


RE•EST. 2019



BOTTOM

STATION



		STATION
<p><b>CREATIVE</b></p> <hr/> <p><b>FLEX</b></p> <hr/> <p><b>SPACE</b></p> <hr/> <p><b>DOWNTOWN</b></p> <p><b>CHATTANOOGA</b></p>	<b>MARKET:</b> Chattanooga	
	<b>SUBMARKET:</b> Downtown Chattanooga	
	<b>PROPERTY ADDRESS:</b> 812 E. 12th Street Chattanooga, TN 37403	
	<b>BUILDING SIZE:</b> 92,007	
	<b>AVAILABLE SQUARE FOOTAGE FOR LEASE:</b> 83,703	
<p><b>YEAR COMPLETE: 2019</b></p>		

Creative flex space for lease in Onion Bottom Station-  
 an innovative, newly redeveloped warehouse in  
 downtown Chattanooga.

Onion Bottom Station offers affordable, imaginative spaces  
 that simultaneously promote a sense of community while  
 offering tenants individualistic, creative flexibility.

<p>INTERESTED IN THE ONION          BOTTOM STATION SPACE?</p> <p><b>CONTACT US!</b></p>	<p>TYLER DIVIN</p> <p><b>E</b> <a href="mailto:tyler@urbangrowthcapital.com">tyler@urbangrowthcapital.com</a></p> <p><b>C</b> 706.575.9881</p>
<p>Tenant representative real estate brokers welcome.</p>	



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## THE CITY

# DOWNTOWN CHATTANOOGA

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**Historically, the landscape of Downtown Chattanooga has been predominantly Industrial.**

After the Civil War, the city flourished with the arrival of the railroad in the mid-nineteenth century. Already ideally situated for commerce along the banks of the Tennessee River, the city became a major hub for transportation and manufacturing.

A **revitalization** effort began in the late 20th century-early 21st century along the waterfront with the restoration of the Walnut Street Bridge, the construction of the Tennessee Aquarium, the Riverwalk trail, and an influx

of businesses and residential housing. Revitalization has continued to span throughout downtown, the Chattanooga MSA, and Hamilton County.

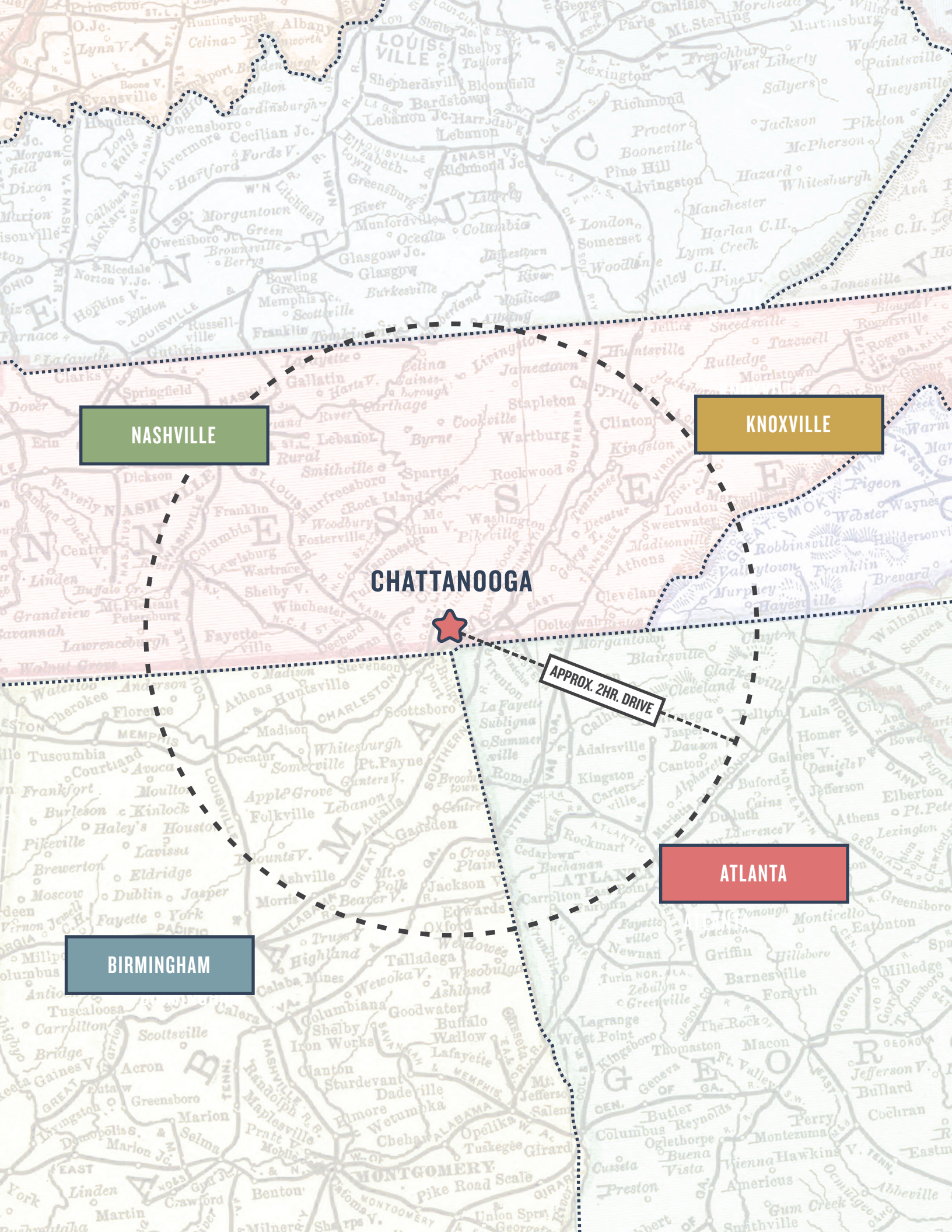
Chattanooga is advantageously positioned **within 150 miles from Knoxville, TN; Nashville, TN; Atlanta, GA; Birmingham, AL; and Huntsville, AL.** The city offers affordable, high-speed internet through EPB, an urban university, and public-private partnerships that work to support innovative startups and entrepreneurs — attributes **which make the city an ideal location for new businesses and regional commuting.**

