

CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

CONTACT INFO

± 2,100 SF TO ± 13,515 SF AVAILABLE



To Schedule a Tour or to Obtain Additional Information, Please Contact :

Matthew. R Bracco

(925)274-2816

matt.bracco@cushwake.com

Chris A. Neeb

(707)495-7777

chris.neeb@cushwake.com

Glen W. Dowling

(415)451-4700

glen.dowling@cushwake.com



**CUSHMAN &
WAKEFIELD®**

CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

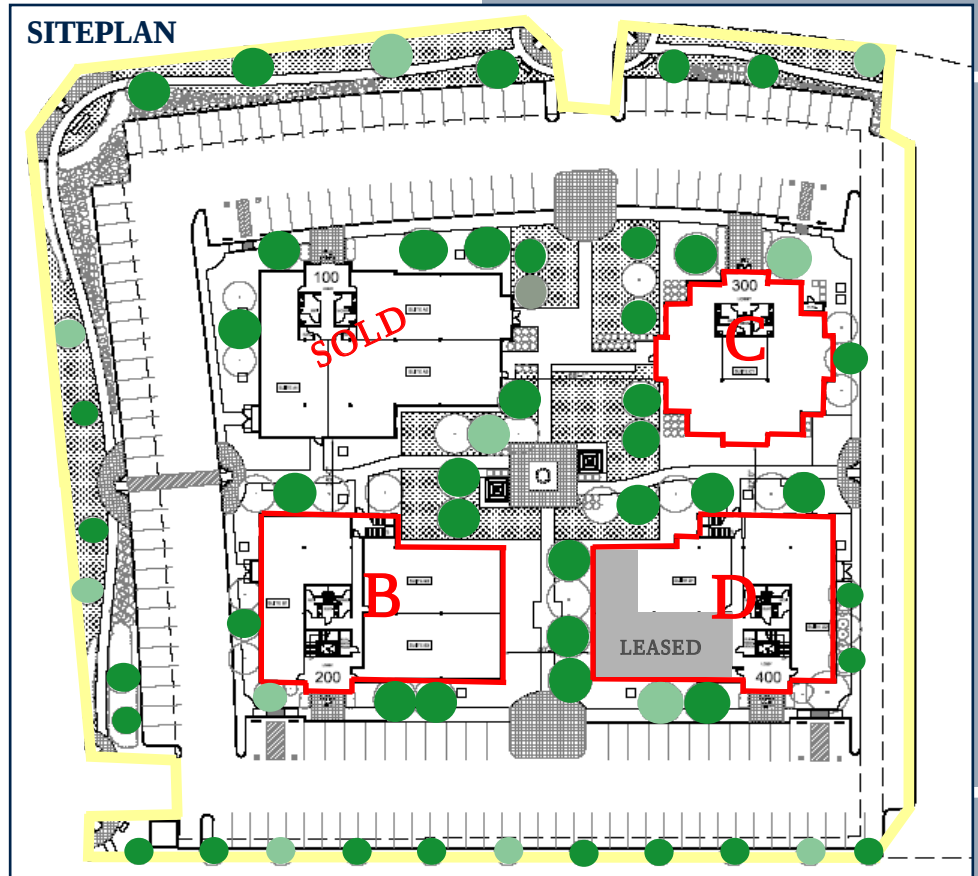
AERIAL& MAP

CONTACT INFO

PROPERTY HIGHLIGHTS:

- Class "A" Office Buildings Available For Sale or Lease
- New Quality Construction
- Warm Shell Condition
- Improvements to Suit
- Each Building Designed to Divide into Spaces/Condos Ranging in Size from 2,100 SF and Up
- Flexible Zoning Allows for a Variety of Uses Including Office, Wine Tasting, Medical Office, Etc.
- Campus Setting with Extensive Landscaping
- Parking Ratio of 3.7/1,000 SF
- Exterior Courtyard with Meandering Pathways, Trellises, Benches and a Central Fountain
- Second Floor Covered Balconies
- Operable Windows
- Located Next to Newly Developed Marriott Hotel
- Excellent Napa Valley Views

