



LEASE OPPORTUNITIES

At Onion Bottom Station

812 E. 12th St.
Chattanooga, TN 37403

At Onion Bottom Station, you're not just leasing space; you're joining a community of innovators, makers, and forward-thinkers. With lease opportunities available starting July 2024, your business can thrive in a place where history meets modernity, sustainability, and strategic location converge.

Take the next step towards your future at Onion Bottom Station. Discover how your business can grow with us and contribute to the vibrant tapestry of Chattanooga.

To enquire, please email danielw@ifixit.com or call **805.952.5469**.

ONION BOTTOM STATION



Rediscover Innovation at 812 E 12th St., Chattanooga, TN

Welcome to Onion Bottom Station, a beacon of sustainability and modernity rooted in the rich history of Chattanooga. Originally established in the 1950s as a grocery distribution center for Dixie Produce, this iconic facility has been meticulously transformed into a state-of-the-art workspace that stands at the forefront of the right-to-repair movement, proudly hosting our anchor tenant, iFixit.com.

Location & Lifestyle

Nestled in the heart of Chattanooga, Onion Bottom Station is just a stone's throw away from the vibrant downtown and the trendy South Side. This up-and-coming area boasts an eclectic mix of dining, entertainment, and shopping options, all within walking distance. As Chattanooga flourishes, Onion Bottom Station is perfectly positioned for businesses looking to grow in a neighborhood that's as ambitious as they are.



Committed to Sustainability

With a focus on environmental stewardship, Onion Bottom Station has undergone significant renovations to minimize our footprint and energy consumption.

Geothermal VRF HVAC System: An innovative climate control solution with 2.5 miles of heat exchange piping ensuring optimal comfort while minimizing environmental impact.

Energy: Over an acre of rooftop solar panels and four electric vehicle chargers drastically reduce our carbon footprint.

Water Reclamation: HVAC condensation is harvested, stored in our water tower, and recycled for landscaping purposes.

These features, among others, not only reduce operational costs but also align your business with the values of ecological responsibility.

Amenities

Spanning 70,000 SF with over 140 parking spaces, the facility offers an array of amenities designed to foster productivity, creativity, and wellness:

Versatile Workspaces: From cozy offices to expansive open areas, find the perfect spot that inspires your team's best work.

Comprehensive Connectivity: The entire facility boasts super high-speed 2.5 gbps EPB fiber internet and WiFi 6 base stations, ensuring you're always connected.