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**HISTORICALLY, THE LANDSCAPE OF  
DOWNTOWN CHATTANOOGA HAS BEEN  
PREDOMINANTLY INDUSTRIAL.**

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NASHVILLE

KNOXVILLE

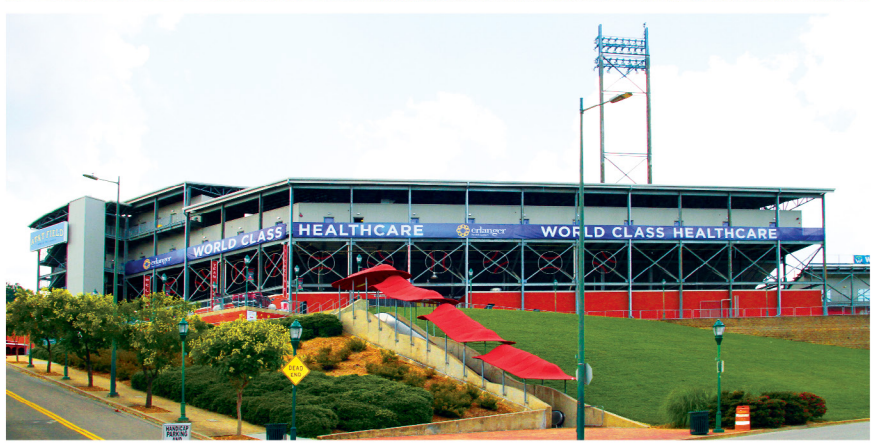
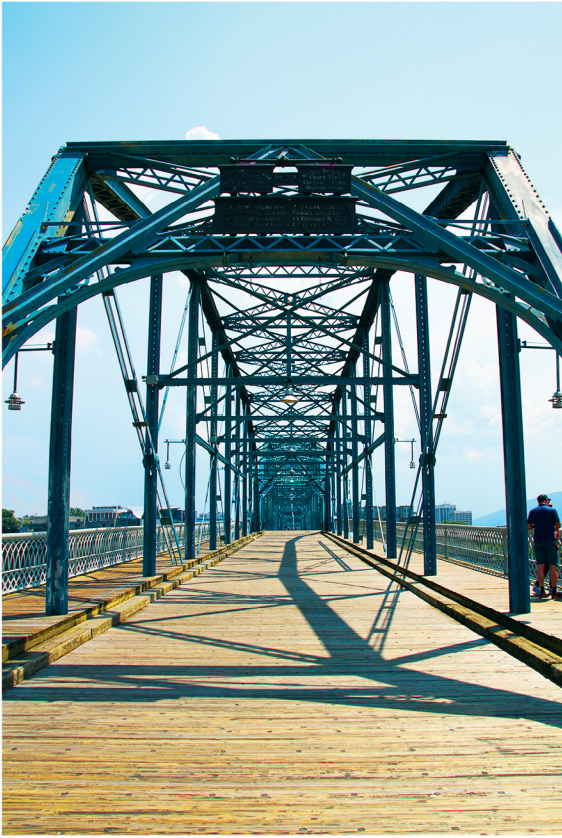
CHATTANOOGA

