

FIGURES | OFFICE SECTOR | Q2 2024

# India office activity continues to soar; H1 2024 records second-highest H1 leasing at 32.8 mn sq. ft

▲ **11%**

Q2 2024  
SUPPLY Y-o-Y

▲ **27%**

Q2 2024  
ABSORPTION Y-o-Y

▲ **49%**

Q2 2024  
SUPPLY Q-o-Q

▲ **21%**

Q2 2024  
ABSORPTION Q-o-Q

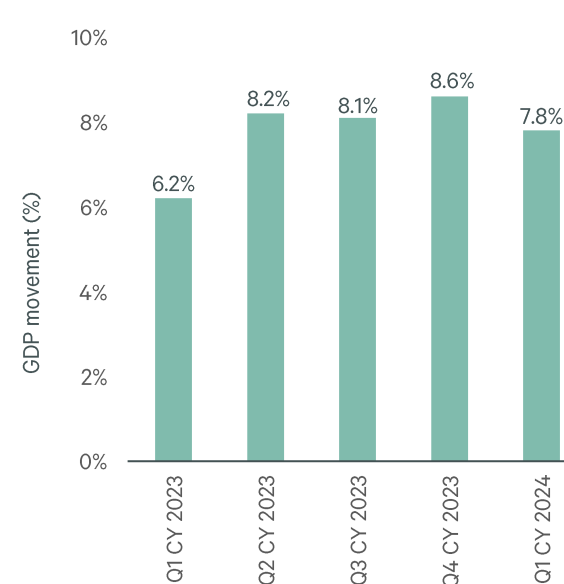
Note: Arrows indicate change from previous quarter / year.

## A Glimpse of the Indian Economy

- In Jan-Mar quarter of 2024, India's Gross Domestic Product (GDP) exhibited growth of 7.8%, exceeding analysts' expectations. This growth was primarily driven by significant expansion in key sectors such as manufacturing, construction, and real estate (alongside financial & professional services), which grew by 8.9%, 8.7%, and 7.6%, respectively. For the entire FY 2023-24, the government of India estimated a GDP growth rate of 8.2%, compared to 7.0% witnessed in FY 2022-23.
- Given the stronger-than-expected GDP growth recorded in FY 2023-24, several agencies have raised their annual forecasts for FY 2024-25. These agencies estimate India's GDP growth rate for the current fiscal year to be in the range of 6.6% to 7.2%.
  - The Reserve Bank of India (RBI) and Fitch have both revised their FY 2024-25 projections to 7.2%, up from their previous estimates of 7.0%.
  - The OECD\* and the World Bank also raised India's growth projections for FY 2024-25 to 6.6%, from their earlier forecast of 6.2% and 6.4% respectively.
  - S&P Global Ratings maintained their forecast for India's FY 2024-25 economic growth at 6.8% in their June update.

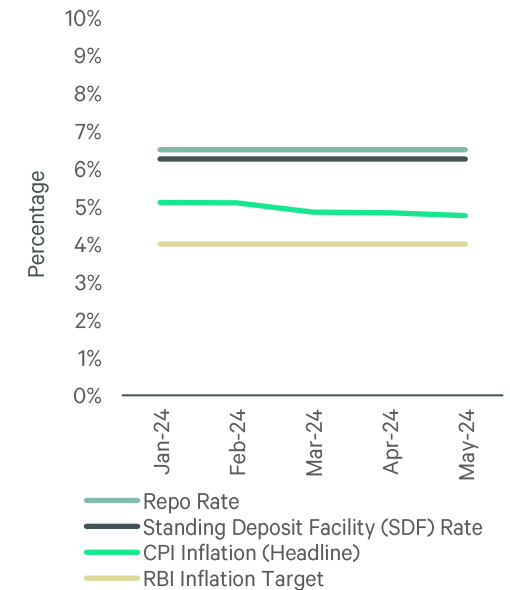
\*Organisation for Economic Co-operation and Development

