



# For Lease: Small Office Suites

## 255 West Napa Street, Sonoma, CA

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

### Offering Summary

|                    |                    |
|--------------------|--------------------|
| Available Sq Ft:   | 162 - 202 +/- sf   |
| Initial Base Rent: | \$435 - \$5,775/mo |
| CAM Charges:       | \$.33/sf/mo        |
| Lease Type:        | Mod. Gross         |
| Lease Term:        | 1 - 5 Years        |
| Available:         | NOW                |

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255 West Napa Street, Sonoma, CA 95476

## 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:

| 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     |
| L (1st fl.) | 201.5 +/-    | \$ 615.00    | \$66.50     |
| P (2nd fl.) | 195.3 +/-    | \$ 625.00    | \$64.45     |
| N (2nd fl.) | 202.3 +/-    | \$ 650.00    | \$66.76     |

Total Rentable Square Feet: 162 - 1,894.30 +/- sq. ft.  
(Owner is source. Agents have not verified square footage.)

Divisible/Can Add: No

Parking: 10 Shared spaces in private lot. (Unassigned & Unreserved)

## 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: \$435-\$5,775 /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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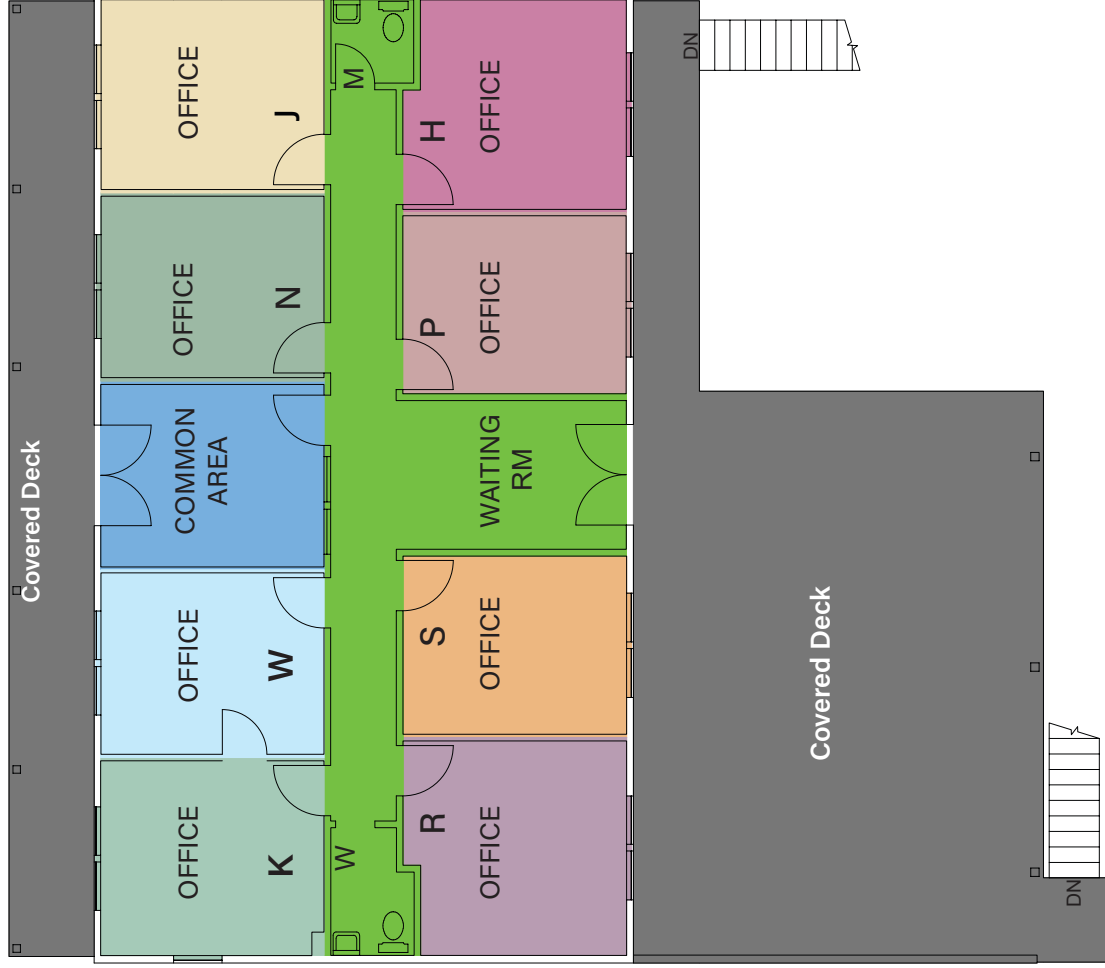
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# For Lease: Small Office Suites

255 West Napa Street, Sonoma, CA 95476



SECOND FLOOR

# For Lease: Small Office Suites

255 West Napa Street, 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.

## Higher Level Commercial Real Estate

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