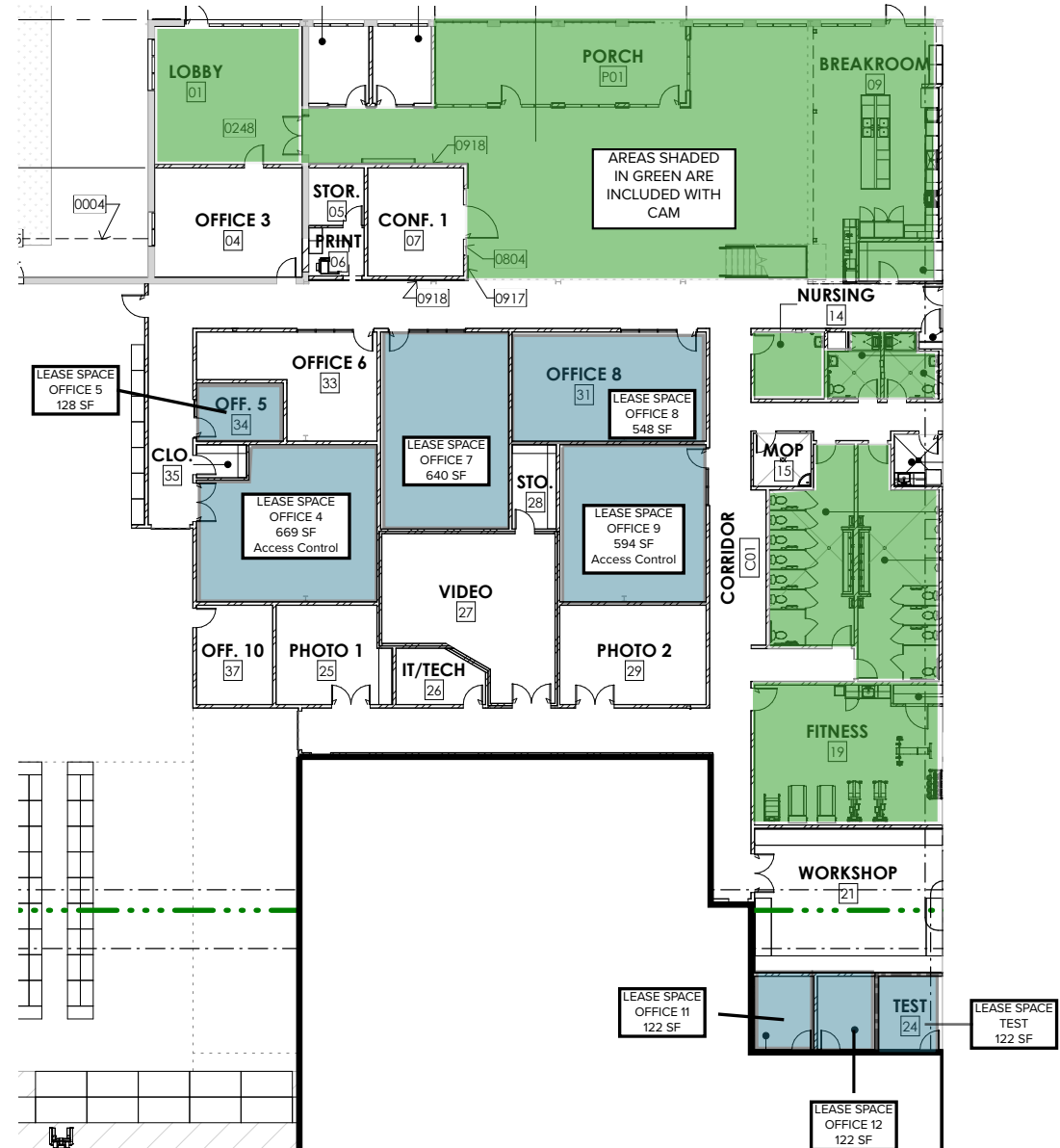
Health & Leisure: A fully-equipped gym, large kitchen, break room, entertainment loft, and a nursing room cater to every need of your team.

Operational Excellence: A loading dock with dock leveler, multiple grade-level rollup doors, and a complete security system with 28 cameras and access control, ensure smooth operations day in and day out.

OFFICE LEASE OPPORTUNITIES

OFFICE SPACES

Onion Bottom Station is pleased to offer an array of leasing options, meticulously designed to accommodate the varied requirements of discerning businesses. Our office premises are competitively priced at \$20 per square foot plus CAM, available on a fixed one-year lease term. CAM access grants tenants comprehensive access to an array of premium facilities. These facilities encompass a fully-equipped kitchen, a fitness center, an entertainment loft, a nursing room, and expansive porch and outdoor areas, ensuring a conducive work environment for all. It is noteworthy that all utilities are comprehensively covered within this package, providing a seamless operational experience.

