

The logo for NAI Charter, featuring the letters 'NAI' in a bold, black, sans-serif font. The letter 'A' is stylized with a red diagonal slash through it. To the right of 'NAI' is the word 'Charter' in a similar bold, black, sans-serif font.

NAI Charter

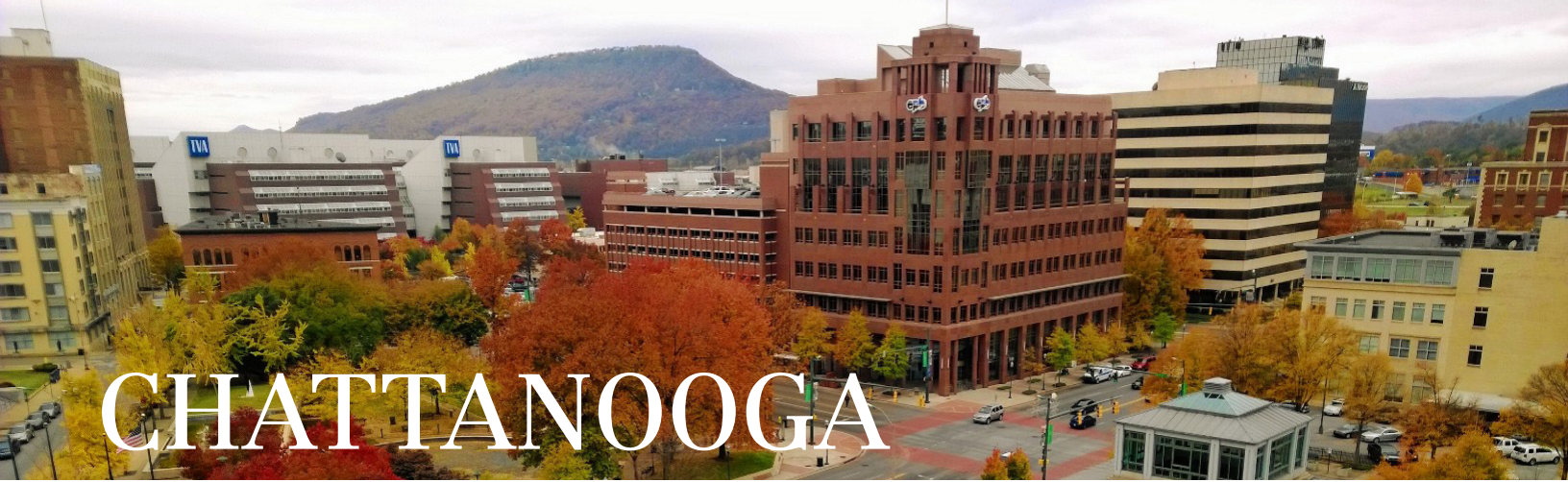
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

A scenic photograph of a large, blue steel truss bridge spanning a wide river. The bridge is supported by several large, stone pillars. In the background, another bridge with arches is visible. The sky is filled with dramatic, colorful clouds, and the sun is setting, creating a warm, golden glow that reflects on the water. The foreground shows a rocky shoreline with some greenery.

2025 YEAR-END MARKET REPORT

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CHATTANOOGA

Economic Development

In 2025, Chattanooga continued to experience significant growth and development across economic, infrastructure, and community fronts, reinforcing its status as one of the Southeast’s most dynamic mid-sized cities. A major highlight for the year was the city’s success in attracting more than \$1 billion in capital investment, led by the expansion of companies such as Novonix, which brought hundreds of new jobs and strengthened Chattanooga’s foothold in advanced manufacturing and clean technologies.

Economic momentum was further bolstered by robust tourism growth. This, with Hamilton County leading the state in hotel room sales and welcoming over 10 million visitors — a trend that translated into expanded local tax revenues, support for more than 30,000 jobs, and deeper economic impact across restaurants, attractions, and small businesses. The surge in visitors was part of Chattanooga’s broader appeal as a destination for major events, conventions, and outdoor experiences, enhancing its reputation nationally.

Chattanooga also advanced strategic initiatives aimed at strengthening its entrepreneurial ecosystem and workforce. The city launched a new Business Resource Center to help local entrepreneurs access funding, technical assistance, and legal support, with a focus on under served communities and small business growth. The Chattanooga 2.0 Viable Pathways to Prosperity initiative received significant philanthropic funding to expand career training in high-demand fields such as cybersecurity and data analysis, helping bridge skills gaps and connect residents to quality jobs.

