

Restaurant/Bar/Retail | For Lease

CBRE

Capital Square

Restaurant, Bar, Retail or Creative Office space
located across from the Wisconsin State Capitol

7-9 W Main Street
Madison, WI



2 Bars 2 Dining Rooms 1 Amazing Place

Nostalgic interior with custom bar, terrazzo flooring and exposed brickwork.

Bar/Restaurant space located across the street from the State Capital in Madison. This location enjoys heavy daytime foot traffic from the thousands of employees who work on or near the Capital Square. Tap into the large number of downtown residents (most in their 30's), several major hotels, and the convention center. Plus, in the evening hours the sidewalks are busy with residents and visitors exploring the Capital area.

This 8,000+ SF two-story space has a bar/lounge area along with a separate dining room on each floor. With two entrances along Main St, it could be divided into upper/lower. See Brian Wolff for details.

FIRST FLOOR	4,130 SF
RENT – 1 ST FL	\$32.00/SF
SECOND FLOOR	4,130 SF
RENT – 2 ND FL	\$24.00/SF
BASEMENT	OPEN
FRONTAGE	40 FT
PARKING SPACES	2 IN BACK
TAXES	\$4.23/SF
ROOF (REPLACED 2020)	RUBBER
ZONING	DC
BUILT	19 14
REMODELED	20 16



INTERIOR

FIRST FLOOR 4,130 SF

- Large bar area
- Dining area
- Kitchen

SECOND FLOOR 4,130 SF

- Bar and Lounge
- Dining Area
- Private Room for dining or meetings
- Employee area and two offices



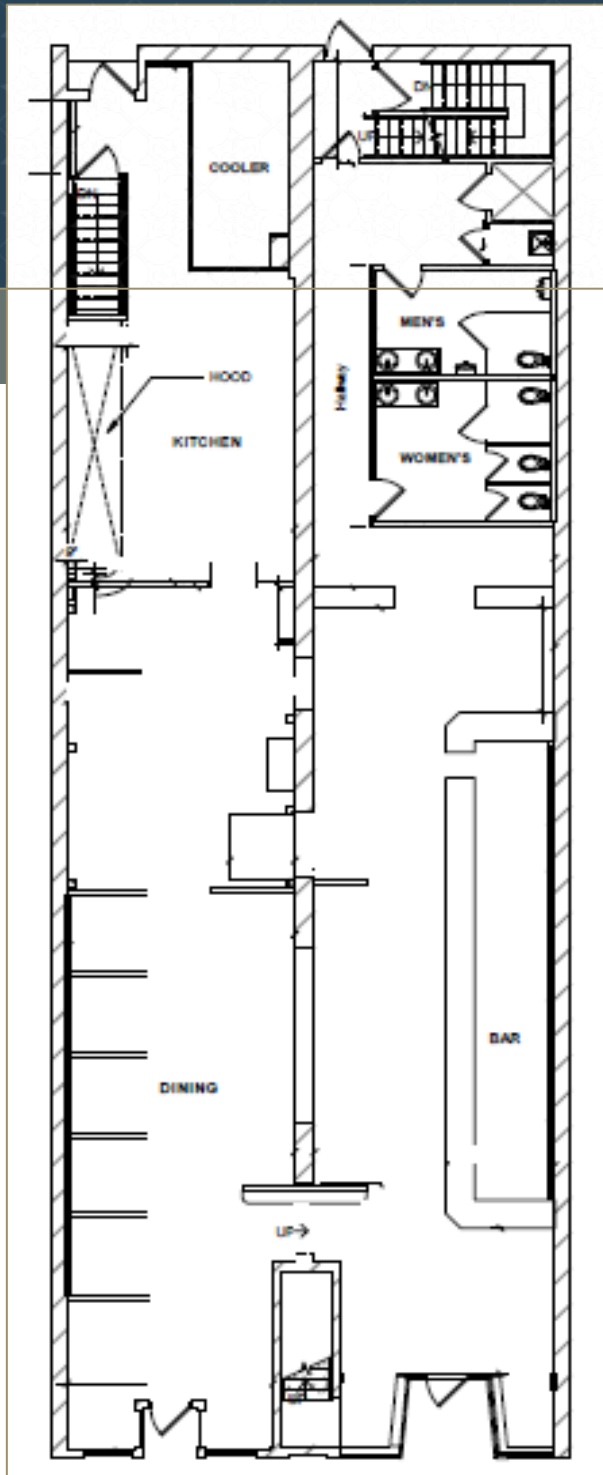
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WHAT'S YOUR CONCEPT?

