



FOUR SQUARE
REALTORS

PRIVATE & CONFIDENTIAL



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We connect **HNIs, high-net-worth companies, and family trusts** — with **confidence and trust** — and execute a **seamless deal** from the first conversation to final registration.

OUR SPECIALIZATION



Institutional Properties & Schools



Hotels & Resorts



Commercial Buildings



Premium Land & Beachfront



Luxury Homes



A-GRADE COMMERCIAL BUILDING FOR SALE — PERUNGUDI, OMR, CHENNAI

Rs 90 Cr

ASKING PRICE (NEG.)

48,000 sqft

RENTABLE AREA

Rs 49 L/mo

RENTAL INCOME

~6.5%

YIELD AT ASKING

OVERVIEW

A newly built, A-Grade standalone IT/commercial building at Perungudi Estate on Chennai's OMR IT corridor. The building sits on 13,728 sqft of land and delivers 48,000 sqft of rentable space across Stilt + 4 Floors + Terrace, with an efficient 12,000 sqft floor plate per level suited to single-tenant or floor-wise leasing. Parking for 50 cars and 99 bikes. The asset is income-producing from day one, currently generating Rs 49 Lakhs per month plus tax — approx. Rs 5.9 Crore annually, a ~6.5% yield at the asking price of Rs 90 Crore (negotiable).

HIGHLIGHTS



New A-Grade Standalone Asset



12,000 sqft Efficient Floor Plate



Rs 49 L/month Income from Day One



50 Car + 99 Bike Parking



OMR IT Corridor Location



~6.5% Rental Yield at Asking



BUILDING & INVESTMENT DETAILS

13,728 sqft

LAND AREA

48,000 sqft

RENTABLE AREA

12,000 sqft

FLOOR PLATE

Rs 5.9 Cr

ANNUAL INCOME

BUILDING SPECIFICATIONS

- ♦ New construction, A-Grade quality
- ♦ Standalone commercial building
- ♦ Stilt + 4 Floors + Terrace
- ♦ 12,000 sqft floor plate per level

PARKING & ACCESS

- ♦ 50 car parking spaces
- ♦ 99 bike parking spaces
- ♦ Perungudi Estate, off OMR
- ♦ Heart of Chennai's IT corridor

INCOME & INVESTMENT

- ♦ Rs 49 Lakhs/month rental + tax
- ♦ Approx. Rs 5.9 Crore annually
- ♦ ~6.5% yield at asking price
- ♦ Rs 90 Crore, negotiable

Income figures as stated by the seller; buyers should verify lease terms during due diligence.



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REF: FS-116 · PROPERTY



 A-Grade Standalone Commercial Building — Perungudi Estate, OMR



Ground-Floor Showroom Frontage



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REF: FS-116



Let's Talk

Specialists in **institutional, commercial and premium properties** — connecting HNIs, high-net-worth companies and family trusts with confidence and trust, and executing a seamless deal end to end.



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QUOTE REF: FS-116 — PERUNGUDI ESTATE, OMR, CHENNAI