APPROX. 2HR. DRIVE

ATLANTA

BIRMINGHAM







## THINGS TO KNOW

# CHATTANOOGA FACTS

Chattanooga is the fourth largest city in Tennessee, with a population of 358,940 as of 2017.<sup>1</sup> Voted *Outside* magazine's "Best Town Ever" in 2011 and 2015, Chattanooga features excellent opportunities for outdoor recreation, including hiking, mountain biking, rock climbing, kayaking, and bouldering.<sup>2</sup>

It was also the first city in the Western Hemisphere to offer 1 GBPS fiber internet service — 200 times the speed of the national average.<sup>3</sup>

Downtown Chattanooga is being impacted continuously by the growth in employment and population. The local retail market has stabilized, and job growth is expected to affect demand in office space, with increased interest in "non-traditional" office spaces in downtown areas. It's predicted that 50% of Hamilton County's future office demand will be concentrated in the downtown subarea.<sup>4</sup>

The daytime population of workforce commuters to the downtown area was 43,607 as of 2016.<sup>5</sup>

Nearly 3 million tourists visit and spend approximately \$690 million downtown annually.<sup>6</sup> Tourism in Hamilton County generated 8,700 full-time jobs, \$64 million in state tax collections, and \$24 million in local sales tax collections, as of September 2017.<sup>7</sup>

Downtown Chattanooga is home to the University of Tennessee Chattanooga (UTC) which offers bachelor's, master's, and doctoral programs, and has an enrollment of 11,533 students as of 2016.<sup>8</sup> It also hosts a Minor League Baseball team, The Chattanooga Lookouts, a Double-A affiliate of the Minnesota Twins. The home of the Lookouts, AT&T Field, opened in 2000 and seats 6,340 fans.



SITE

**SOURCES:** <sup>1</sup> Gale Research | <sup>2</sup> Outside Online | <sup>3,6</sup> [downtownchattanooga.org](http://downtownchattanooga.org) | <sup>4</sup> Real Estate Market Trend Analysis, Bleakly Advisory Group, 2016 | <sup>5</sup> Rivercity Company | <sup>7</sup> [www.chattanooga.com](http://www.chattanooga.com) | <sup>8</sup> [blog.utc.edu](http://blog.utc.edu)



## ABOUT THE ONION BOTTOM DISTRICT

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The district's history dates back to the early 1900s when Onion Bottom was a lively hub for importing and exporting produce on the rail lines, supplying large cities like Chicago with fruits and vegetables grown in the South.

Today, the Onion Bottom district is situated downtown **within walking distance to the thriving Martin Luther King district to the north, the booming Southside district to the south, and the University of Tennessee at Chattanooga's campus.**

Also nearby is Chattanooga's Innovation District, an inclusive, public space designated as a catalyst area for professional **collaboration, entrepreneurship, and business development.**

Our vision for the district is for it to be redeveloped into a **walkable, neighborhood service-oriented corridor** that becomes a destination of its own while also connecting neighborhoods throughout the city.