Infrastructure investment and housing development remained priorities as Chattanooga plans for continued growth. Neighborhood transformation projects in areas like One Westside emphasized quality of life improvements and connectivity, while ongoing mixed-use and innovation district expansions signaled continued downtown and tech-sector vitality. At the same time, regional planning groups identified the need for tens of thousands of new housing units over the coming decades to keep pace with population growth, underscoring the importance of strategic land use and housing policy in shaping future growth.

Overall, Chattanooga’s 2025 growth narrative was one of diversified economic strength, increasing national recognition, and intentional development that balanced business expansion with community wellbeing — positioning the city for continued momentum through the latter half of the decade.

* Sourced from Greater Chattanooga Economic Partnership, Chattanooga Chamber of Commerce, Chattanooga Times Free Press.

2025 Chattanooga Report

OFFICE

Vacancy Rate ▼				
Net Absorption ▼				
Construction ▲				
Asking Rents ▲				
		Availability Report		
		Existing RBA*: 23.1M SF		
		Asset Value: \$3.3B		
		Under Construction: 17.4K SF		
		Net Absorption SF: 180K SF		
		Available Percentage: 4.9%		
		Cap Rate: 9.8%		
		Rental Rate Report		
		Office Average: \$24.86/YR		

INDUSTRIAL

		Vacancy Rate ▼	
		Net Absorption ▲	
		Construction ▲	
		Asking Rents ▲	
			Availability Report
			Existing RBA*: 72M SF
		Asset Value: \$5.4B	
		Under Construction: 245K SF	
		Net Absorption SF: 472K SF	
		Available Percentage: 3.4%	
		Cap Rate: 8.3%	
		Rental Rate Report	
		Industrial Average: \$8.82/YR	

RETAIL

Vacancy Rate ▲				
Net Absorption ▼				
Construction ▲				
Asking Rents ▲				
		Availability Report		
		Existing RBA*: 1.4M SF		
		Asset Value: \$6.6B		
		Under Construction: 22.1K SF		
		Net Absorption SF: (119K) SF		
		Available Percentage: 3.5%		
		Cap Rate: 7.7%		
		Rental Rate Report		
		Retail Average: \$17.59/YR		

* RBA: Rentable Building Area
Source: CoStar Group



Chattanooga Commercial Real Estate in 2025: Strong Demand Meets Strategic Growth

Chattanooga's commercial real estate market has shown resilience across major property sectors — from industrial logistics hubs to vibrant downtown retail and office spaces. With strong occupancy rates, major development projects underway, and evolving investor interest, Chattanooga continues to carve out a distinct identity in the commercial real estate industry.

Industrial Sector Remains a Regional Anchor

Chattanooga's industrial market continues to outperform national averages, driven in large part by its strategic location along key transportation corridors (I-75 and I-24) and a strong logistics ecosystem. As of the third quarter of 2025, vacancy rates in the industrial sector remained exceptionally low at around 2.7%, and average rents continued to edge upward, reflecting sustained demand from distribution, logistics, and light manufacturing tenants. Net absorption numbers indicate a slight cooling from earlier quarters but fundamentals remain healthy compared with broader U.S. trends.

Industry observers note that while construction is ongoing, supply growth has been measured, helping keep vacancy tight and landlords at an advantage. Chattanooga's position within a day's drive of much of the Southeast continues to make it attractive for regional 3PL (third-party logistics) providers and supply chain users.

Office and Retail: Occupancy Surpasses National Benchmarks

Commercial office and retail spaces in downtown Chattanooga are reporting occupancy rates well above national averages, signaling robust local economic activity. Office space occupancy in the core downtown area sits above 93%, beating the U.S. average and pointing to resilient tenant demand. Retail space has similarly high occupancy near 97%, underscoring continued confidence among retailers and local businesses.

Despite these positive metrics, some traditional office markets around the country have faced challenges with hybrid work patterns and shifting space needs. Chattanooga's performance suggests that businesses in the region are either adapting or prioritizing physical presence, particularly in downtown and innovation hub zones.

Office Market Fundamentals: Steady with Selective Growth

More detailed data from the broader commercial real estate reporting ecosystem shows that Chattanooga's office vacancy is moderate, reflecting stable demand without rapid expansion. As of early 2025, the office vacancy rate was around 4.7% — consistent with long-term averages — even as net absorption remains soft. Rents are growing modestly, and supply under construction is limited, highlighting a careful balance between demand and development.

Major Development Projects Fuel Mixed-Use and Downtown Expansion

Several large-scale commercial and mixed-use projects continue to shape Chattanooga's real estate narrative. For example, The Bend and the wider One Westside initiative are moving forward with plans to deliver substantial commercial space alongside housing, hospitality, and public amenities. Over the next decade these developments are projected to add millions of square feet of new commercial real estate and support thousands of jobs, further strengthening the city's economic foundation.

