

5 FAST FACTS

CHENNAI | Q2 2025



The Need-to-Know for Chennai's Commercial Real Estate

1

IT CORRIDOR DROVE Q2 OFFICE LEASING

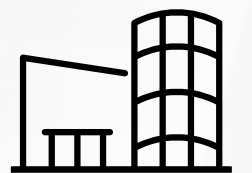
Leasing activity in Q2 reached 2.17 MSF, up 25% y-o-y. Robust fresh leasing and pre commitment in new supply resulted in 2 MSF of net absorption, while overall vacancy declined by 138 bps to 13.85%.



2

GLOBAL CAPABILITY CENTERS SUSTAINED OFFICE LEASING MOMENTUM

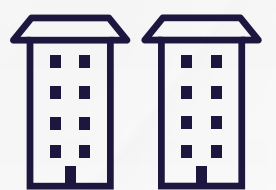
Global Capability Centers, particularly within the BFSI and IT BPM sectors, contributed 0.66 MSF of office leasing in Q2, a 20% increase on y-o-y.



3

SOUTHERN SUBURBS DOMINATED RESIDENTIAL LAUNCHES

Chennai recorded 6,870 unit launches in Q2, a 35% y-o-y growth. Suburban South I and II accounted for over 80% of these launches. The mid segment dominated with 76% share, followed by the high-end & luxury at 17%.



4

MAIN STREETS DROVE RETAIL MOMENTUM; MARGINAL DECLINE IN MALL VACANCY

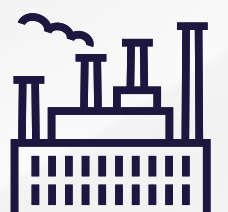
Retail leasing stood at 0.16 MSF in Q2, with main streets accounting for 72% of the demand. Mall vacancy edged down by 57 bps q-o-q to 13.56%, with superior malls sustaining a limited vacancy rate of 1-2%.



5

HEALTHY INDUSTRIAL AND WAREHOUSING LEASING IN H1-25

Chennai's warehousing market recorded 2.1 MSF of leasing in H1 25. Industrial sheds recorded 2.3 MSF of leasing, a 2.3x y-o-y increase and the highest H1 volume on record.



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