Chennai, the third largest commercial and industrial center in India, has emerged as a multifaceted metropolis.

- Chennai’s economic growth is fueled by the automobile, software development & business process outsourcing industries, traditional industrial houses of Tamil Nadu and Telecom. Other key industries include hardware manufacturing, financial services, banking, petro-chemicals and textiles.

- Approximately 50% of the total projected Commercial /IT space supply has either been pre-leased or already absorbed, indicating the robust demand in the city. Due to increasing corporate interest in Chennai, the city is expected to see total supply increase to 9.1 million SF in 2007.

- Residential costs are stabilizing in Chennai. However, the outskirts are witnessing a decrease in sales due to the increase in cost over the last two years. The average cost for premium space in the residential market is approximately Rs.12,000 – 18,000/ per SF. Average costs in the outskirts range from Rs.3,000 – Rs.4,500 per SF.

- The industrial sector is on the rise due to an investment boom created by the auto, retail, telecom and manufacturing industries in and around Chennai.

- Demand for retail space in Chennai is high. Currently, 3.4 million SF of retail space is under construction and expected to be completed by the end of 2008. Due to the lack of supply, rental values in the retail market will continue to increase.