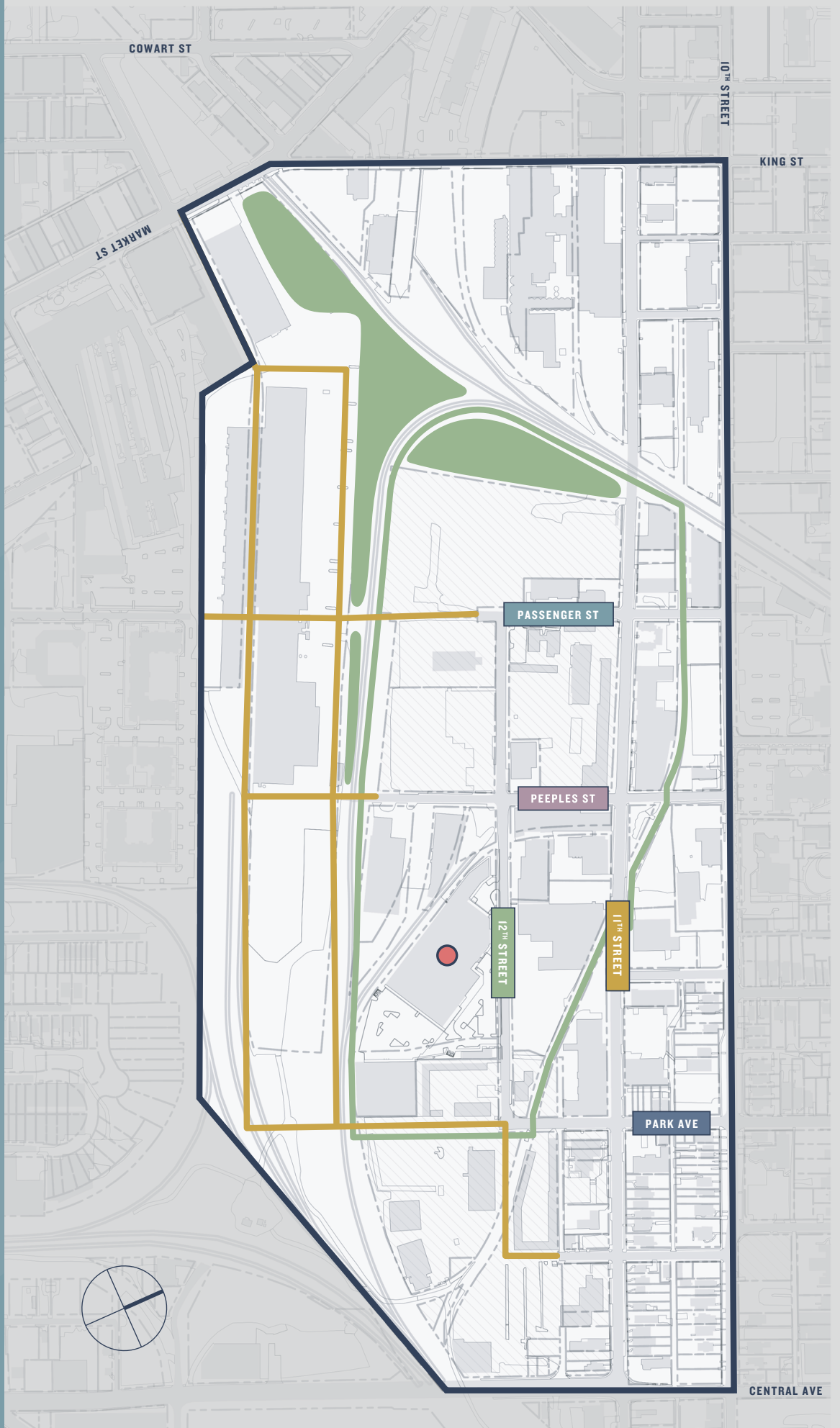
**A DESTINATION OF ITS OWN WHILE  
ALSO CONNECTING NEIGHBORHOODS  
THROUGHOUT THE CITY.**

# ONION BOTTOM

STATION



ONION BOTTOM STATION



## LOCATION

# ONION BOTTOM STATION SITE

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Onion Bottom Station was previously home to Dixie Savings, a produce and grocery distributor. The building maintains original characteristics such as **brick walls, rail platforms, and loading docks.**

The loading docks and covered rail platforms are accessible to all tenants of Onion Bottom Station and serve as common, outdoor seating areas and occasional points of access for loading and unloading.

**The site consists of 6.2 acres, which allows for plentiful, free parking.** Ingress and egress for the site are along 12th Street. The site features plenty of frontage along 12th Street, providing tenants with liberal exposure to street traffic and creating a traffic flow that is **easily navigable for customers.**

**THE SITE CONSISTS OF 6.2 ACRES,  
WHICH ALLOWS FOR PLENTIFUL,  
FREE PARKING.**





PEEPLER STREET

EAST 12TH STREET

PARK AVENUE





STATION 2

STATION 3



## STATION 1 + 2

# AMENITIES

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The Onion Bottom Station warehouse was originally constructed in phases, resulting in **unique architectural qualities throughout different sections of the building.** The building is divided into two Stations which are **separated by an indoor/outdoor corridor.**

- Ample, controlled parking
- Ceiling heights ranging from 15 - 22 feet
- Original exposed brick on exterior and in some interior areas
- Exterior common areas featuring outstanding views of Lookout Mountain
- Public art installations
- Tasteful landscaping
- Architectural aesthetics that speak to the past, while offering modern conveniences
- Large windows and skylights allowing abundant natural light into all spaces
- Sustainable Components

UNIQUE ARCHITECTURAL QUALITIES  
THROUGHOUT DIFFERENT SECTIONS  
OF THE BUILDING.



