Below - The James Building, built in

building in Chattanooga. Good cap-

tions tell the reader something about a

photo and often add information that

Below Center - The Volunteer

Building, formerly called the Chubb

Bob Corker and managed by Luken

Life Building, is owned by Senator

is not found in the text.

Holdings.

built, was the first modern high rise

1907, considered a "sky-scraper" when

Luken Holdings

Luken Holdings

EXCELLENCE AND INTEGRITY IN EVERYTHING WE DO



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

Luken Holdings owns and

manages the Krystal Building,

the Tallan Building, the James

Building (Chattanooga's first

modern high rise), and the

the Tivoli Center in down-

town Chattanooga. In addition,

Luken also manages two other

ings - 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, at-

testing to the commitment the

Luken team feels to preserv-

ing the historic character of

Chattanooga.

prominent downtown build-

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

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.

reflects their own individual

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

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,

Likewise, Osborne

foster greater economic oppor-

of Stone Fort Land Company

Corker in 1999 constituted the

convergence of two of the old-

est and most influential real es-

tate companies in Chattanooga.

the Corker portfolio in 2006,

the name changed to Luken

unparalleled excellence and

commitment to Chattanooga

made up of twenty forward

thinking, multi-talented pro-

fessionals. They are known for

their flexibility and creativity in

providing personalized custom-

er service to tenants affected by

fluctuating market conditions.

Luken Holdings today is

never wavered.

Holdings, but the tradition of

Joining Lynda Childress on the management team are Enterprises, founded by Weldon F. Osborne in 1936, was commit-Beth Robertson, Controller; ted to developments that would Jerry Gross, Property Manager; Russ Elliott, Lead Broker; tunity for the city. The purchase Tammy Babb, Broker and Lease Administrator; and Leigh and Osborne Enterprises by Bob Sullivan, CPA, Tax Accountant. Collectively, they bring almost a century of experience in providing the finest leasing and managing services to the firm's When Henry Luken purchased 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'

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 poli-

market to acquire quality prop-

erties and increasing our man-

agement efforts. We will also

continue our policy of giving

back to this community and ex-

cy of carefully studying the local

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..

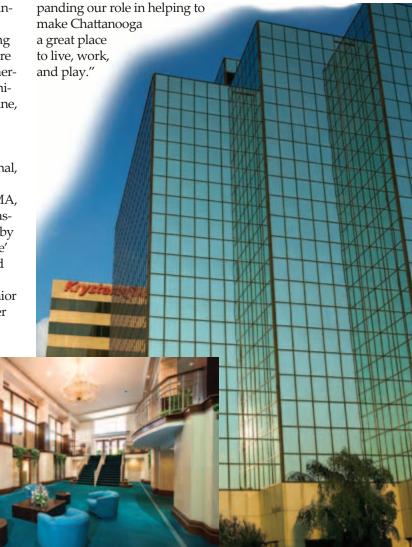
Below left - The former Fowler Brothers

Furniture Store was converted to the

Tivoli Center. Below center - Tivoli

Center Interior.

- Photos by Doug Barnette





Trade Center; and the TVA Complex and LEED certification. presented by the United Way, the 'Spirit of Achievement' from Junior THE PERSON NAMED IN Achievement, and other The company also offers prime industrial space designed with customized leasing packages to suit any need. TIVOLI CENTER Luken's list of more than 500 tenants is headed by numer-ous 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

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