

# Chennai

## Grade A Rental Values<sup>1</sup>

Micromarkets	INR	\$US <sup>2</sup>	Percentage Change	
	Per sq ft/Month		q-o-q	y-o-y
CBD <sup>3</sup>	70 – 90	1.1 - 1.4	0%	7%
Off CBD <sup>4</sup>	60 – 75	0.9 – 1.2	0%	13%
GST Road <sup>5</sup>	35 – 45	0.5 - 0.7	0%	0%
MPH Road <sup>6</sup>	50 – 65	0.8 - 1.0	0%	5%
OMR-Pre Toll <sup>7</sup>	55 – 75	0.9 - 1.2	1.6%	8%
OMR-Post Toll <sup>8</sup>	30 – 40	0.5 - 0.6	0%	8%
Ambattur	30 – 45	0.5 - 0.7	0%	7%

## Market Transactions<sup>9</sup>

Client	Building Name	Area (sq ft)	Location	Transaction Type
Valeo India	Cee Dee Yes IT Park	200,000	Navalur	Lease
XM Software	DLF IT SEZ	63,000	Manapakkam	Lease
Kone Elevators	One India Bulls	50,000	Ambattur	Lease
HDFC Bank Ltd.	Nelson Tech Park	50,000	Aminjikarai	Lease
Paragon Digital	Tyche Towers	46,000	Taramani	Lease

<sup>1</sup> Rental range of Grade A IT/ITeS buildings only (Non SEZ)

<sup>2</sup> \$US= INR 64.62 (US Dollar rate as on 30/06/2017)

<sup>3</sup> Nungambakkam, Nandanam, Teynampet, RK Salai, Alwarpet, Egmore, T Nagar, Chetpet

<sup>4</sup> Anna Nagar, Kilpauk, Nelson Manikam Road, Vadapalani, Guindy, MRC Nagar, Adyar

<sup>5</sup> Grand Southern Trunk Road

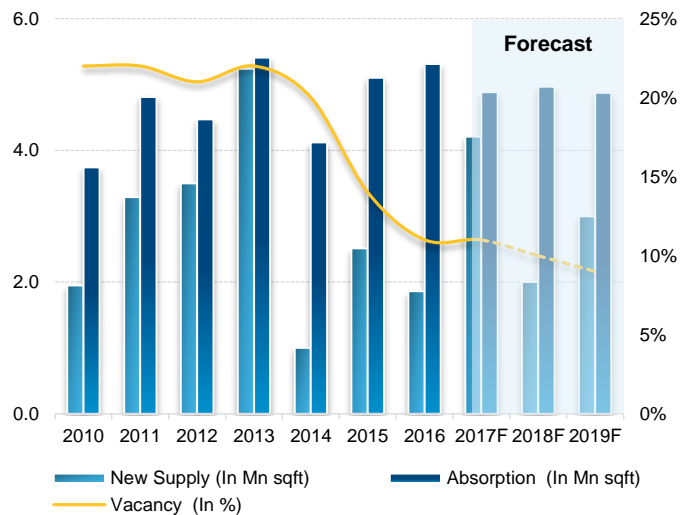
<sup>6</sup> Mount-Poonamallee High Road

<sup>7</sup> Old Mahabalipuram Road Pre-Toll (Madhya Kailash – Perungudi)

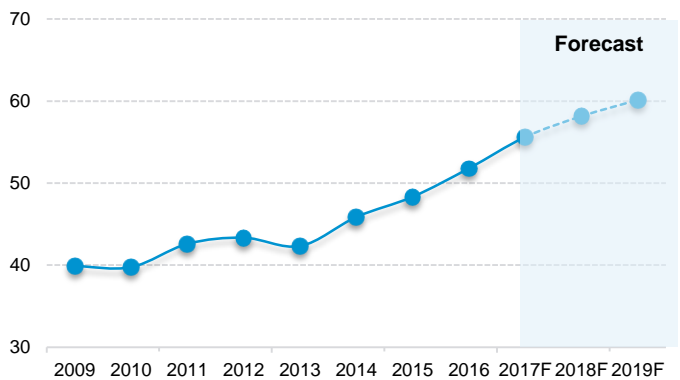
<sup>8</sup> Old Mahabalipuram Road Post-Toll (Thorapakkam to Sholinganallur; Semmencherry to Siruseri)

<sup>9</sup> Indicative transactions concluded during Q2 2017

## Supply, Absorption & Vacancy Trends<sup>1</sup>



## Average Rental Trend<sup>2</sup>



<sup>1</sup> Graph represents both Non IT/ITeS and IT/ITeS Grade A properties

<sup>2</sup> Graph represents rental trends of Grade A IT/ITeS buildings only (Non SEZ)

For research related information contact

Surabhi Arora  
Senior Associate Director | Research  
Surabhi.arora@colliers.com

Tel: +91-124-4567580

For Office Services contact

Shaju Thomas  
Director | Office Services  
Shaju.thomas@colliers.com

Ravi Ahuja  
Executive Director | Office Services & Investment Sales  
Ravi.ahuja@colliers.com

7<sup>th</sup> Floor, Infinite Tower | A  
21-22,  
Thiru-Vi-Ka Industrial Estate  
Guindy | Chennai - 600032 |  
India