



VGN
CREATING ASSETS SINCE 1942

PRIME COMMERCIAL SPACE AVAILABLE FOR RENT



Bang on 2nd Avenue, Anna Nagar



Future-Proof Your Business. From The Right Address.

Set in the heart of Anna Nagar 2nd Avenue — Chennai's most prestigious business boulevard — this commercial address offers unmatched location value and everyday accessibility.

Location Advantages



**Prime Location
with High Footfall**



**50 Mts From Metro
Station**



**Surrounded by
Offices, Malls
& Residences**



**Easy Accessibility
& Great Visibility**



**A Hotspot for
Customers
& Growth**



**Business-Ready Zone
in a Booming Hub**

Thoughtfully designed spaces For Tomorrow's Businesses



**Stilt + 5 Floor
Contemporary Design**



**Sophisticated
Entrance Lobby**



**100% DG Power
Backup**



**3,200 sq.ft
Floor Plate**



**Total Area:
16,000sq. ft.**



**Green Building
Certified**



**World-Class
Automatic Lifts**



**14 Dedicated
Car Parking**

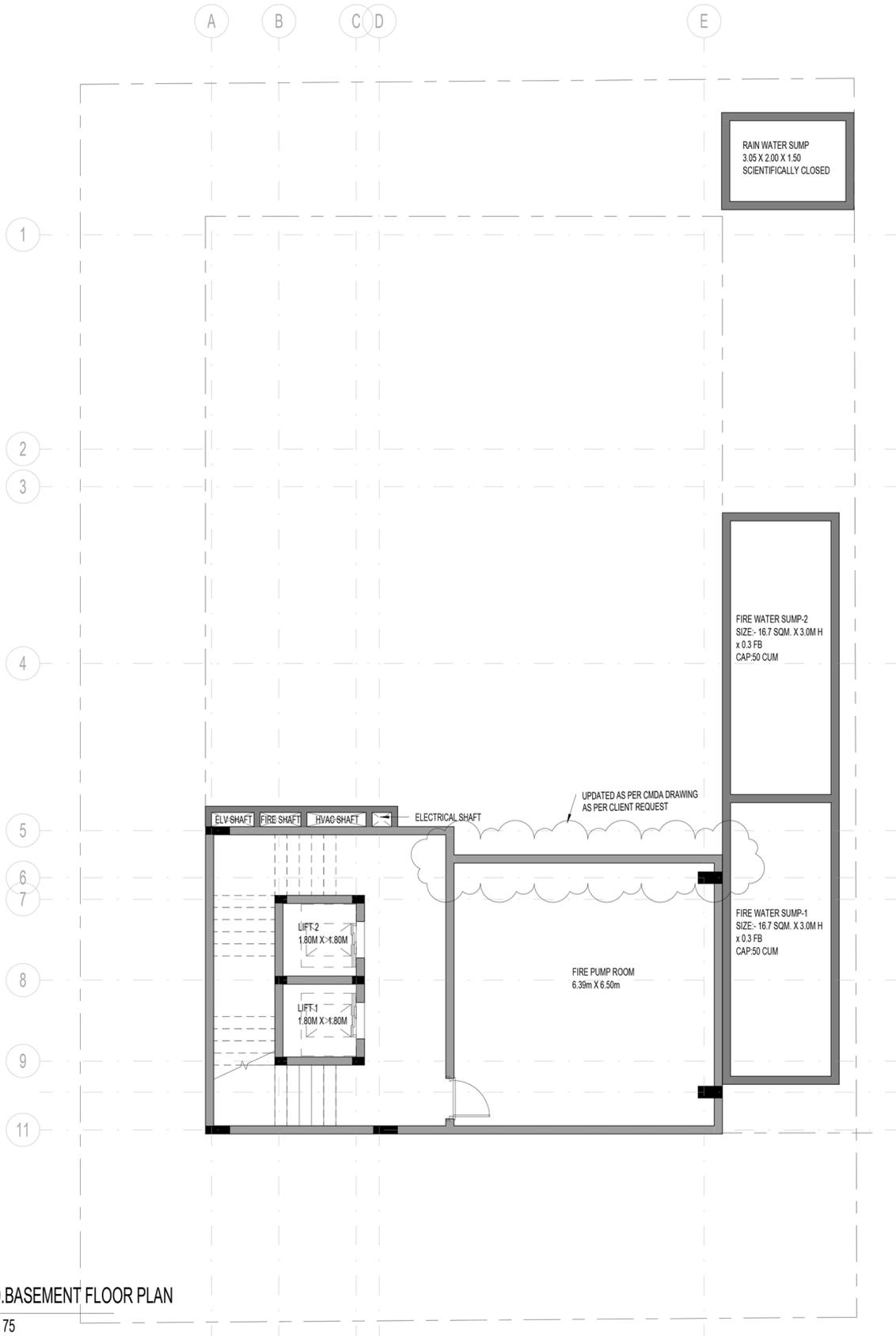


**Space For
Cafeteria**



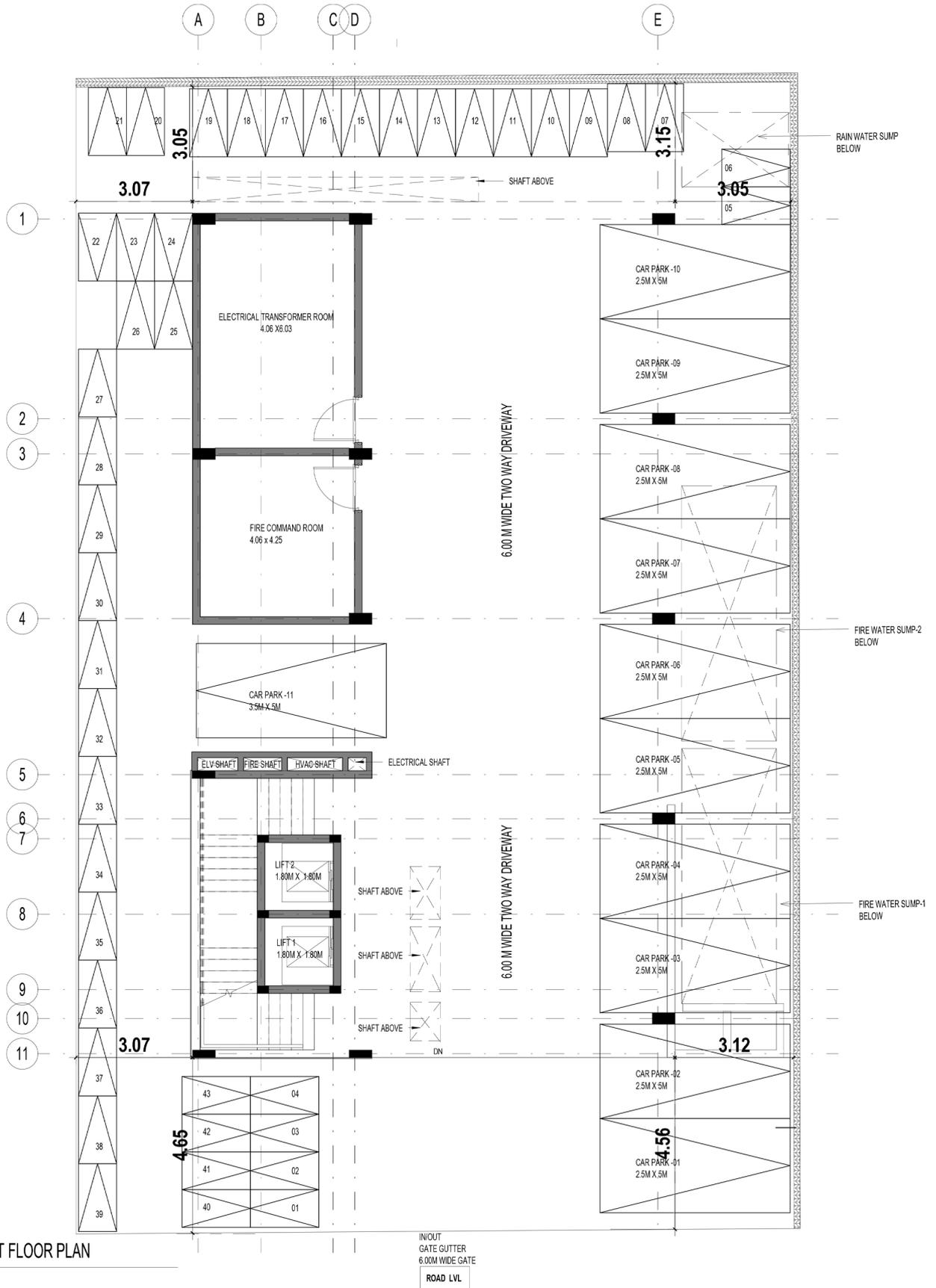
**Completion:
June 2026**

FLOOR PLAN