Local economic development agencies and brokers highlight that revitalization efforts — including historic renovations and downtown infill projects — are crucial to maintaining competitive market positions. These efforts help diversify property types and bring new investors and tenants to the region.

Investor Interest and Land Opportunities

Commercial land and development opportunities remain attractive for long-term investors. Listings across Chattanooga include significant parcels in desirable submarkets (such as North Shore), indicating continued interest in new construction and redevelopment. These land deals often draw interest from developers looking to capitalize on mixed-use growth and favorable market conditions.

Additionally, broader market narratives from brokerage and investment platforms profile Chattanooga as a growing destination for commercial real estate investment, especially in industrial, multifamily, and mixed-use sectors.

Outlook: Balanced Growth Amid Regional Momentum

Looking ahead, Chattanooga's commercial real estate market in 2026 is expected to maintain balance: strong industrial activity, stable occupancy in office and retail, and continued strategic development projects. Local planners and investors see the city's blend of quality of life, connectivity, and economic diversification as key drivers for sustained demand.

As the larger Southeast market continues to evolve, Chattanooga's 2025 performance underscores the city's capacity to attract business growth while maintaining a relatively healthy commercial property landscape.

TOP TRANSACTIONS

SOLD



Mast General Store

222 Broad Street, Chattanooga, TN

Mast General Store is expanding its Tennessee presence with a second location at 222 Broad Street, taking over the former Big River Grille space. The retailer—known for its eclectic mix of candy, outdoor gear, apparel, and home décor—is slated to open in Spring 2027.

Sale Price: **\$3,795,000**

Size: 13,800± SF

Buyer Agent: Jeff Jennings, CCIM

SOLD



Precept Ministries Campus

7324 Noah Reid Road, Chattanooga, TN

Precept sold its 32-acre property to Skyuka Hall, a college-preparatory school dedicated to serving unique learners. Founded in 1970 by Kay and Jack Arthur, Precept originally established the campus to support their growing reach-out ministry, making this transition a significant milestone in the organization's history.

Sale Price: **\$11,750,000**

Size: 94,519± SF / 36.5 Acres

Listing Agents: David DeVaney, SIOR, CCIM & Frazier DeVaney, SIOR

SOLD



High Bay Industrial

200 Compress Street, Chattanooga, TN

Master Machine, who fabricates components for nuclear plants, purchased the large industrial facility to expand its operations and add more jobs. Founded locally in 1993, they specialize in precision machining, system design, reverse engineering, and complex fabrication for nuclear power generation, the Department of Energy, and naval nuclear programs.

Sale Price: **\$4,700,000**

Size: 78,613± SF / 4.2 Acres

Listing Agents: David DeVaney, SIOR, CCIM & Christopher Moore

SOLD



Hixson Neighborhood Center

1966 Northpoint Boulevard, Hixson, TN

A local real estate developer purchased the retail center to add to their growing portfolio. NAI Charter represented Urban Story Ventures in the transaction as they continue several redevelopment projects around the area.

Sale Price: **\$4,200,000**

Size: 49,368± SF / 5.21 Acres

Buyer Agent: Frazier DeVaney, SIOR

2025 BY THE NUMBERS



TOTAL TRANSACTIONS
\$82,392,776

▲ 99 DEALS ▲ 1.1M SF ▲ 33.9 AC



26 \$49.6+ 369,854
Sales Million Square Feet



73 \$32.7+ 624,226
Leases Million Square Feet

In the past five years, NAI Charter has completed **\$537 million** in commercial real estate transactions, representing over **10 million** square feet of commercial real estate.

With **186+ years** of combined experience, our team has been delivering trusted commercial real estate services **since 1972**.



