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MADISON DALE

DESIGN. DEVELOP. CONSULT.

18 Court Street
Warrenton, VA 20186

- 9 February 2026 -

Opportunity Statement & Solution

The vision for the **Warren Green Hotel**, located at **10 Hotel Street**, is to create a refined and welcoming destination dedicated primarily to guest accommodations. This building will focus on providing spacious, comfortable, and thoughtfully designed rooms that prioritize the guest experience.

To support and enhance this experience, **18 Court Street** is envisioned as the Hotel's dedicated amenities building. By relocating shared functions to this complementary property, the design maximizes available space at 10 Hotel Street for guest rooms while creating a dynamic, amenity-rich environment next door.

The plan for 18 Court Street includes a curated collection of lifestyle and hospitality offerings such as a fully equipped fitness center, an inviting restaurant, and a members-oriented social club. Madison Dale will bring The Chase Social Club to the Warren Green Hotel (please see The Chase offerings attached). Additional features may include an intimate speakeasy and flexible coworking spaces designed to encourage connection, relaxation, and community.

Together, these two properties function as a cohesive destination - balancing privacy and comfort with vibrant social energy - while elevating the overall guest experience at the Warren Green Hotel.



Business Commons Pantry in Hotel Burg



Business Commons Pantry in Hotel Burg



Business Commons Library in Hotel Burg



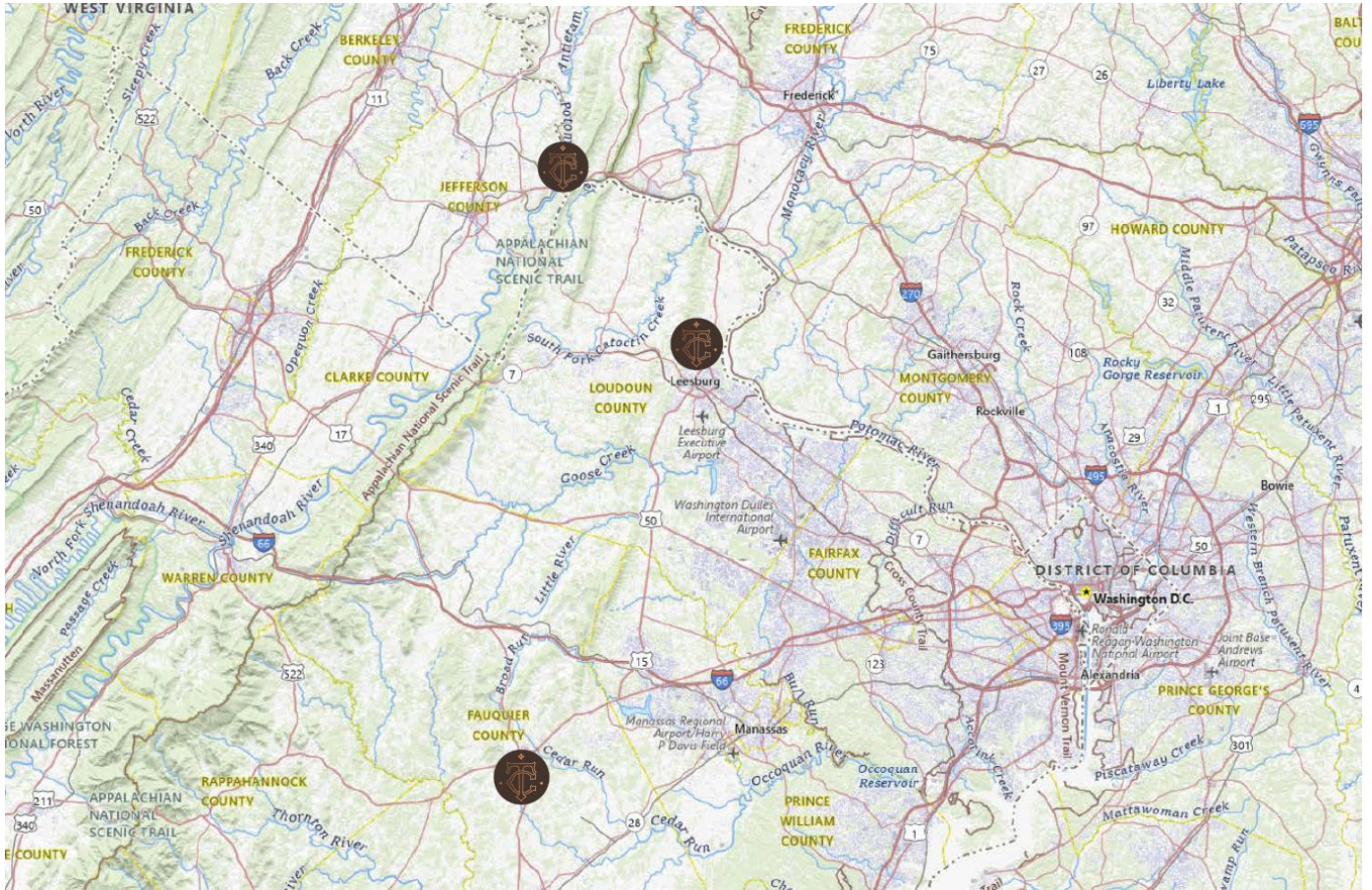
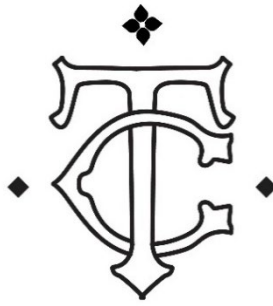
Members-Only Speakeasy in Hotel Burg



