

**Luken Holdings**

EXCELLENCE AND INTEGRITY IN EVERYTHING WE DO

**"A**n abiding dedication to our tenants and an unwavering commitment to excellence in the management of our properties are the cornerstones of our business philosophy," states Lynda Childress, the president and CEO of Luken Holdings. "Those guideposts are

also the reasons why Luken Holdings has come to be recognized as the largest owner and manager of property in Chattanooga. Our philosophy is simple. We believe that the best people, service, and offerings not only grow our company, but help grow and strengthen our community."

That philosophy has proven successful over the decade that Luken Holdings has been a major part of the business landscape of Chattanooga. The company's core business is real estate, and Luken now lists more than forty major properties throughout the city that offer upwards of three million square feet of prime office space in some of Chattanooga's best known landmarks.

Luken Holdings owns and manages the Krystal Building, the Tallan Building, the James Building (Chattanooga's first modern high rise), and the Tivoli Center in downtown Chattanooga. In addition, Luken also manages two other prominent downtown buildings - the Volunteer Building for Tennessee Senator Bob Corker and the Chattanooga Times Building for Mike Walden, owner of Walden Security. The James and the Volunteer Buildings are both listed on the National Historic Register, attesting to the commitment the Luken team feels to preserving the historic character of Chattanooga.

Our portfolio has expanded and diversified dramatically over the past few years. Tenants can now select from Luken's extensive retail space, including the Osborne Shopping Center, the very first shopping center to open in Tennessee. Luken manages vast land holdings on Mowbry Mountain, including the Montlake Golf Course; a new broadcasting venture, Retro Television Network; and interests in a shipyard facility in Loudon County.

The company also offers prime industrial space designed with customized leasing packages to suit any need. Luken's list of more than 500 tenants is headed by numerous local, regional, and national companies. Each has selected from properties whose character ranges from Old World elegance to cutting edge modern and everything in between, ensuring our tenants a property that best

reflects their own individual style.

Luken Holdings was built on a rich tradition of service to Chattanooga. Stone Fort Land Company, one of the forerunners of the present Luken Holdings, played a key role in the early development of downtown Chattanooga. Tracing its history back to 1886, Stone Fort Land was among the oldest companies to have been in continuous operation in the city. In addition to pioneering the concept of the industrial park in Chattanooga, which it developed just off Amnicola Highway along Southcreek Road and just off Highway 153 at Bonny Oaks exit, the company also developed the property that once was occupied by L&N Railroad's Union Station, now the location of the Krystal and Tallan Buildings; the Downtown Branch of the Public Library; the Chattanooga Convention and Trade Center; and the TVA Complex.

Likewise, Osborne Enterprises, founded by Weldon F. Osborne in 1936, was committed to developments that would foster greater economic opportunity for the city. The purchase of Stone Fort Land Company and Osborne Enterprises by Bob Corker in 1999 constituted the convergence of two of the oldest and most influential real estate companies in Chattanooga. When Henry Luken purchased the Corker portfolio in 2006, the name changed to Luken Holdings, but the tradition of unparalleled excellence and commitment to Chattanooga never wavered.

Luken Holdings today is made up of twenty forward thinking, multi-talented professionals. They are known for their flexibility and creativity in providing personalized customer service to tenants affected by fluctuating market conditions. The excellent customer loyalty Luken has experienced over the years is a testament to the constant honing of employee skills through regular developmental training, such as real estate and brokerage schools, classes in property management, and LEED certification.

Joining Lynda Childress on the management team are Beth Robertson, Controller; Jerry Gross, Property Manager; Russ Elliott, Lead Broker; Tammy Babb, Broker and Lease Administrator; and Leigh Sullivan, CPA, Tax Accountant. Collectively, they bring almost a century of experience in providing the finest leasing and managing services to the firm's tenants.

Giving something back to the community in which they live has been an integral part of Luken's commitment to improving the quality of life in the Chattanooga area since the company's founding. "We take very seriously what we consider to be our civic responsibility," states Lynda Childress. "Our staff has maintained a one hundred percent participation in United Way's charitable giving for years. Luken employees are also actively involved in numerous civic and charitable organizations that make our city shine, such as Junior Achievement, Leadership Chattanooga, Volunteers in Medicine, Executive Women International, SIOR, Chattanooga Area Chamber of Commerce, BOMA, and others. The work of our associates has been recognized by the 'Award of Excellence' presented by the United Way, the 'Spirit of Achievement' from Junior Achievement, and other

accomplishments of which we are all very proud.

"The leadership skills that all of us at Luken Holdings have acquired through active participation in civic and community organizations have paid dividends in our own business. Our employees have applied those acquired skills in their own growth as professionals in our company.

"Our vision for the future is to maintain the steady growth we have experienced in the past. We intend to continue our policy of carefully studying the local market to acquire quality properties and increasing our management efforts. We will also continue our policy of giving back to this community and expanding our role in helping to make Chattanooga a great place to live, work, and play."

*Below left - The former Fowler Brothers Furniture Store was converted to the Tivoli Center. Below center - Tivoli Center Interior.*

*Below - Located in the Central Business District are two of the most prestigious office buildings in Chattanooga. These buildings, formerly owned by Tommy Lupton, are Chattanooga's finest office buildings with easy access from the freeway, parking, fitness facility, racquetball court and a restaurant..*

- Photos by Doug Barnette

*Below - The James Building, built in 1907, considered a "sky-scraper" when built, was the first modern high rise building in Chattanooga. Good captions tell the reader something about a photo and often add information that is not found in the text.*

*Below Center - The Volunteer Building, formerly called the Chubb Life Building, is owned by Senator Bob Corker and managed by Luken Holdings.*

- Photos by Doug Barnette