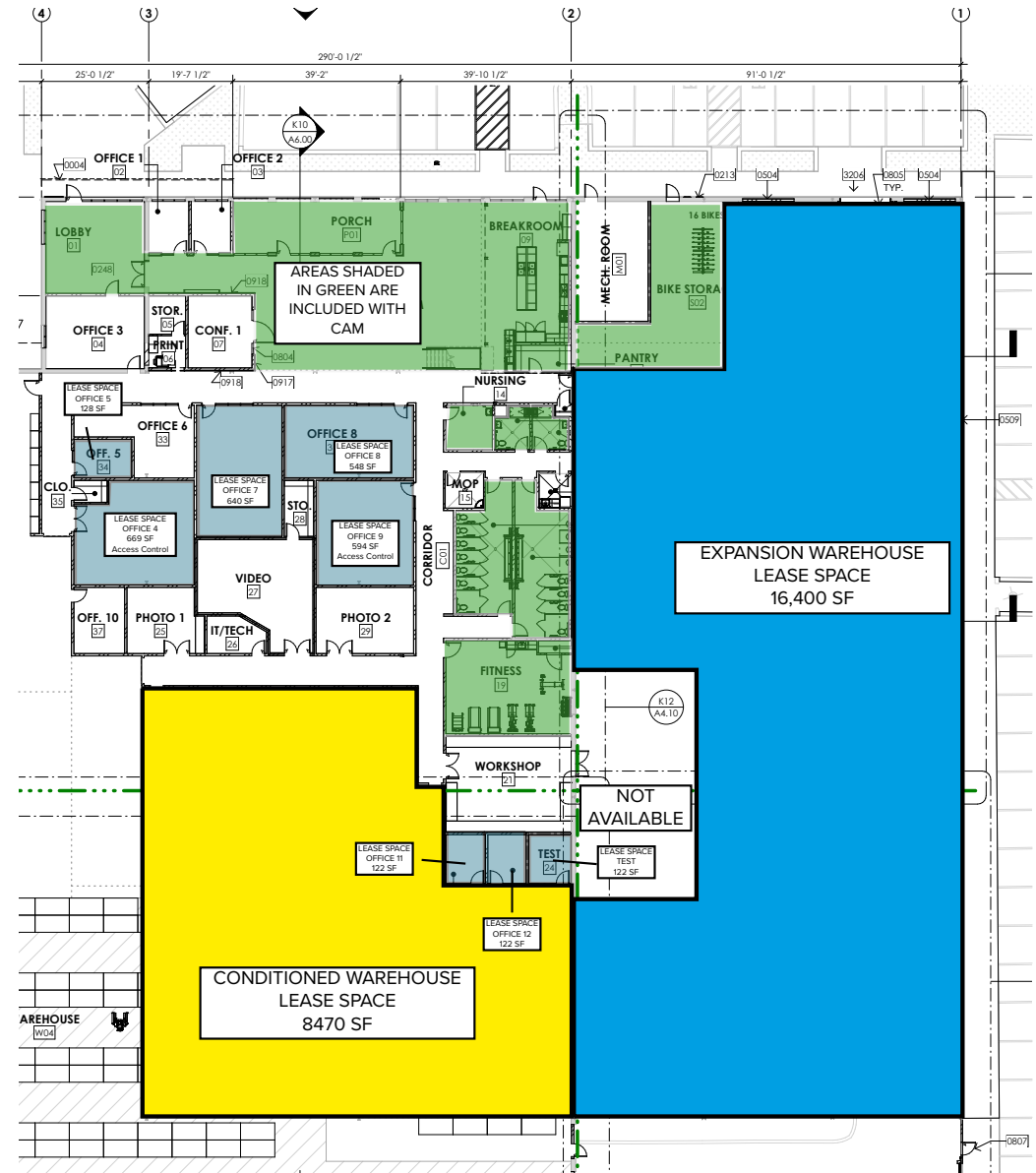


WAREHOUSE LEASE OPPORTUNITIES

WAREHOUSE SPACES

Onion Bottom Station hosts specialized warehouse space opportunities, available in both unconditioned and conditioned formats to suit your business operations. The unconditioned warehouse space is offered at \$9/SF/YR plus \$1/SF/YR for CAM, presenting an economical solution for storage and logistical needs.

The conditioned warehouse space, priced at \$13/SF/YR plus \$3/SF/YR for CAM, is ideal for businesses requiring climate-controlled environments. Warehouse leasing terms are flexible, ranging from 1 to 3 years, to best support the evolving needs of your business.



THE NEIGHBORHOOD

Located at the strategic heart of Chattanooga, Union Bottom Station at 812 E 12th St. stands as a beacon for businesses seeking a blend of professional excellence and vibrant community life. Its proximity to downtown Chattanooga ensures seamless access to a thriving urban center, rich with cultural, dining, and entertainment possibilities. This dynamic environment is perfectly suited for organizations that value connectivity and the vibrancy of city life.





The properties close proximity to the University of Tennessee at Chattanooga introduces a realm of collaborative and networking opportunities, bridging academia and industry. The Southside District, with its entrepreneurial spirit and rich artistic community, along with the scenic beauty of the nearby river trails, enhances the appeal, offering a perfect backdrop for innovation and leisure. These elements combine to create a unique location that is not just a place of business but a part of a broader, thriving ecosystem, making Onion Bottom Station an ideal choice for those looking to grow and succeed in Chattanooga's diverse and dynamic landscape.