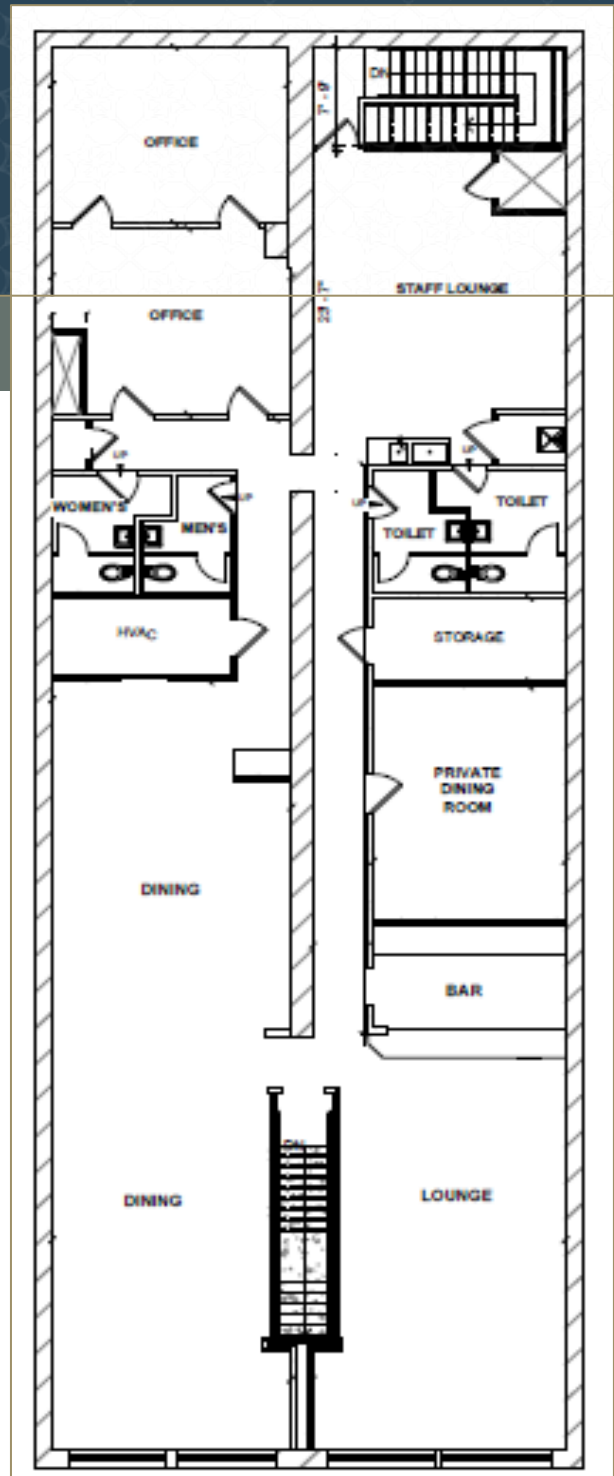


FLOOR PLANS

1st Floor

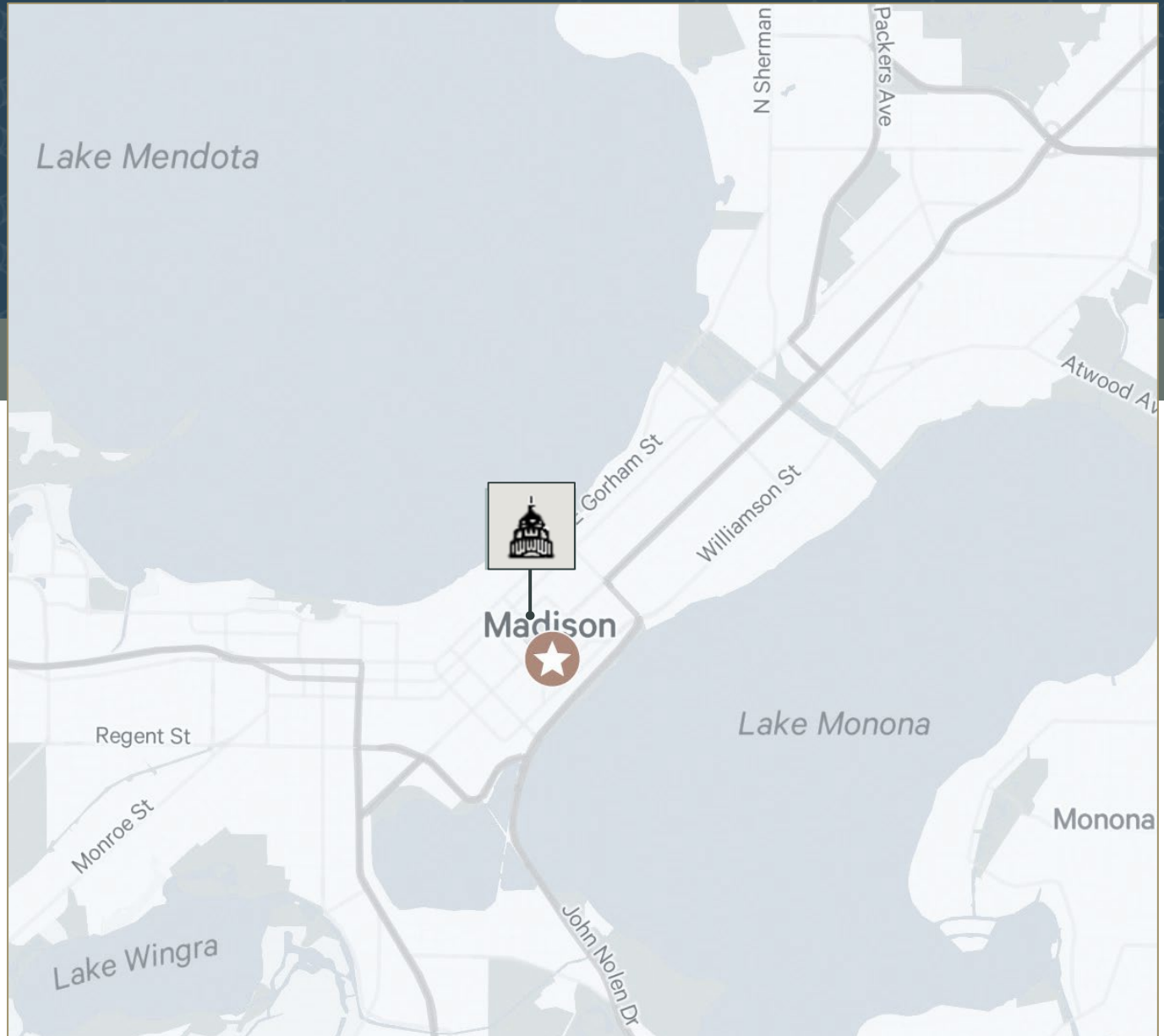


2nd Floor



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LOCATION



20 FEET

Walk to
Metro Bus Stop
In front



1 MIN

Walk to
State Capital
Across the Street



13 MIN

Drive to
Dane County
Intl Airport



5 MIN

Walk to
Lake Monona

DEMOGRAPHICS

	1 MILE	3 MILE
POPULATION	41,051	114,075
POP GROWTH	+4.61%	+3.54%
AVG AGE	30	34
HOUSEHOLDS	19,114	51,374
AVG HH INCOME	\$69,053	\$87,597
BACHELORS DEGREE	72%	67%

One of the 5 best cities in the United States for biking.