Members-Only Gym in Hotel Burg



The Huntōn – elevated dining at Hotel Burg



The Chase Locations -

- ❖ Hotel Burg | *Leesburg, VA*
- ❖ Coming soon! *Warrenton, VA*

Purchase Plan for Town of Warrenton (TOW)

Purchase property for \$509,286.00

The Warren Green Hotel (10 Hotel Street) is currently being evaluated in anticipation of a potential sale, with a projected valuation of **\$2,000,000** prior to the application of an **eight-year tax moratorium**.

With **12,222 square feet of above-grade space**, this reflects an effective valuation of **\$163.63 per square foot**, establishing a strong benchmark for comparable properties within the project.

The 18 Court Street building contains **4,640 square feet of above-grade space**, which supports a comparative valuation of approximately **\$759,286.00** when applying the same pricing metrics of \$163.63 per square foot. From this figure, a projected cost of **\$250,000** has been allocated for the construction of an **ADA-compliant elevator**, resulting in an adjusted, supportable purchase figure of **\$509,286.00**.

An ADA-compliant elevator was installed at the Warren Green Hotel during previous renovations, and the inclusion of a similar improvement at 18 Court Street is intended to align both properties in terms of accessibility, functionality, and long-term valuation.

Earnest Money Deposit: An earnest money deposit in the amount of **\$20,371.44** shall be provided to demonstrate good faith and commitment to the transaction and to provide protection for the TOW.

Down Payment: A down payment in the total amount of **\$40,742.88**, comprised of the earnest money deposit and an additional **\$20,371.44** deposit at time of closing, to be applied to purchase amount. This combined amount represents approximately **8%** of the **\$509,286 purchase price**, comparable to the terms proposed for the potential sale of the 18 Court Street.

Seller Financing: TOW must agree to the seller finance on the remaining amount minus the deposit/earnest monies at a SOFR current rate of 3.98% (variable and will set upon closing; interest to start upon closing with the balloon payment at the end of the 5 years or the financing will stop upon an early refinance in advance of the 5 years.