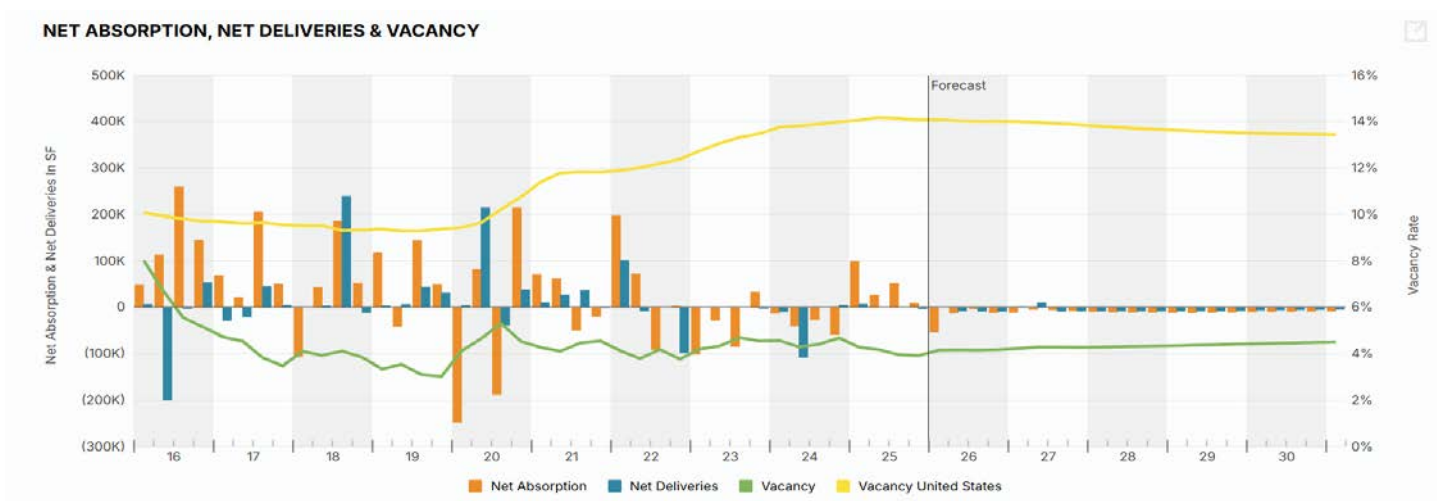
OFFICE

The Chattanooga office market remains relatively stable and resilient compared with broader national trends, showing strong occupancy and modest rent growth even as many U.S. office markets struggled with higher vacancy and shifting work patterns. Chattanooga's downtown office occupancy reached 93.6 % by mid-2025, significantly higher than the national average and indicative of continued workplace demand in key employment districts.

First quarter data of 2025 shows a vacancy rate around 4.7 % and an availability rate near 5.1 % for office space overall, figures that align closely with the city's recent historical averages and reflect a relatively balanced market. Market asking rents averaged approximately \$23 per square foot, with negative net absorption and positive rent growth, signaling confidence in both landlords and tenants.

Tenant preferences continued to evolve in 2025, with demand skewing toward modern, flexible, and amenity-rich office environments. Businesses increasingly sought spaces that support collaboration, advanced technology infrastructure, and appealing on-site features. Work-from-home and hybrid arrangements continue to influence how companies use physical space. The lack of significant new office construction in 2025 suggested that existing quality inventory would remain in demand, especially for spaces in vibrant, walkable districts near services and transit.

OFFICE MARKET SUMMARY





OFFICE NOTABLE TRANSACTIONS



TRANSACTION TYPE **Sold - \$11,750,000**
 SQUARE FOOTAGE **94,519± SF | 36.5 AC**
 SELLER AGENT **David DeVaney, SIOR, CCIM**
Frazier DeVaney, SIOR
 PROPERTY ADDRESS **7324 Noah Reid Rd**
 MARKET **Chattanooga, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **4,364± SF**
 LANDLORD AGENT **Frazier DeVaney, SIOR**
Pher Moore
 PROPERTY ADDRESS **736 Market Street**
 MARKET **CBD Chattanooga**



TRANSACTION TYPE **Sold - \$1,560,000**
 SQUARE FOOTAGE **9,730± SF | 0.67 AC**
 SELLER AGENT **Jeff Jennings, CCIM**
 PROPERTY ADDRESS **335 Franklin Street**
 MARKET **Clarksville, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **10,056± SF**
 TENANT AGENT **Frazier DeVaney, SIOR**
 PROPERTY ADDRESS **537 Market Street**
 MARKET **CBD Chattanooga**



TRANSACTION TYPE **Sold - \$1,433,000**
 SQUARE FOOTAGE **17,450± SF**
 SELLER AGENT **Bryan Rudisill, SIOR**
 PROPERTY ADDRESS **2256 Encompass DR**
 MARKET **Chattanooga, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **21,650± SF**
 TENANT AGENT **David DeVaney, SIOR, CCIM**
 PROPERTY ADDRESS **200 MLK Blvd**
 MARKET **CBD Chattanooga**



TRANSACTION TYPE **Sold - \$2,800,000**
 SQUARE FOOTAGE **7,448± SF**
 SELLER AGENT **Jeff Jennings, CCIM**
 PROPERTY ADDRESS **5613 & 5609 Hwy 153**
 MARKET **Chattanooga, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **7,156± SF**
 TENANT AGENT **Frazier DeVaney, SIOR**
Pher Moore
 PROPERTY ADDRESS **1110 Market Street**
 MARKET **Southside Chattanooga**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **6,422± SF**
 LANDLORD AGENT **Jason Hines**
 PROPERTY ADDRESS **320 E Main Street**
 MARKET **Southside Chattanooga**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **23,195± SF**
 LANDLORD AGENT **Frazier DeVaney, SIOR**
 TENANT AGENT **David DeVaney, SIOR, CCIM**
 PROPERTY ADDRESS **2226 Encompass Drive**
 MARKET **Chattanooga, TN**