SITEPLAN



Carnera Corporate Center is ideally located in the Napa Valley Gateway Business Park, at the intersections of Highway 12 & 29, just 7 miles west of I-80, and adjacent to the Napa County Airport. This excellent location, at the gateway to the Napa Valley, makes the property a short distance from world renowned wineries, championship golf courses and destination resorts, along with an array of retail amenities, including the recently developed Marriott Hotel. Neighboring corporate users include Fosters, Diageo, AP Tech, Constellation Wines, Niebaum Coppola and The Doctor's Company.

CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

CONTACT INFO

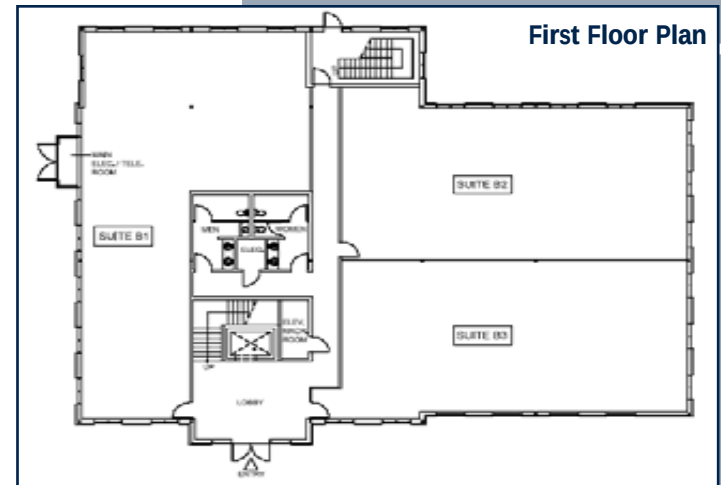


BUILDING B 166-176 Gateway Road East - Napa, CA

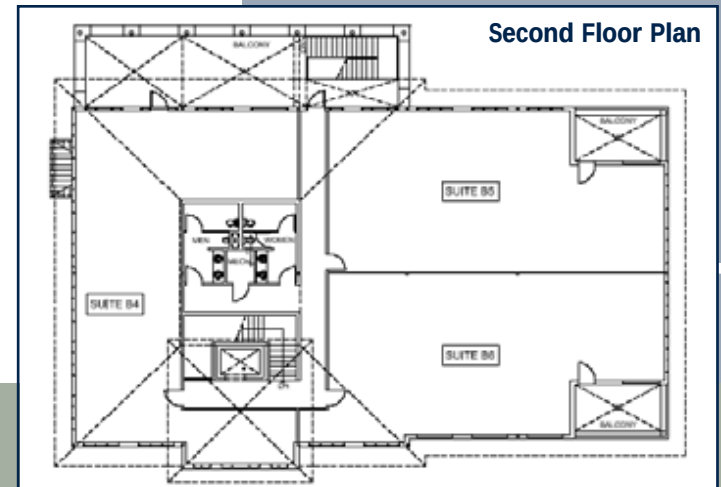
- 13,436 SF Two-Story Office Building for Sale or Lease
- Divisible to 2,100 SF
- Improvements to Suit
- Second-Floor Covered Balconies & Operable Windows
- Elevator & Common Lobby
- Restrooms on Each Floor
- High-End Finishes Throughout
- Lease Rate : \$2.15/psf/month, Full Service
- Sales Price : \$245.00 psf / Warm Shell
- APN: 057-310-005, 006 & 010