BASEMENT FLOOR PLAN

FLOOR PLAN

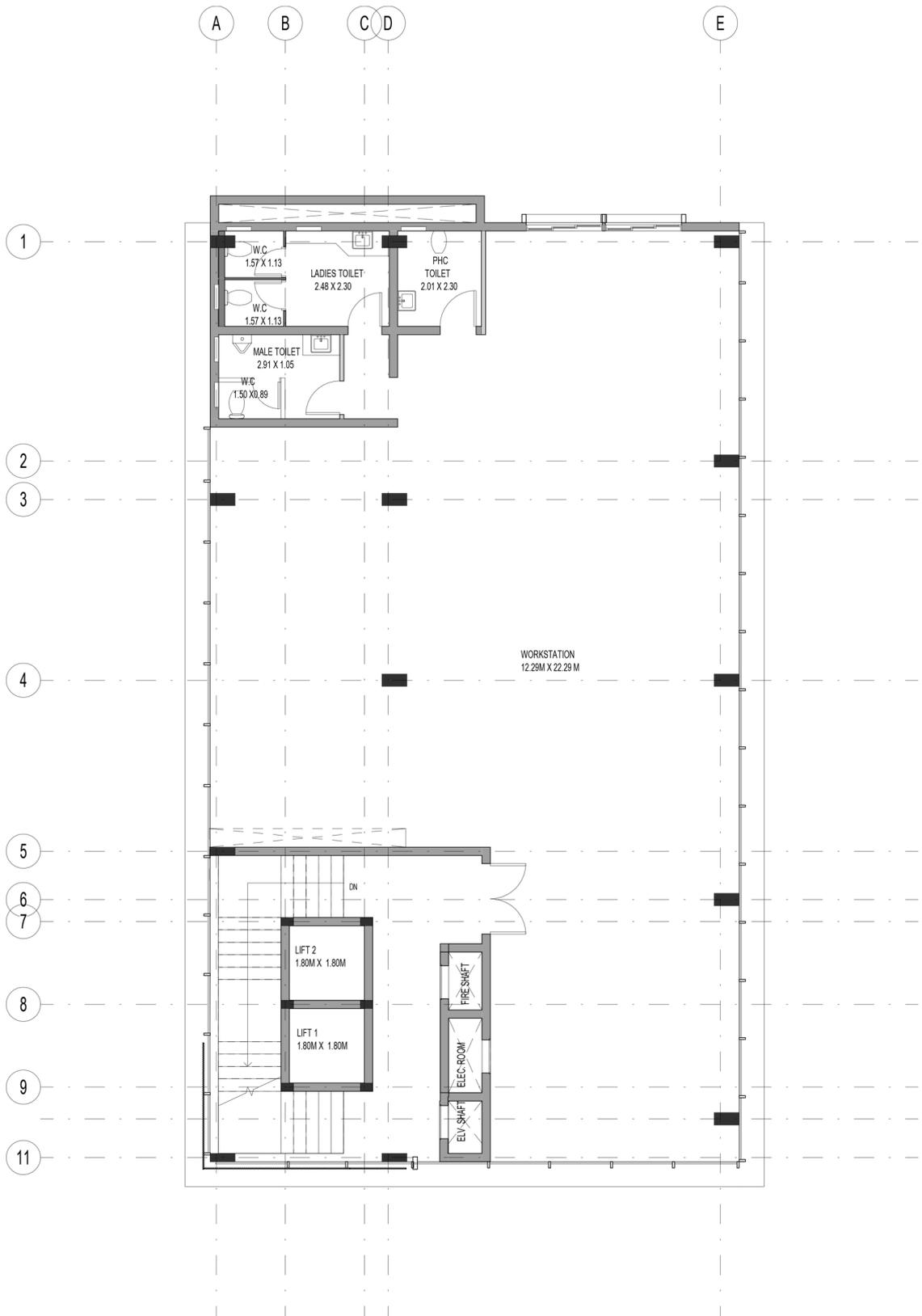


01. STILT FLOOR PLAN
1:75

IN/OUT
GATE GUTTER
6.00M WIDE GATE
ROAD LVL

STILT FLOOR PLAN

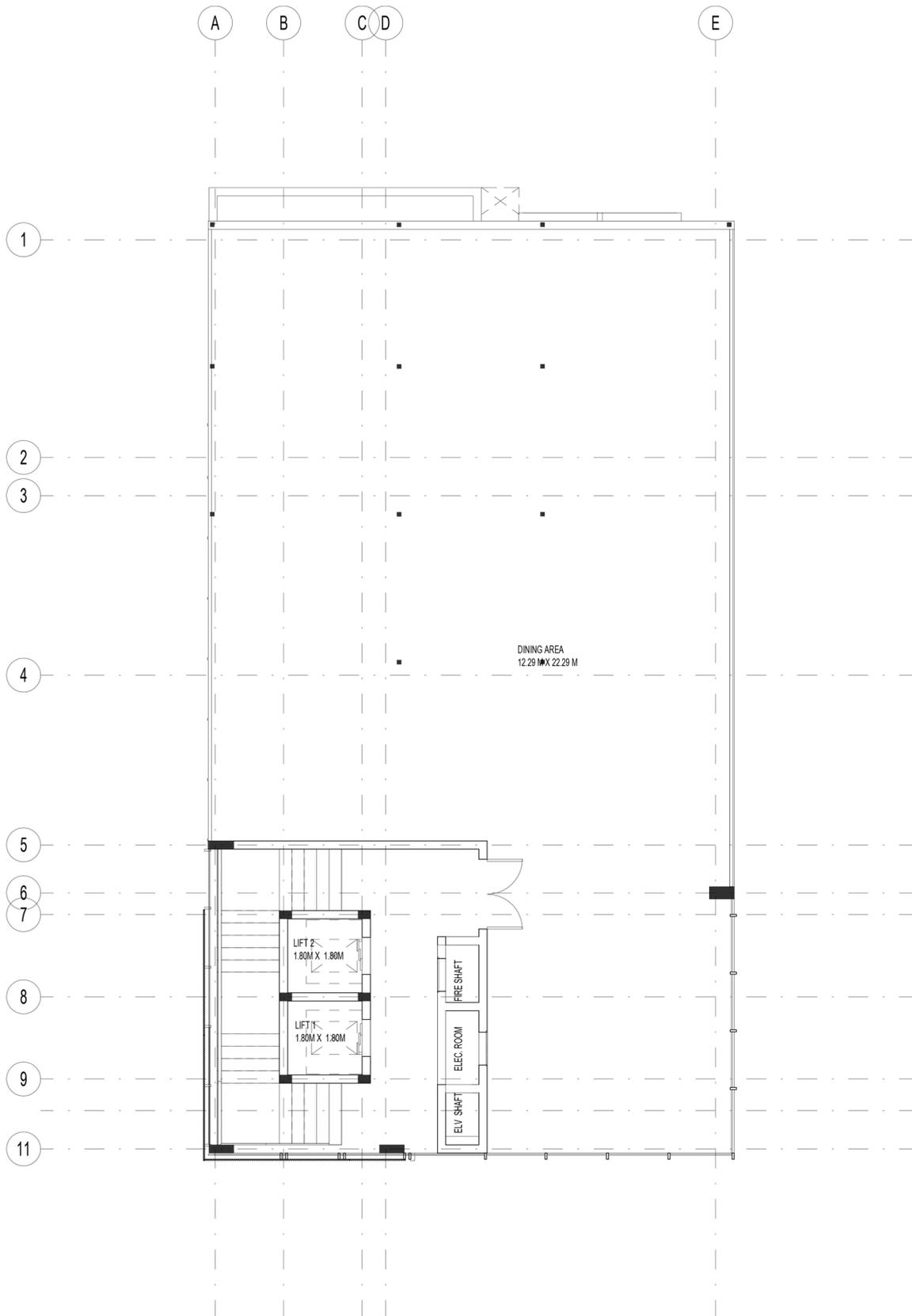
FLOOR PLAN



3 02.TYPICAL FLOOR PLAN
1:75

TYPICAL FLOOR PLAN

FLOOR PLAN



4 03.TERRACE FLOOR PLAN
1:75

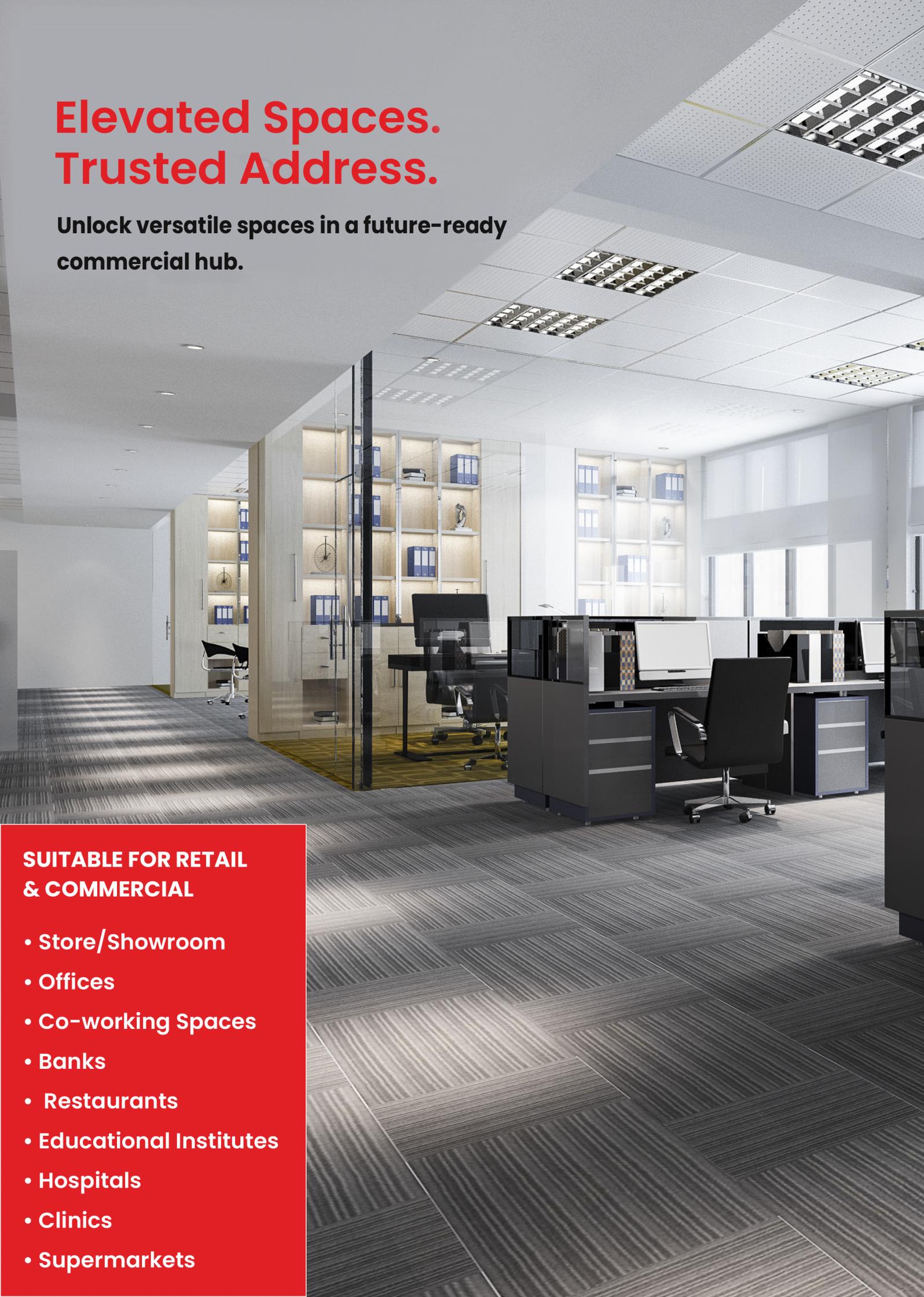
TERRACE FLOOR PLAN

Elevated Spaces. Trusted Address.

Unlock versatile spaces in a future-ready
commercial hub.

SUITABLE FOR RETAIL & COMMERCIAL

- Store/Showroom
- Offices
- Co-working Spaces
- Banks
- Restaurants
- Educational Institutes
- Hospitals
- Clinics
- Supermarkets



 **83** 
YEARS FOR CHENNAI



Corporate Office:

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