Year-Round Activity & Events

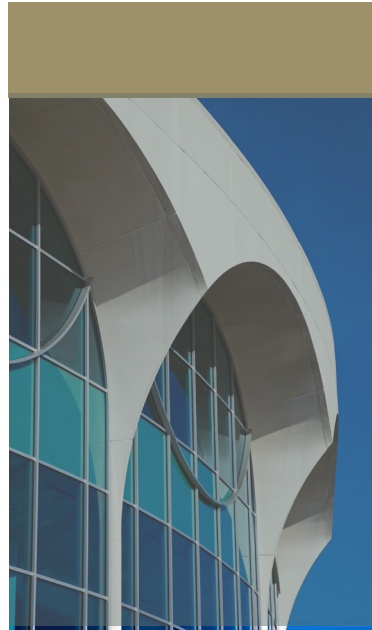
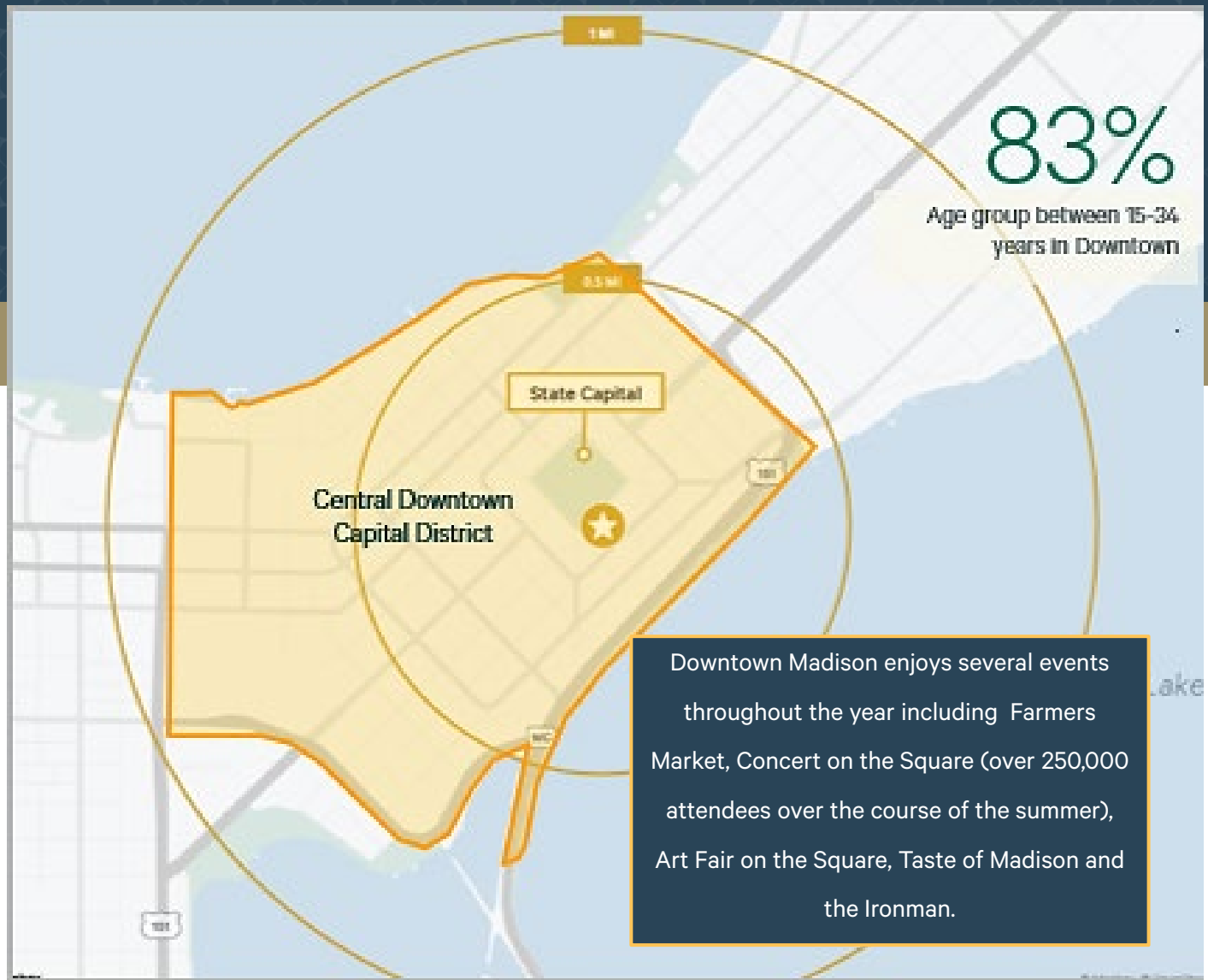
- The Dane County Farmers' Market – every Saturday in the summer
- Concerts on the Square – 12,000+ people descend on the Capital lawn once a week during the summer to hear the symphony play.
- The Taste of Madison
- Ironman Triathlon