INDUSTRIAL

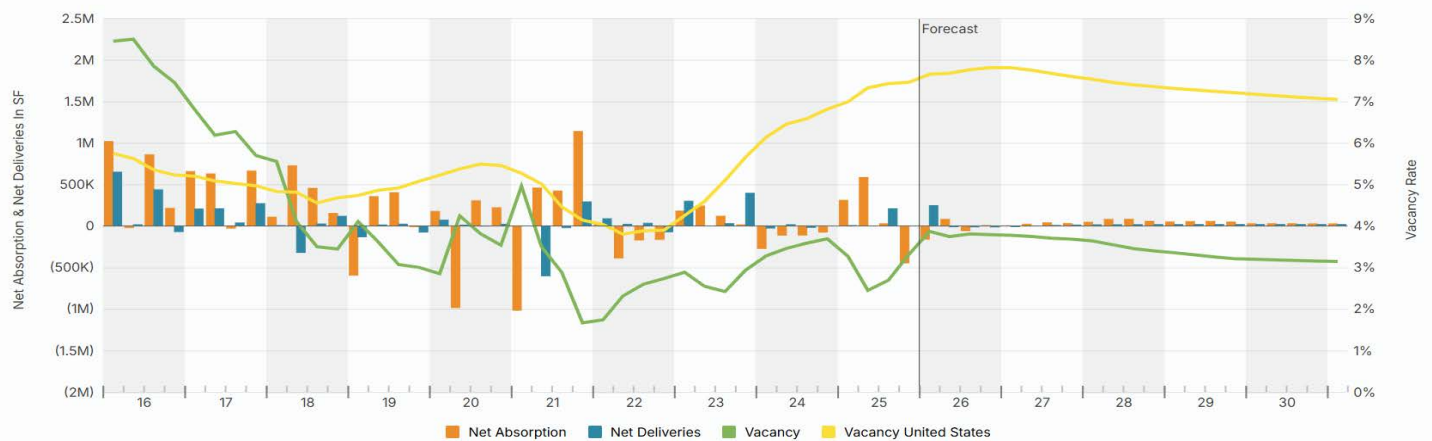
The industrial real estate market in Chattanooga remained one of the region's strongest commercial sectors in 2025, supported by the city's strategic logistics location and strong manufacturing base. Vacancy rates remain at historic low below 3–4%, which is significantly lower than many national markets and reflects sustained demand for warehouse and manufacturing space. Industrial inventory across the Chattanooga metro totaled approximately 63–64 million square feet, with roughly 1.7 million square feet of vacancy, demonstrating the limited availability of space for expanding tenants.

Demand was primarily driven by logistics, regional distribution, and manufacturing users that benefit from Chattanooga's access to major transportation corridors such as Interstate 75 and Interstate 24. This demand resulted in positive net absorption in 2025 and rising rental rates, with the average asking rent of \$7.76 per square foot. Development activity remained low with limited new industrial deliveries in 2025. The limited deliveries are constricting supply, yielding continued rent growth.

Tenant preferences continue as companies increasingly seek modern warehouse and flex facilities featuring higher clear heights, improved power capacity, and locations near major transportation infrastructure to support automation, logistics efficiency, and manufacturing operations. Overall, the Chattanooga industrial market in 2025 was characterized by low vacancy, steady rent growth, limited new supply, and strong tenant demand, positioning the market as one of the most resilient and competitive industrial hubs in the Southeast.

INDUSTRIAL MARKET SUMMARY

NET ABSORPTION, NET DELIVERIES & VACANCY





INDUSTRIAL NOTABLE TRANSACTIONS



TRANSACTION TYPE	Sold - \$4,700,000
SQUARE FOOTAGE	78,613± SF 4.2 AC
SELLER AGENT	David DeVaney, SIOR, CCIM Pher Moore
PROPERTY ADDRESS	200 Compress Street
MARKET	Chattanooga, TN



TRANSACTION TYPE	Sold - \$1,137,000
SQUARE FOOTAGE	11,480± SF
SELLER AGENT	Chad Wamack, SIOR
PROPERTY ADDRESS	3302/3306 N Hawthorne
MARKET	Chattanooga, TN



TRANSACTION TYPE	Sold - \$1,350,000
SQUARE FOOTAGE	30,230± SF
SELLER AGENT	Bryan Rudisill, SIOR
PROPERTY ADDRESS	137 Lower Dug Gap Road
MARKET	Dalton, GA



