

# 2801 Marshall Court

Madison, WI 53705



For Sale

24,500 SF Mixed-Use Building

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## Property Overview

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Building Size	24,500 SF
Stories	2
Year Built	2019
Current Use	Mixed-use building (Restaurant, Daycare, Office)
Parking	64 underground stalls
Parcel Size	0.48 acres
Zoning	C-3
Municipality	Village of Shorewood Hills
Pricing	\$8,000,000

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## Restaurant Space: 6,400 SF + 1,500 SF Patio

### Dining Area

- 128 person capacity
- Furnished with chairs, tables and booths

### Event/Banquet Space

- ~ 1,200 SF
- 75 person capacity
- Tables and chairs included

### Patio

- 100 person capacity
- Tables and chairs included
- Outdoor heaters included

### Bar Area

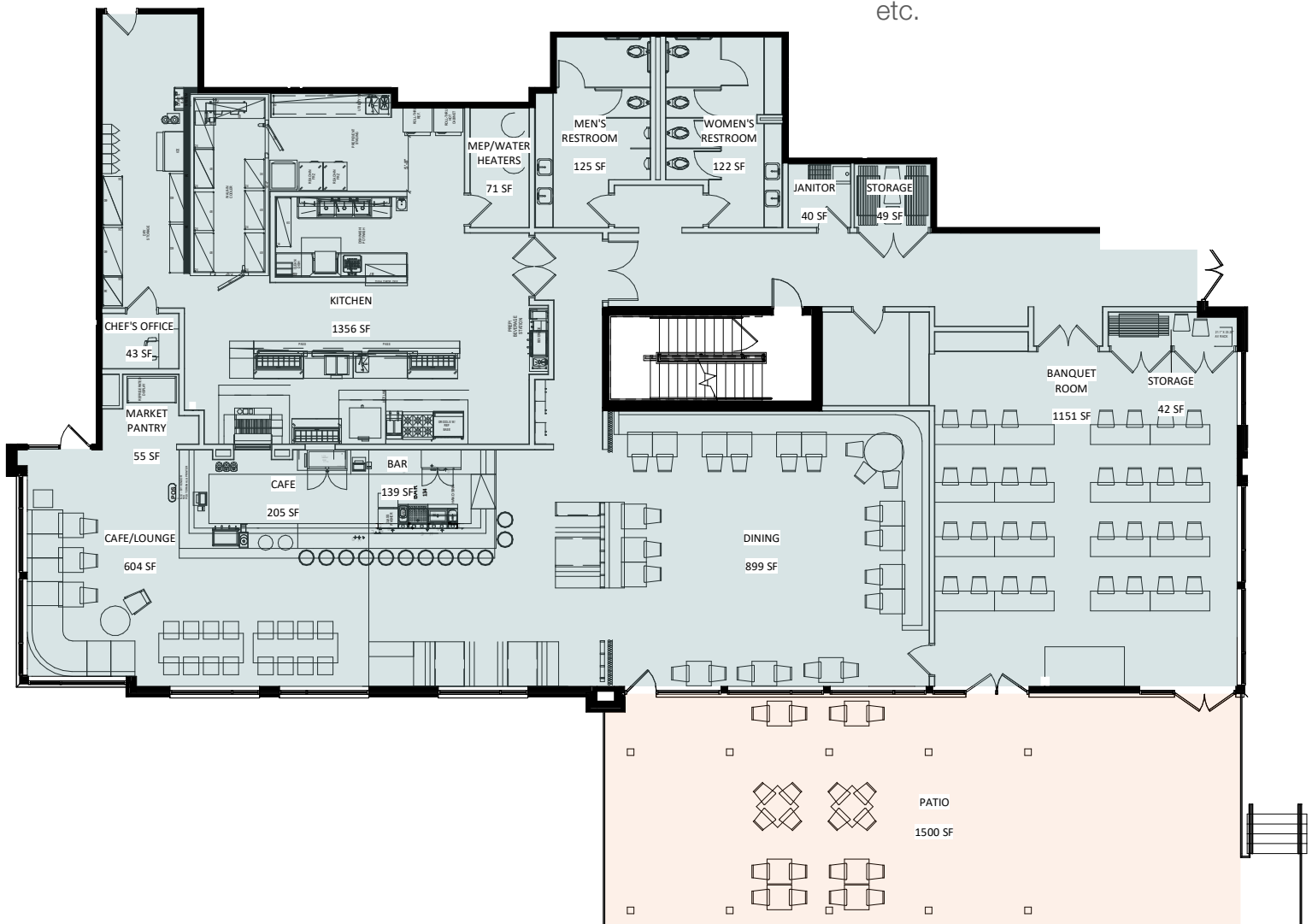
- Refrigeration system
- Dispensing system
- Sinks
- Ice bins