## SPACES FOR LEASE

STATION 1	SQUARE FOOTAGE	CEILING HEIGHTS	AVAILABILITY
SUITE 101	2,612 ft <sup>2</sup>	22' 6"	Leased
SUITE 102	3,835 ft <sup>2</sup>	16' 6"	Leased
SUITE 103	5,230 ft <sup>2</sup>	16' 4"	Leased
SUITE 104	12,172 ft <sup>2</sup>	16' 4"	Leased
SUITE 105	18,825 ft <sup>2</sup>	20' 6"	Available Summer 2019
SUITE 106	903 ft <sup>2</sup>	15' 4"	Available Summer 2019
STATION 2			
SUITE 201	12,479 ft <sup>2</sup>	20' 6"	Available Summer 2019
SUITE 202	6,977 ft <sup>2</sup>	17' 11"	Available Summer 2019
SUITE 203	5,403 ft <sup>2</sup>	17' 11"	Available Summer 2019
SUITE 204	4,848 ft <sup>2</sup>	17' 11"	Available Summer 2019
SUITE 205	4,848 ft <sup>2</sup>	17' 11"	Available Summer 2019
SUITE 206	5,572 ft <sup>2</sup>	17' 11"	Available Summer 2019



## NORTH BUILDING STATION 1

**Station 1** consists of **43,576 square feet** in the northwest portion of the building. Ceiling heights in this area range from 15'4" to 22'6". Other features include exposed brick, loading dock seating areas and common area access on the front and rear of the building, angled exterior walls, access to the indoor/outdoor corridor, and covered rail platform access from some spaces.

This station is designed for businesses needing **flexible, creative space and for food and beverage users.**

STATION 1	SQUARE FOOTAGE
SUITE 101	2,612 ft <sup>2</sup>
SUITE 102	3,835 ft <sup>2</sup>
SUITE 103	5,230 ft <sup>2</sup>
SUITE 104	12,172 ft <sup>2</sup>
SUITE 105	18,825 ft <sup>2</sup>
SUITE 106	903 ft <sup>2</sup>

DESIGNED FOR BUSINESSES NEEDING  
FLEXIBLE, CREATIVE SPACE AND FOR  
FOOD AND BEVERAGE USERS.



RE-EST. 2019

UNION BOTTOM

STATION

CHA

TN

STATION

01

SUITE 101 BUSINESS

SUITE 104 BUSINESS

SUITE 102 BUSINESS

SUITE 104 BUSINESS

SUITE 103 BUSINESS

SUITE 105 BUSINESS

101

102

103

104

106

105



## SOUTH BUILDING STATION 2

**Station 2** consists of 40,127 square feet in the southeast area of the building. Ceiling heights in this area range from 17'11" to 20'6". Adjacent to the main parking lot and centered around a common restroom and hallway, this area is designed for office users. **Spaces in this station range from 4,848 to 12,479 square feet.**

Station 2 features exposed brick in some areas, covered rail platform access, and access to the indoor/outdoor corridor.

STATION 2	SQUARE FOOTAGE*
SUITE 201	12,479 ft <sup>2</sup>
SUITE 202	6,977 ft <sup>2</sup>
SUITE 203	5,403 ft <sup>2</sup>
SUITE 204	4,848 ft <sup>2</sup>
SUITE 205	4,848 ft <sup>2</sup>
SUITE 206	5,572 ft <sup>2</sup>

\*Spaces in Station 2 can be combined to accommodate up to 40,000 square feet.

**FLEXIBLE SPACES IN STATION 2 CAN BE  
COMBINED TO ACCOMMODATE THE NEEDS  
OF YOUR BUSINESS.**



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UNION BOTTOM

STATION

CHA

TN

STATION

02

SUITE 201 BUSINESS

SUITE 202 BUSINESS

SUITE 203 BUSINESS

SUITE 204 BUSINESS

SUITE 205 BUSINESS

SUITE 206 BUSINESS



# ABOUT THE DEVELOPER



INTERESTED IN THE UNION  
BOTTOM STATION SPACE?

**CONTACT US!**

TYLER DIVIN  
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C 706.575.9881

Tenant representative  
real estate brokers welcome.

Union Bottom Station, LLC, is a subsidiary of Infill Communities, LLC—a Chattanooga-based, commercial development company specializing in both adaptive reuse and ground-up projects including self-storage, retail, office, and multifamily residential. Infill Communities, LLC strives to identify under-utilized areas of opportunity for adding value within existing urban areas.



MANUEL  
ZEITLIN  
ARCHITECTS

