



Rivoli Mills

est. 1910 - reimaged 2025

A building with history

This Art-Deco building, built in 1910, has had a few different lives - most recently as a roller mill factory. Iron Age Investments is ready and committed to creating a lasting legacy by revitalizing the building with strong commercial concepts.



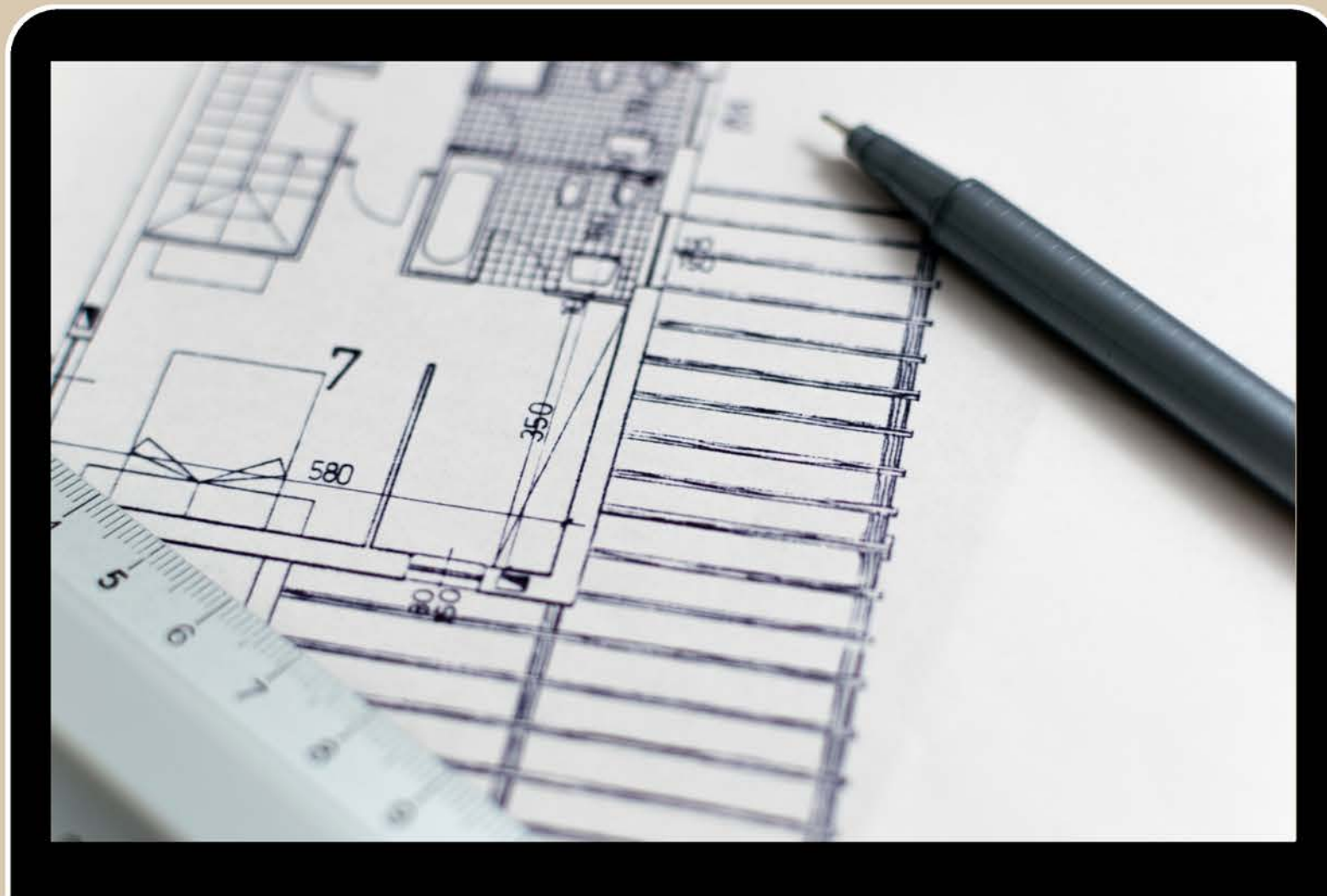
About Our Plan

Our Vision

Iron Age Investments envisions an adaptive reuse development of a forgotten building into a useful project by using one or many of the proposed concepts.