18 Court Street (Warrenton Municipal Building)



18 Court Street, 20186 Warrenton, VA
 TOTAL AREA: 6717.21 sq ft • LIVING AREA: 6717.21 sq ft • FLOORS: 4 • ROOMS: 20

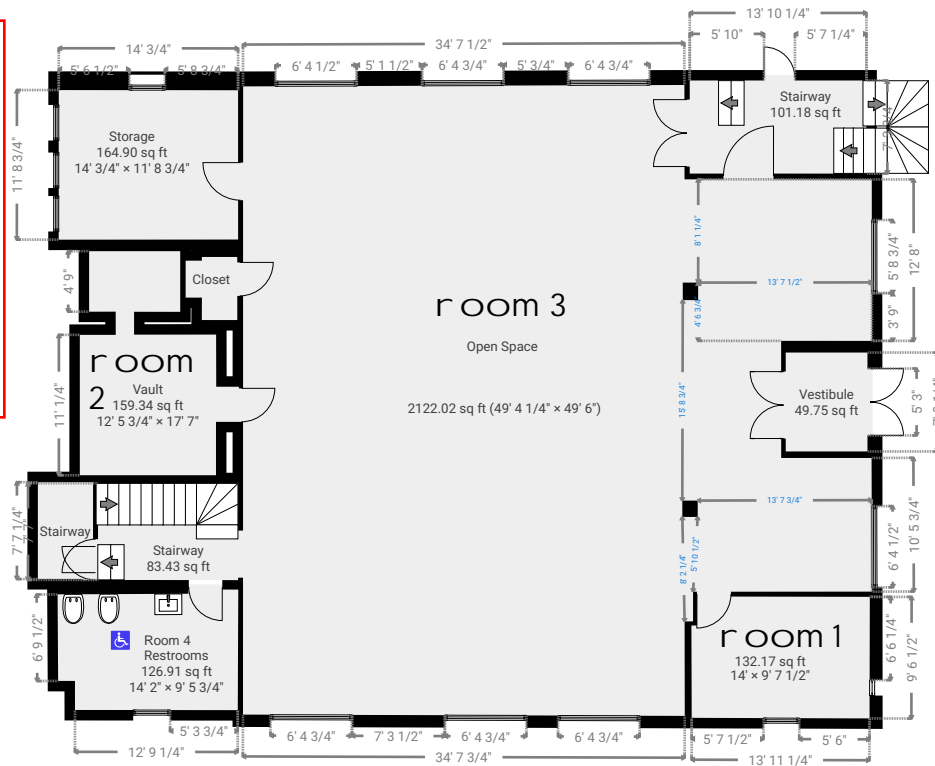
SUBMITTED BY Johnny Switzer
 jswitzer@warrentonva.gov

▼ Ground Floor

TOTAL AREA: 2989.21 sq ft • LIVING AREA: 2989.21 sq ft • ROOMS: 4

Usage Area's

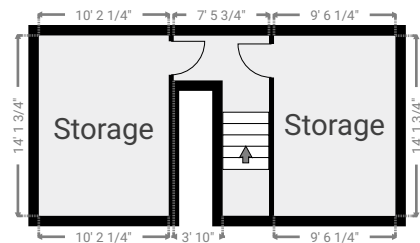
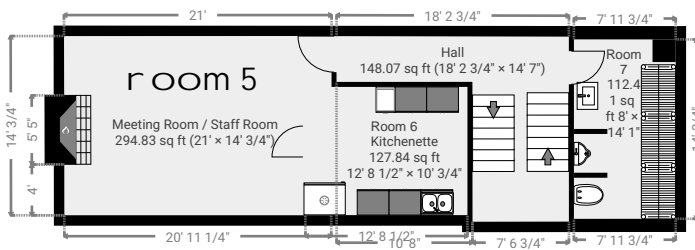
- Green Area
VFW Exclusive
- Yellow Area
Shared Space
- Red Area
Town Exclusive



▼ 1st Floor

TOTAL AREA: 662.51 sq ft • LIVING AREA: 662.51 sq ft • ROOMS: 2

▼ 2nd Floor



attachment A - Grant of use areas 18 court street related to the moa between town of warrenton and veterans of foreign wars post 9835.

accepted by:

By: _____
 Town manger

By: _____
 mayor

by: _____
 commander , vfw post 9825

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