First Floor Plan



Second Floor Plan



CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

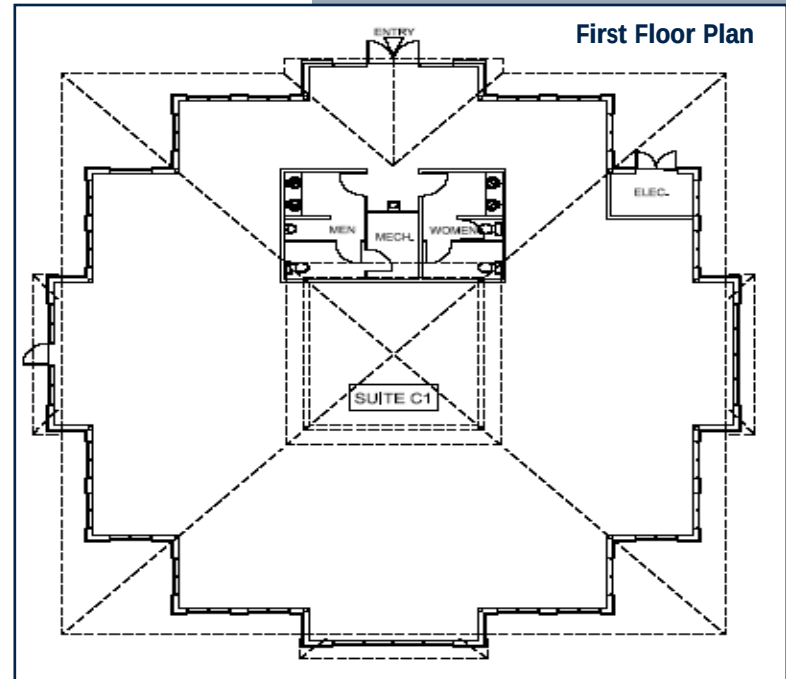
CONTACT INFO

BUILDING C 462 Devlin Road - Napa, CA

- 5,030 SF Single-Story Office Building for Sale or Lease
- Divisible to 2,500 SF
- Improvements to Suit
- Operable Windows
- Warm Shell Condition
- Extensive Window-Line and Tremendous Views
- Lease Rate : \$2.15/psf/month, Full Service
- Sales Price : \$255.00 psf / Warm Shell
- APN: 057-310-002