### Café Area

- Refrigeration
- Self-serve display cabinets

### Kitchen

- Walk-in cooler
- Reach-in freezer
- Char broiler/Rotisserie
- Gas convection oven
- 36" gas range
- Griddle
- Exhaust fans, make-up air units, and hoods
- Fire suppression systems
- Sinks and dishwashers
- Storage, tables, shelving, counter tops, etc.
- A full complement of pots, pans, trays, dishes, glassware, silverware, etc.



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## Restaurant/Event/Patio Space



## Daycare Space: ~4,300 SF

**Capacity:** 50 kids

**Playgrounds:** 2 outdoor playgrounds (total ~1,600 SF of outdoor play area)

**Classrooms:** 4

Fully equipped with FF&E

Washer and dryer

Security System

### Nest Room

- Ages 12 months to 2 years
- Max capacity - 8 children
- 542 SF

### Grove Room

- Ages 4 years to 5 years
- Max capacity - 20 children
- 916 SF
- 2 bathrooms w/ Meadow

### Meadow Room

- Ages 2 years to 3 years
- Max capacity - 12 children
- 649 SF
- 2 bathrooms w/ Grove

### Mountaintop Room

- Ages 3 years to 12 years
- Max capacity - 10 children
- 758 SF
- 2 bathrooms (1 designated for staff use)