Connectivity - Walkable Location

Within walking distance to several major hotels and shops, the UW Campus, Kohl Center, Overture Center for the Arts, Monona Terrace Convention Center, Lakes Mendota and Monona. Expedia ranks Madison as the second most walkable city in the country.

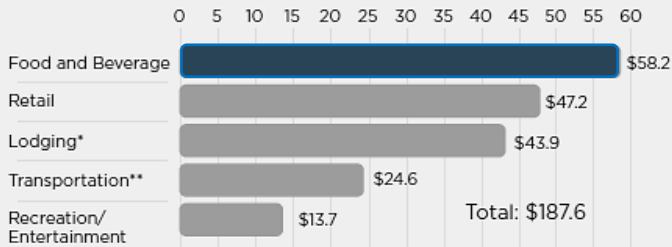


CAPITAL DISTRICT



MADISON AREA

Visitor Spending by Category in Downtown Madison in 2021 (in millions)



Source: Destination Madison, Tourism Economics, *Lodging includes 2nd home spending, **Transportation includes both ground and air transportation

Madison, WI enjoys a national reputation as a resilient economy due to strong job, income, and population growth. More than 2,300 residential units have been approved for construction downtown in the past five years.

Madison is the state capital with a Metropolitan Area Population of approximately 654,230 residents in a four-county area

No matter the age, residents say the area is rich with culture, activities and a diverse food scene that's on par with much larger cities.



DEVELOPMENT

The downtown Capital District continues to see strong investment and development activity, as multi-family and hotel rooms continue to be in high-demand.

Just under 4,100 units are forecasted to be completed in 2024. That's 1,000 more than what was absorbed last year.

Madison leads the Nation for Multifamily demand.

Ranked #1 for demand among the nations 60 largest markets.

Over 3,100 units were absorbed over the past 12-months. Rapids population growth has been driving strong demand.



Adria
179 W Wilson St
200 Apartments



529 University Ave
Approved Project
Market Rate Apartments



445 W Johnson St
254 Apartments



Autograph Collection &
Residence Inn Hotels
350 Rooms



MOXY Hotel
Under Construction
156 Rooms



Embassy Suites Hotel
Under Construction
260 Rooms

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CBRE

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
 - The duty to exercise reasonable skill and care in providing brokerage services to you.
 - The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
 - The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
 - The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
 - The duty to safeguard trust funds and other property the broker holds.
 - The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

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