First Floor Plan



CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

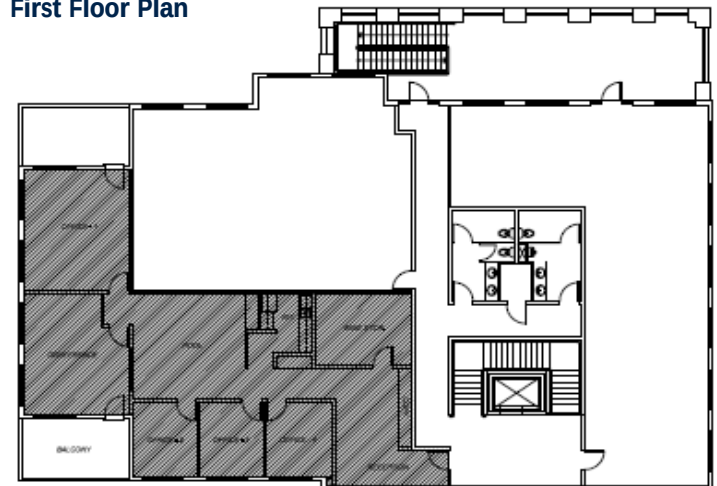
CONTACT INFO

BUILDING D 182-192 Gateway Road East - Napa, CA

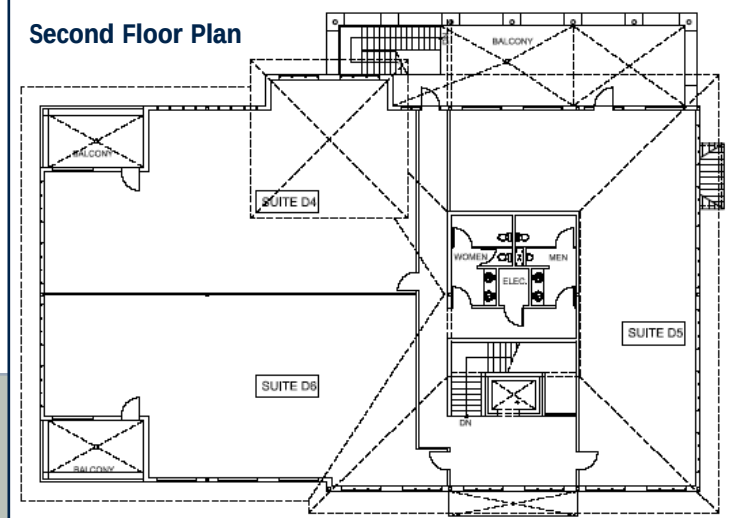
- 13,515 SF Two-Story Office Building For Sale or Lease
- 2,400 SF Recently Leased
- Spaces Range in Size From 2,100 SF to 13,436 SF
- Improvements to Suit
- Second-Floor Covered Balconies & Operable Windows
- Elevator & Common Lobby
- Restrooms on Each Floor
- High-End Finishes Throughout
- Lease Rate : \$2.15/psf/month, Full Service
- Sales Price : \$245.00 psf / Warm Shell
- APN: 057-310-003, 004, 008 & 009



First Floor Plan



Second Floor Plan



CARNERA CORPORATE CENTER

LEASE VS. OWN SCENARIO • 13,515 SF OWNER/USER OFFICE BUILDING

HOME

PROJECT HIGHLIGHTS & SITE PLAN

BUILDING B 166-176 GATEWAY RD. E

BUILDING C 462 DEVLIN ROAD

BUILDING D 182-192 GATEWAY RD. E

OWNERSHIP VS. LEASING

AERIAL & MAP

CONTACT INFO

LEASE ASSUMPTIONS:

Rent per sq ft per mo (NNN monthly rate psf)	\$1.40
Rent per month (total)	\$18,921

UP-FRONT COSTS:

Prepaid Rent and Security Deposit	\$37,842
-----------------------------------	----------

Total Start-Up Costs	\$37,842
----------------------	-----------------

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Rent payment	\$1.40	\$18,921
NNN to FSG Conversion	\$0.75	\$10,136
Total Monthly Costs (Fully Serviced)	\$2.15	\$29,057 E.S.G.

MONTHLY LEASING BENEFITS:

Appreciation benefit @ 2% annual rate	\$0
Depreciation benefit @ 40% tax bracket	\$0
Tax benefit of lease payment @ 40% tax bracket	(\$11,623)
Average principal payment/equity build up	\$0
Total Leasing Benefits	(\$11,623)

TOTAL EFFECTIVE MONTHLY COST	\$17,434
-------------------------------------	-----------------

PURCHASE ASSUMPTIONS:

Price per sq ft (Includes \$50.00 psf TI)	\$295.00
Project Cost	\$3,986,925

UP-FRONT COSTS:

Cash down payment (10%)	\$398,693
Loan fees and third party costs	\$13,000

Total Start-Up Costs	\$411,693
----------------------	------------------

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Mortgage payment	\$2.00	\$26,964
Operating costs	\$0.43	\$5,811
Taxes	\$0.28	\$3,655
Total Monthly Costs	\$2.71	\$36,430

MONTHLY OWNERSHIP BENEFITS:

Appreciation benefit @ 2% annual rate	(\$6,645)
Depreciation benefit @ 40% tax bracket	(\$2,726)
Tax benefit of interest payment @ 40% tax bracket	(\$7,873)
Average principal payment/equity build up	(\$7,280)
Total Ownership Benefits	(\$24,525)

TOTAL EFFECTIVE MONTHLY COST	\$11,905
-------------------------------------	-----------------

TOTAL WEALTH CREATED OVER 20 YEARS	\$1,326,973
---	--------------------

Rent calculations are based upon average rent over 10 years at an annual 3% escalation. Depreciation calculation is estimated based upon an 80% allocation of purchase price to building cost versus land cost. Average monthly principal payment/equity build up is calculated over the first 10 years. Information presented is based upon assumptions/estimates deemed accurate. Consultation with accountant or other professionals recommended.



CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK

DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

LEASE VS. OWN SCENARIO • 2,100 SF OWNER/USER OFFICE CONDOMINIUM

HOME

PROJECT HIGHLIGHTS & SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP VS. LEASING

AERIAL & MAP

CONTACT INFO

LEASE ASSUMPTIONS:

Rent per sq ft per mo (NNN monthly rate psf)	\$1.40
Rent per month (total)	\$2,940

UP-FRONT COSTS:

Prepaid Rent and Security Deposit	\$5,880
	\$5,880
Total Start-Up Costs	

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Rent payment	\$1.40	\$2,940
NNN to FSG Conversion	\$0.75	\$1,575
Total Monthly Costs (Fully Serviced)	\$2.15	\$4,515 F.S.G.

MONTHLY LEASING BENEFITS:

Appreciation benefit @ 2% annual rate	\$0
Depreciation benefit @ 40% tax bracket	\$0
Tax benefit of lease payment @ 40% tax bracket	(\$1,806)
Average principal payment/equity build up	\$0
Total Leasing Benefits	(\$1,806)

TOTAL EFFECTIVE MONTHLY COST \$2,709

PURCHASE ASSUMPTIONS:

Price per sq ft (Includes \$50.00 psf TI)	\$305.00
Project Cost	\$640,500

UP-FRONT COSTS:

Cash down payment (10%)	\$64,050
Loan fees and third party costs	\$13,000
Total Start-Up Costs	\$77,050

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Mortgage payment	\$2.06	\$4,332
Operating costs	\$0.43	\$903
Taxes	\$0.29	\$587
Total Monthly Costs	\$2.79	\$5,822

MONTHLY OWNERSHIP BENEFITS:

Appreciation benefit @ 2% annual rate	(\$1,068)
Depreciation benefit @ 40% tax bracket	(\$438)
Tax benefit of interest payment @ 40% tax bracket	(\$1,265)
Average principal payment/equity build up	(\$1,170)
Total Ownership Benefits	(\$3,940)

TOTAL EFFECTIVE MONTHLY COST \$1,882

TOTAL WEALTH CREATED OVER 20 YEARS \$198,485

Rent calculations are based upon average rent over 10 years at an annual 3% escalation. Depreciation calculation is estimated based upon an 80% allocation of purchase price to building cost versus land cost. Average monthly principal payment/equity build up is calculated over the first 10 years. Information presented is based upon assumptions/estimates deemed accurate. Consultation with accountant or other professionals recommended.



CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

CONTACT INFO



Carnera Corporate Center is ideally located in the Napa Valley Gateway Business Park, at the intersections of Highway 12 & 29, just 7 miles west of I-80, and adjacent to the Napa County Airport. This excellent location, at the gateway to the Napa Valley, makes the property a short distance from world renowned wineries, championship golf courses and destination resorts, along with an array of retail amenities, including the recently developed Marriott Hotel. Neighboring corporate users include Fosters, Diageo, AP Tech, Constellation Wines, Niebaum Coppola and The Doctor's Company.



CARNERA CORPORATE CENTER

AT THE NAPA VALLEY GATEWAY BUSINESS PARK
DEVLIN ROAD & GATEWAY ROAD EAST - NAPA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS & CONDOS FOR SALE OR LEASE

HOME

PROJECT HIGHLIGHTS
& SITE PLAN

BUILDING B
166-176 GATEWAY RD. E

BUILDING C
462 DEVLIN ROAD

BUILDING D
182-192 GATEWAY RD. E

OWNERSHIP
VS. LEASING

AERIAL & MAP

CONTACT INFO



TO SCHEDULE A TOUR OR OBTAIN ADDITIONAL INFORMATION, PLEASE CONTACT:

CHRIS NEEB
(707)495-7777
chris.neeb@cushwake.com

MATT BRACCO
(925)274-2816
matt.bracco@cushwake.com

GLEN DOWLING
(415)451-4700
glen.dowling@cushwake.com



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.