Our Mission

To create an exciting amenity for the central Chattanooga, TN area while maximizing returns and net profits.





Concept 1: Small Businesses

15-30 co-office spaces rented in annual leases for small businesses. This creates a culture of energy and community inside of the communal spaces while offering quiet, private workspaces for growing businesses.



Concept 2: Artist Studios

Chattanooga is starving for affordable and spacious artist studios where small business owners can create, store and sell out of their units. This would be the likes of ceramicists, wood workers, photographers, painters, etc.



Concept 3: Salon Studios

Many estheticians are ready to leave large salons where they give away a large percentage of their profit to the owners. By providing individual, affordable studios, these estheticians can own their own small businesses and bring foot traffic to the building.



Concept 4: Culinary Arts

Providing spaces for small food businesses with a large, commercial commissary kitchen rentable by the hour would be huge for Chattanooga.

Cooking classes and filmed cooking content can take place inside kitchen as well for social media. This concept can accommodate bakers, caterers, food truck owners, etc.



Concept 5: Entertainment

Chattanooga is lacking a major component to a thriving city : indoor entertainment for young professionals. Concepts like indoor adult roller rink, shuffleboard, retro bowling ally would be a huge ammenity for the community. By dividing the space in 1 or all of these, plus a bar, it would hit a lot of needs.

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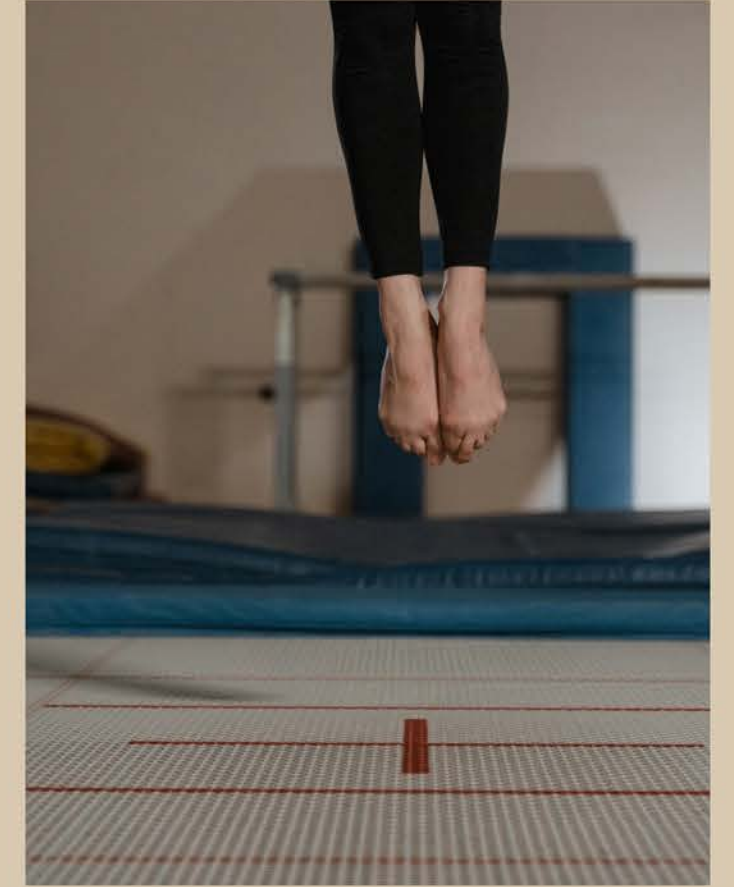
Concept 6: Spa services



By dividing the space into individual, private rooms with a saunas, steam rooms, cold plunges or sound baths - members of the community could pay a monthly membership to have access to perks that no local gyms offer.

Concept 7: Group Activities

This space could lend itself so well to a one of all of these concepts : indoor trampoline park, indoor paintball, escape room or laser tag! We would look for a tenant to rent a portion of the space to manage the fun themselves.





Concept 8: Gym Spaces



With the high ceilings in the building, a great use could be gym spaces geared towards the youth of Chattanooga like a dance school/studio, cheerleading gym or gymnastics gym. The reality is all 3 could easily fit and work well together in the space!

Concept 9: Large Tenant

A lease to a large triple net tenant could rent one or both of the floors covering the full footprint.

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