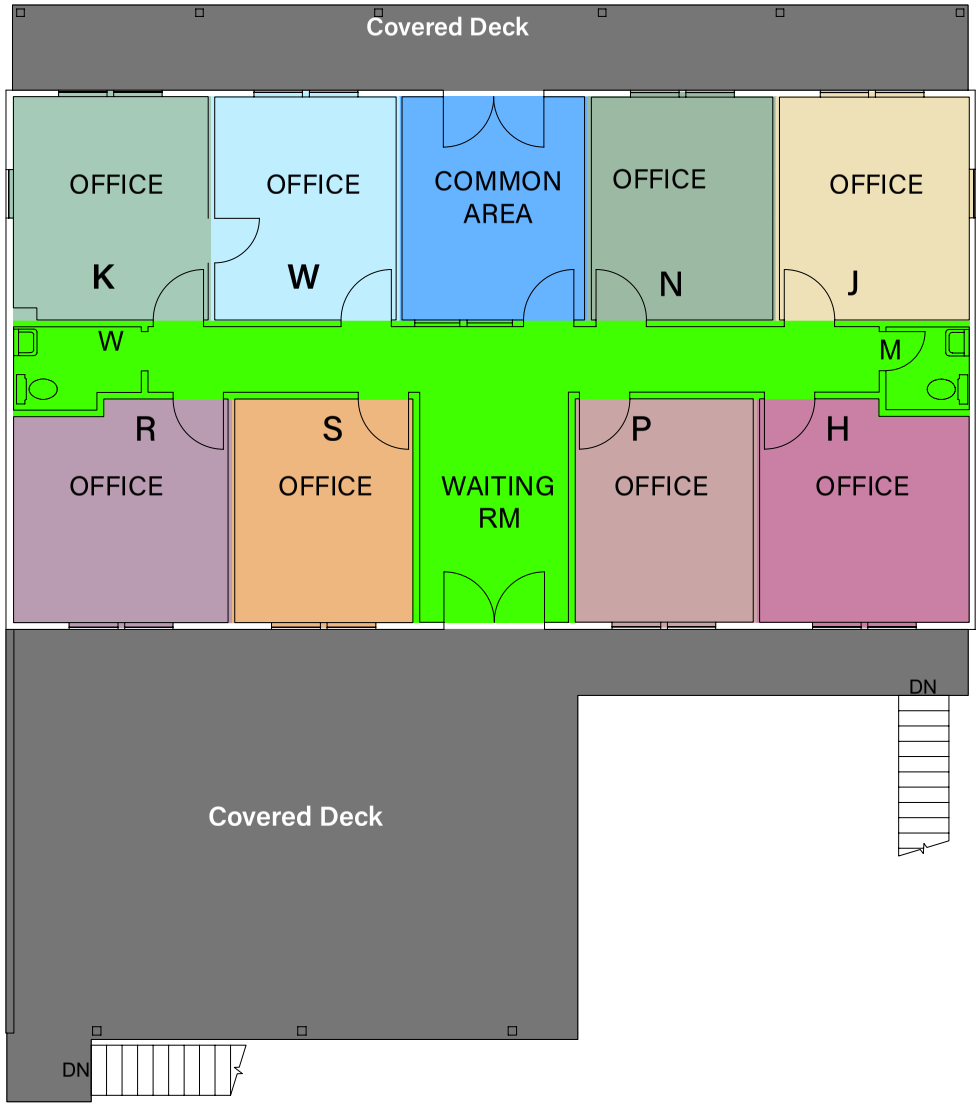


FIRST FLOOR

For Lease: Small Office Suite

255 West Napa Street Suite P, Sonoma, CA 95476



SECOND FLOOR

For Lease: Small Office Suite

255 West Napa Street Suite P, 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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