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## Daycare Space



## Office Space: ~ 12,000 SF

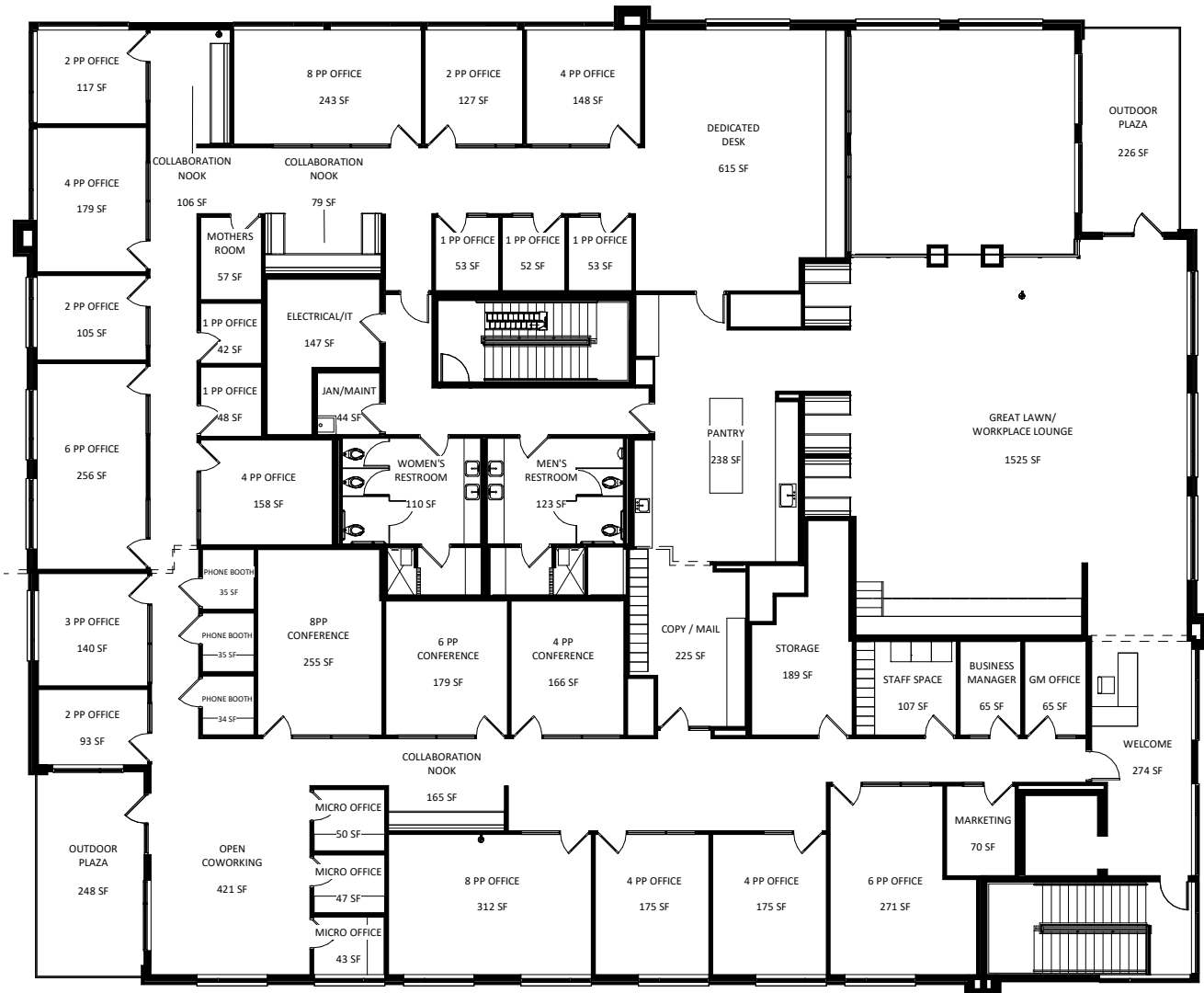
Fully furnished/turn-key office space

Work Space

- Private Offices: 29**
  - 15 Standard
  - 11 Large/Executive
  - 3 Phonebooth Rooms
- Conference Rooms: 3**
- Open Work Areas: 2**
- Collaboration Nooks: 3**

Other

- Dedicated Workplace Lounge
- Reception Area
- Mother's Room
- Copy/Mail Room
- Pantry/Breakroom
- Storage Closets

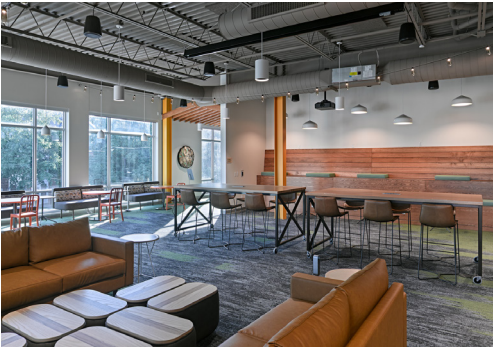


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## Office Space





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## Floor Plates - Ground Floor