TRANSACTION TYPE	LEASED
SQUARE FOOTAGE	29,000± SF
LANDLORD AGENT	Frazier DeVaney, SIOR
PROPERTY ADDRESS	3010 Williams Street
MARKET	CBD Chattanooga



TRANSACTION TYPE	Sold - \$2,838,500
SQUARE FOOTAGE	39,000± SF
SELLER AGENT	Bryan Rudisill, SIOR
PROPERTY ADDRESS	1111 E 39th Street
MARKET	Chattanooga, TN



TRANSACTION TYPE	LEASED
SQUARE FOOTAGE	240,387± SF
LANDLORD AGENT	Jeff Jennings, CCIM
PROPERTY ADDRESS	7463 Bonnyshire Drive
MARKET	Chattanooga, TN



TRANSACTION TYPE	Sold - \$2,000,000
SQUARE FOOTAGE	15,000± SF
SELLER AGENT	Chad Wamack, SIOR
PROPERTY ADDRESS	1901 E 29th Street
MARKET	Chattanooga, TN



TRANSACTION TYPE	LEASED
SQUARE FOOTAGE	35,598± SF
TENANT AGENT	David DeVaney, SIOR, CCIM
PROPERTY ADDRESS	2555 Cannon Avenue
MARKET	Chattanooga, TN



TRANSACTION TYPE	Sold - \$630,000
SQUARE FOOTAGE	6,000± SF
SELLER AGENT	Chad Wamack, SIOR
PROPERTY ADDRESS	1305 Smith Road
MARKET	Cleveland, TN



TRANSACTION TYPE	LEASED
SQUARE FOOTAGE	9,200± SF
TENANT AGENT	Frazier DeVaney, SIOR
PROPERTY ADDRESS	154 Hunt Drive
MARKET	Chattanooga, TN



RETAIL

The retail market in Chattanooga demonstrated strong performance in 2025, supported by high occupancy levels, steady rent growth, and continued investor confidence. Retail vacancy remained low compared to national averages, reflecting sustained demand for well-located storefronts and neighborhood centers. New retail deliveries were largely absorbed, and rental rates continued to trend upward year-over-year, signaling landlord confidence and healthy tenant demand. Much of the leasing activity centered around strong co-tenancy and high-traffic corridors, as retailers prioritized quality locations that support experiential concepts and in-person engagement.

Shifting consumer preferences continued to influence the market, with retailers seeking spaces that offer community connection and experiential value beyond traditional shopping. Local retail culture remains a key strength, highlighted by the continued success of the Chattanooga Market, which celebrated its 25th season and reinforces the city's support for small businesses and locally driven commerce. Investment activity also remained active in surrounding submarkets, including transactions such as Northgate Crossing Shopping Center in Hixson, reflecting broader confidence in the region's retail fundamentals. Overall, Chattanooga's 2025 retail landscape is characterized by stability, adaptability, and continued growth momentum.

RETAIL MARKET SUMMARY

NET ABSORPTION, NET DELIVERIES & VACANCY





RETAIL NOTABLE TRANSACTIONS



TRANSACTION TYPE **Sold - \$3,795,000**
 SQUARE FOOTAGE **13,800± SF**
 SELLER AGENT **Jeff Jennings, CCIM**

PROPERTY ADDRESS **222 Broad Street**
 MARKET **CBD Chattanooga**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **7,156± SF | 11,3039± SF**
 LANDLORD AGENT **Frazier DeVaney, SIOR**
Pher Moore

PROPERTY ADDRESS **1110 Market Street**
 MARKET **Southside Chattanooga**



TRANSACTION TYPE **Sold - \$1,740,000**
 SQUARE FOOTAGE **3,150± SF**
 SELLER AGENT **Chad Wamack, SIOR**

PROPERTY ADDRESS **9039 Lee Highway**
 MARKET **Chattanooga, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **2,480± SF**
 TENANT AGENT **Pher Moore**

PROPERTY ADDRESS **1607 Central Avenue**
 MARKET **Southside Chattanooga**



TRANSACTION TYPE **Sold - \$4,200,000**
 SQUARE FOOTAGE **49,368± SF | 4.3± AC**
 BUYER AGENT **Frazier DeVaney, SIOR**

PROPERTY ADDRESS **1966 Northpoint Boulevard**
 MARKET **Hixson, TN**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **2,268± SF**
 LANDLORD AGENT **Frazier DeVaney, SIOR**

PROPERTY ADDRESS **1132 E Main Street**
 MARKET **Southside Chattanooga**



TRANSACTION TYPE **Sold - \$2,250,000**
 SQUARE FOOTAGE **15,120± SF**
 SELLER AGENT **Jason Hines**

