



A - G R A D E

BARE SHELL COMMERCIAL OFFICE

Standalone Building
Maduravoyal, Chennai





holdings

A newly constructed A-Grade compliant standalone commercial office building available for rent in Maduravoyal, Chennai, offering efficient floor plates, modern infrastructure, and excellent road connectivity.

Ideal for corporates seeking a future-ready, customizable office space.

PROPERTY DETAILS



Occupancy: Single tenant or floor-wise renting possible



Configuration: 3 Floors



Floor Plate Area: ~2,060 sq ft per floor



Building Type: Standalone Commercial Office



Total Rentable Area: ~6,180 sq ft



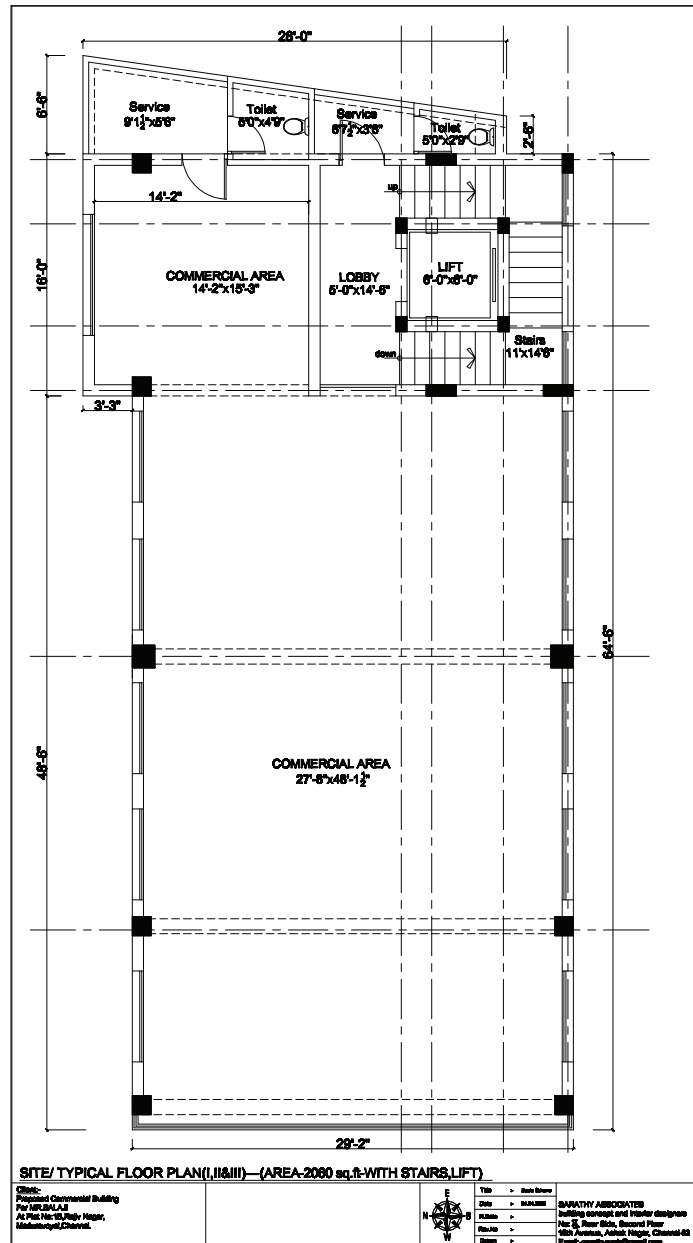
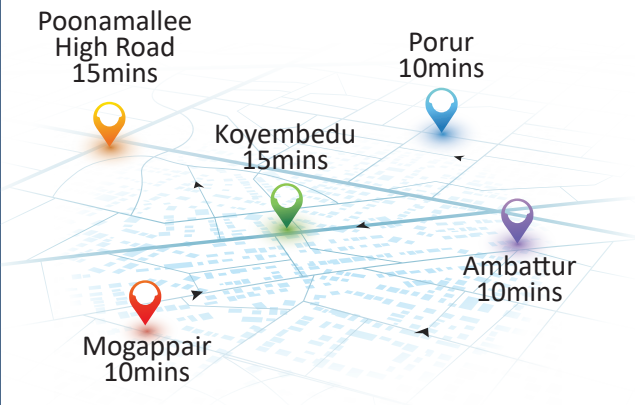
Condition: Newly Constructed Bare Shell (ready for tenant fit-out)

PROPERTY DETAILS

- ✓ 12-Passenger SCHINDLER lift
- ✓ Provision available for EB power connection with DG backup
- ✓ Fire & life safety systems – infrastructure provisions in place for future installation
- ✓ Separate staircases
- ✓ 24/7 Security & CCTV
- ✓ Efficient, regular floor plates
- ✓ Core toilets provided on each floor
- ✓ Provision for HVAC
- ✓ Two car parking per floor, ample bike parking (shared)

IDEAL FOR

-  IT / ITES Offices
-  Corporate Offices & HQs
-  Hospitals and clinics
-  Co-Working Spaces
-  Startups & GCCs
-  Back Offices.



KEY HILIGHTS

-  A-Grade compliant standalone building
-  Excellent Road Visibility & Access
-  Ideal for customized corporate interiors
-  24/7 power supply
-  Low-density & Seamless Floors Better Corporate Control
-  Ready for Immediate Leasing Discussions



COMMERCIALS:

Rent: Competitive:
as per market standards

Rent Terms:
Flexible | Long-term preferred

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