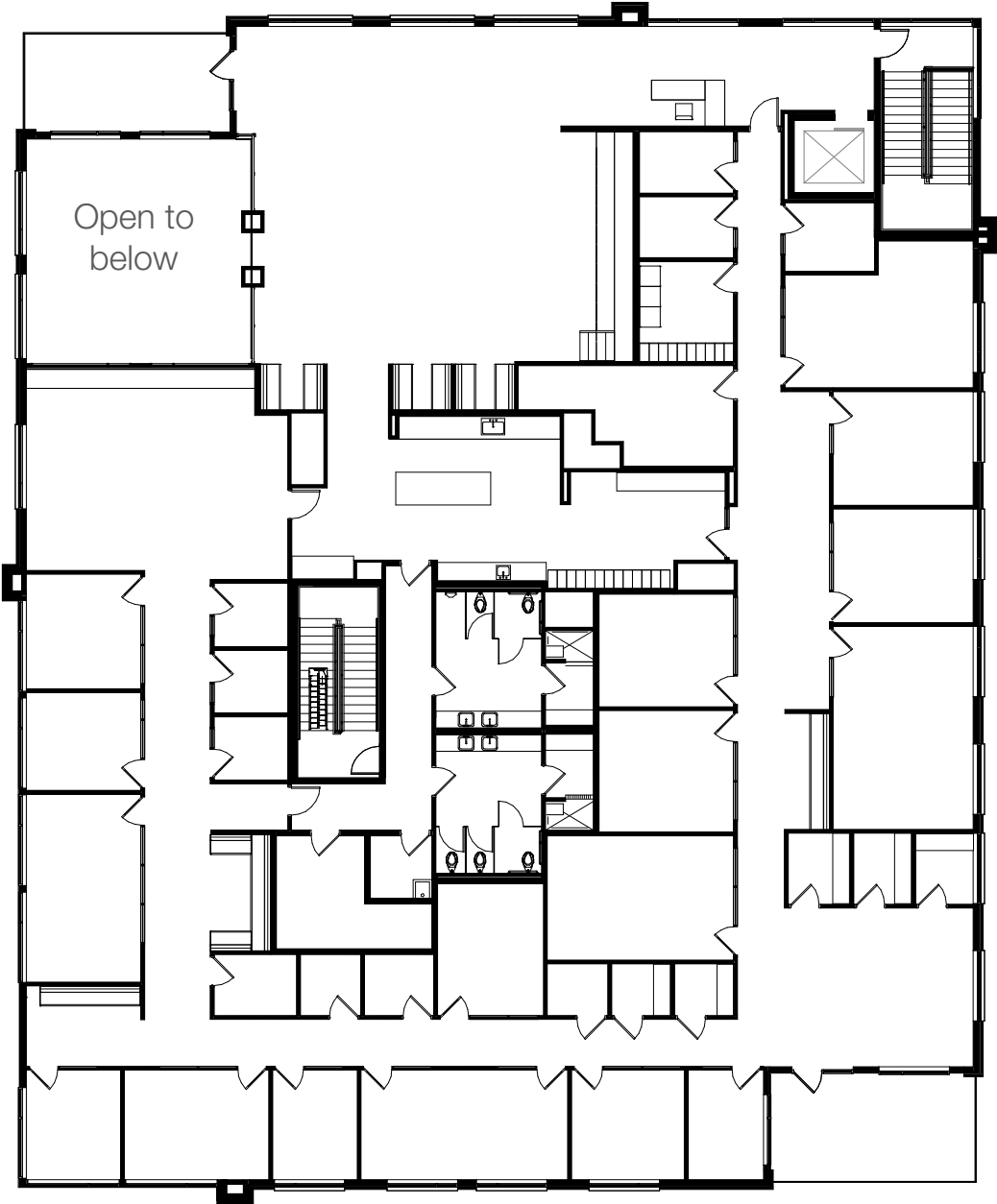
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## Floor Plates - Second Floor

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## Area Amenities

### Retail

Hilldale Shopping Center  
Madison Yards  
Target  
Apple  
Anthropologie  
Lulu Lemon  
Macy's  
Free People  
LL Bean