PROPERTY ADDRESS **3508 Ringgold Road**
 MARKET **East Ridge, TN**



TRANSACTION TYPE **SOLD - \$445,000**
 SQUARE FOOTAGE **1,854± SF**
 SELLER AGENT **Frazier DeVaney, SIOR**

PROPERTY ADDRESS **5830 Ringgold Road**
 MARKET **East Ridge, TN**



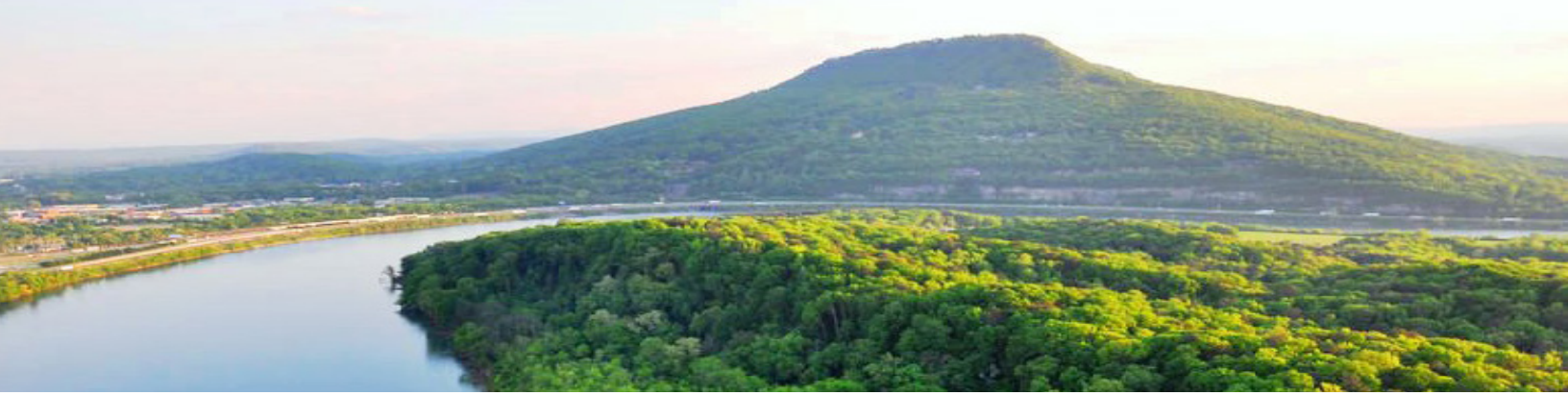
TRANSACTION TYPE **Sold - \$815,000**
 SQUARE FOOTAGE **4,100± SF**
 SELLER AGENT **Jeff Jennings, CCIM**

PROPERTY ADDRESS **535 Cherokee Boulevard**
 MARKET **Northshore Chattanooga**



TRANSACTION TYPE **LEASED**
 SQUARE FOOTAGE **9,158± SF**
 LANDLORD AGENT **Frazier DeVaney, SIOR**

PROPERTY ADDRESS **2940 Knoxville Centre Drive**
 MARKET **Knoxville, TN**



LAND

Chattanooga's commercial land market remained strong in 2025, driven by population growth, business expansion, and ongoing development. Demand pushed land values higher—especially in prime areas near major corridors and growth hubs like Hamilton Place and the I-75/I-24 corridors—while the city's role as a logistics and manufacturing center fueled interest in industrial zoned sites. Large economic projects and downtown redevelopment initiatives, including the The Foundry District, further increased demand for both large-scale development sites and urban infill opportunities. At the same time, infrastructure improvements and suburban expansion boosted activity in surrounding areas, while local efforts helped repurpose underutilized land.

Overall, the Chattanooga commercial land market in 2025 was characterized by strong development demand, rising land values in key growth corridors, and increased focus on both large-scale industrial sites and urban infill opportunities, positioning the region for continued growth as new projects and economic investment move forward.



LAND NOTABLE TRANSACTIONS



TRANSACTION TYPE	Sold - \$525,000
SQUARE FOOTAGE	16.7± ACRES
SELLER AGENT	Pher Moore
PROPERTY ADDRESS	Chickamauga & S Crest
MARKET	Rossville, GA



TRANSACTION TYPE	Sold - \$2,000,000
SQUARE FOOTAGE	4.7± ACRES
SELLER AGENT	Jeff Jennings, CCIM
PROPERTY ADDRESS	189 County Road
MARKET	Athens, TN



TRANSACTION TYPE	Sold - \$325,000
SQUARE FOOTAGE	2± ACRES
SELLER AGENT	Chad Wamack, SIOR
PROPERTY ADDRESS	1695 Mack Smith Road
MARKET	Rossville, GA



TRANSACTION TYPE	Sold - \$500,000
SQUARE FOOTAGE	3.43± ACRES
SELLER AGENT	Chad Wamack, SIOR
PROPERTY ADDRESS	Old Mill Road
MARKET	Chattanooga, TN

About Us

Operating as Chattanooga, Tennessee's most experienced and locally owned commercial real estate company, NAI Charter has been combining the industry's best real estate practices with our relationship-oriented philosophy to meet our clients' business goals. Our mission is to provide the highest quality of service by adding value to our clients' assets and real estate needs through expert analysis, in-depth market knowledge, and personalized service.