### Grocery

Whole Foods  
Metcalf's Market  
Metro Market

### Restaurants

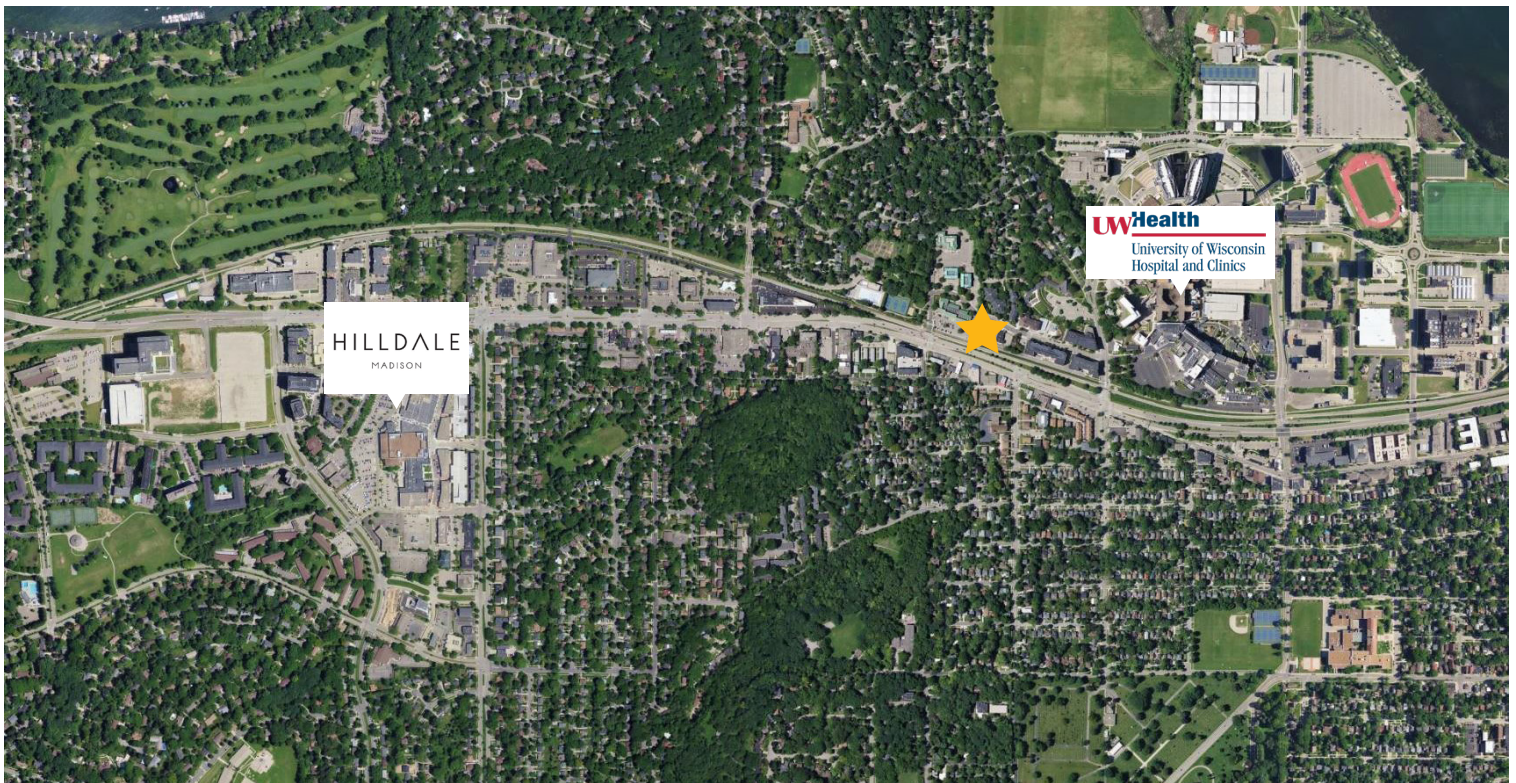
Great Dane Pub  
Crumbl Cookies  
Shake Shack  
Pasture and Plenty  
Forage  
Panera Bread  
Noodles & Co.  
Chipotle  
Amara  
Ancora  
Starbucks  
Café Hollander  
BarTaco  
Dairy Queen  
La Brioche  
Bagels Forever  
Lombardino's  
Muramoto  
Jimmy John's

### Lodging

SpringHill Suites Marriott  
Best Western Plus

### Other

Blackhawk Country Club  
VA Hospital  
American Family Children's Hospital  
UW Health University Hospital  
West High School  
Shorewood Hills Elementary