Serving Chattanooga and surrounding areas since 1972. Local market experts... global reach.

NAI Charter

By The Numbers

11 Professionals

4 SIOR | 2 CCIM Designations

\$82 million+ in 2025 sales & leases

1M+ SF of managed properties

1 team focused on your real estate needs



NAI Global

More than 325 Offices Worldwide ■ 43 Countries ■ 5,800 Professionals ■ \$1.5 Billion Total Gross Revenue





Property Management

NAI Charter Management Company is a trusted commercial property management firm with more than 25 years of specialized management experience and over 50 years of regional real estate leadership. Backed by the global reach of NAI Global, the company manages over 1 million square feet valued at approximately \$90 million while maintaining a market-leading 98–99% occupancy rate.

In 2025, NAI Charter Management was awarded five new properties to manage totaling over 365,250+ SF of office, retail and industrial tenants. NAI Charter’s mission is simple: protect and enhance asset value, improve operational efficiency, and elevate the tenant experience for long-term success.

NEW MANAGED PROPERTIES



Pryor Industrial Park

12 & 14 Pryor Drive, Chattanooga, TN

Size: 62,800± SF | 97,760± SF | 5± Acres



N Hawthorne Business Center

3500 N Hawthorne Street

Size: 174,300± SF | 12± Acres



NAI Charter Management Company completed a total of 49,949± SF of new leases and renewals totaling over \$4,140,202.



1.1
Million
SF Managed

which maintains a

99% OCCUPANCY
RATE

31 Properties
Managed

Over 25
Years Serving
Chattanooga

Office • Retail
Flex • Medical
Industrial

Nearly **\$90** Million
in Portfolio Value,
1.1M+ SF
Under Management

125+ Tenants



DAVID F. DEVANEY
President



FRAZIER DEVANEY
Senior Vice President



AMIE THOMAS
Chief Financial Officer



JASON HINES
Senior Property Manager



MARY BRANNON
Director of Marketing

The Leader In Commercial Real Estate Since 1972



David F. DeVaney, SIOR, CCIM
President



Frazier DeVaney, SIOR
Senior Vice President | Partner



Amie Thomas
Chief Financial Officer



J. Bryan Rudisill, SIOR
Vice President



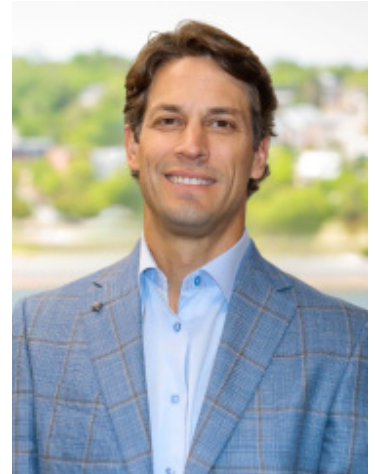
Jeff Jennings, CCIM
Vice President



Chad Wamack, SIOR
Vice President



Christopher "Pher" Moore
Senior Advisor



Jeff Howell
Senior Advisor



Mary-Martha McDaniel
Senior Advisor



Jason Hines
Senior Property Manager



Mary Brannon
Director of Marketing

Our News

- **NAI Charter** impressive 50 years membership with the Chattanooga Chamber of Commerce.
- **David DeVaney** was an Executive Board Member of UC Foundation. Vice Chair on Lookout Mountain Georgia Planning Agency.
- **Frazier DeVaney** earned his SIOR Designation and joined the NAI Global Healthcare Advisory Group and NAI Elite Corporate Services Council.
- **Amie Thomas** was recognized in CityScope's Annual Business Issue as a local leader sharing insight on the most effective ways to develop leadership skills.
- **Bryan Rudisill** served in the SIOR TN Chapter.
- **Jeff Jennings** was promoted to Vice President.
- **Chad Wamack** earned his SIOR designation and was promoted to Vice President.
- **Pher Moore** was promoted to Senior Advisor.
- **Jeff Howell** joined NAI Charter as a Senior Advisor and earned his reciprocal Georgia Real Estate License.
- **Mary-Martha McDaniel** joined as a Senior Advisor.
- **Jason Hines** celebrated two years as a Senior Property Manager.
- **Mary Brannon** was promoted to Director of Marketing.





NA Charter

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