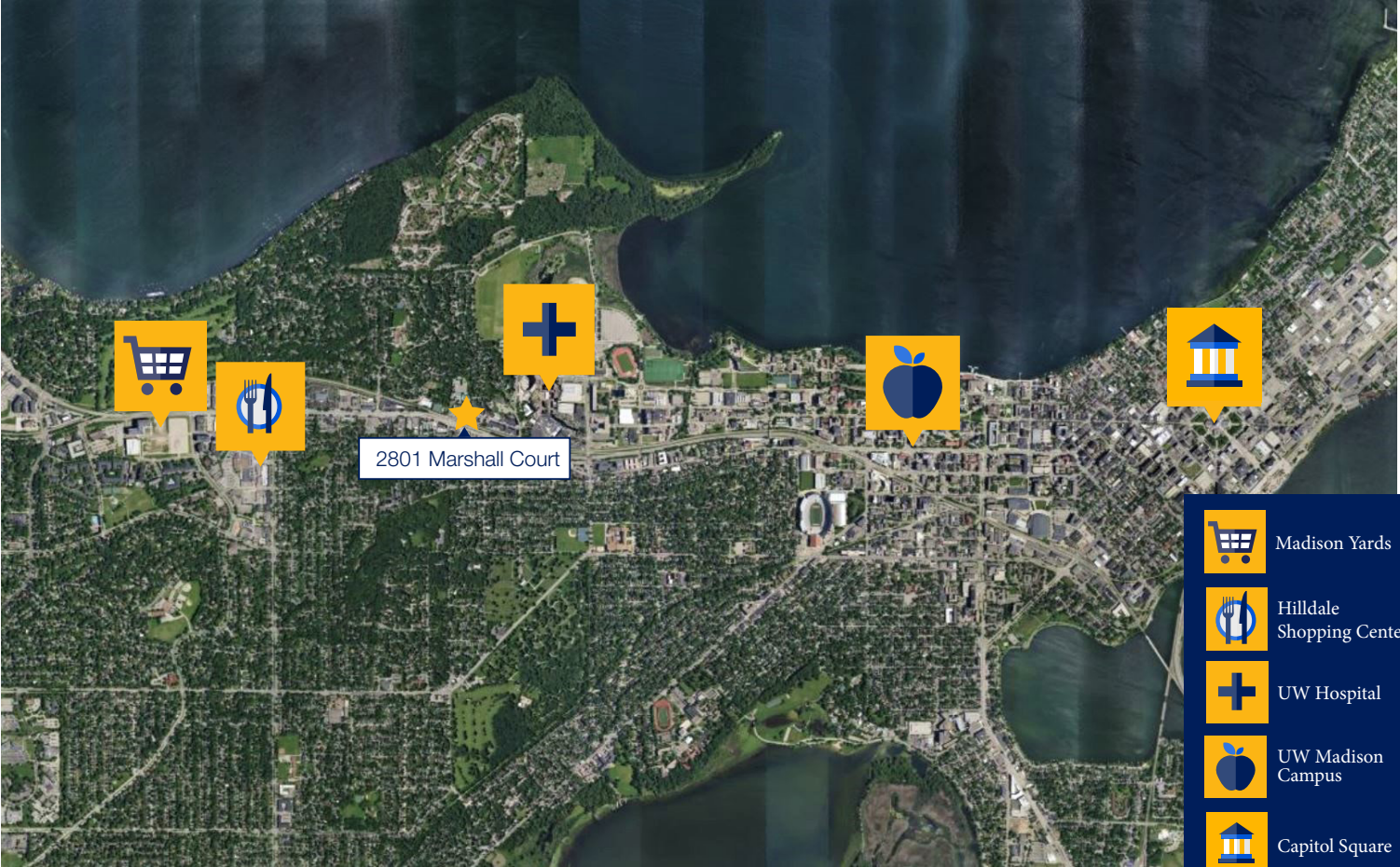


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## Aerial View & Proximity Map



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## Contact Us

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