**FIGURE 1.1: INDIA GDP GROWTH**



Source: MoSPI May 31, 2024; CBRE Research, Q2 2024

**FIGURE 1.2: KEY INTEREST RATES**



Source: RBI; CBRE Research, Q2 2024

## A Glimpse of the Indian Economy

- India’s retail inflation (measured by the Consumer Price Index, or CPI) showed a downward trend in May 2024, easing to 4.75% from 5.1% in January 2024. With this decline, the CPI has remained under the upper tolerance limit of RBI’s medium-term inflation target of 4% (+/-2%) for the ninth consecutive month.
- The country’s Wholesale Price Index (WPI) increased to 2.61% in May 2024, the highest rate in fifteen months since February 2023. This recent surge in the WPI is attributed to growing prices in food items, food product manufacturing, crude petroleum and natural gas, mineral oils, and manufacturing.
- Post the HSBC India Manufacturing Purchasing Managers' Index (PMI) touching a record high of 59.1 in April 2024, the index softened in May 2024 before rebounding to 58.3 in June 2024. The regain demonstrated the strengthening demand in the manufacturing sector and new business gains.
- The HSBC India Services PMI witnessed an uptick in June 2024 to 60.4, from 60.2 in May 2024. The PMI has been in the range of 60s since January 2024, indicating a strong improvement in services-sector business activities.
- The RBI opted to keep the repo rate unchanged at 6.50% in June 2024, with a focus on controlling inflation and supporting economic growth. The last repo rate hike took place in February 2023. The bank also kept the standing deposit facility (SDF) rate, Cash Reserve Ratio (CRR) and Statutory Liquidity Ratio (SLR) unchanged at 6.25%, 4.5%, and 18.0%, respectively.

## An Overview of the Office Sector in Q2 2024

- The office leasing activity in India increased by 21% Q-o-Q to touch 18.0 million sq. ft. in Q2 2024. Bengaluru, followed by Pune and Chennai, led the absorption, together accounting for about 57% of the space take-up during the quarter. During H1 2024, absorption increased by nearly 14% Y-o-Y to 32.8 million sq. ft. – reaching the second-highest H1 peak, post H1 2019. Absorption in H1 2024 was led by Bengaluru with about one-fourth share, followed by Delhi-NCR (16%) and Chennai (14%).
- Development completions of approximately 13.2 million sq. ft. were witnessed in Q2 2024, up by 49% Q-o-Q, and 11% Y-o-Y. Bengaluru, Mumbai, and Hyderabad drove supply addition during the quarter with a cumulative share of about 69%. In H1 2024, about 22.1 million sq. ft. of new completions were witnessed, at a marginal decline of 3% Y-o-Y. Supply addition in H1 2024 was led by Bengaluru, Hyderabad, and Mumbai, with a combined share of 69%. The non-SEZ segment

dominated development completions in Q2 2024, with a share of 90%. Signalling developers' continued efforts towards sustainability, over three-fourths of the newly completed developments during the quarter were green certified (LEED or IGBC-rated).

- Technology companies held a share of 29% in leasing activity in Q2 2024, up from 26% witnessed in Q1 2024. This was followed by banking, financial services, and insurance (BFSI) firms at 17%, research, consulting & analytics (RCA) companies and flexible space operators at 12% each. Life sciences firms accounted for a 9% share in leasing. In H1 2024, technology companies witnessed an uptick in absorption, accounting for a share of 28%, followed by flexible space operators (16%), BFSI firms (15%), and engineering and manufacturing companies (9%).
- During Q2 2024, space take-up by global capability centres (GCCs) accounted for a 41% share in the overall office leasing in India. BFSI firms and technology companies contributed to about 56% of the total leasing by GCCs in the country. Additionally, firms from sectors such as life sciences, RCA and E&M actively set up their GCCs during the quarter.
- In Q2 2024, American companies led the office absorption activity in India, accounting for a share of 39%, while domestic firms led the H1 2024 space take-up with a share of 43%. The leasing by Indian firms in H1 2024 was primarily driven by flexible space operators, technology firms, and BFSI corporates.
- The office space take-up was dominated by small- (less than 10,000 sq. ft.) to medium-sized (10,000 – 50,000 sq. ft.) transactions in Q2 2024, with a cumulative share of 84%. The share of large-sized deals (greater than 100,000 sq. ft.) in Q2 2024 remained similar to Q1 2024 at 8%. Bengaluru and Hyderabad dominated large-sized deal closures during the quarter, followed by Pune and Chennai. A few such deals were also reported in Delhi-NCR, Kochi, Mumbai and Kolkata.
- The quarter witnessed rental growth across select micro-markets in certain cities, driven by sustained leasing activity, persistent demand for high-quality investment-grade assets and moderating vacancy levels. In Q2 2024, quoted rentals\* witnessed a Q-o-Q increase of 2-9% in Mumbai across select micro-markets such as Navi Mumbai, Eastern Suburbs, Western Suburbs 1 & 2, Central Mumbai 1 & 2, and BKC; 1-3% in Bengaluru across PBD-W and NBD; 2-5% in Chennai across CBD, Ambattur, GST Road, and OMR Zone 1, 2 & 3; 2-5% in Golf Course Road and Extended Golf Course Road in Gurugram; 1% in SBD- East, West, and Kharadi in Pune; and 4-8% in Kolkata across CBD, SBD, PBD, and E PBD.

\* Note: The trend for transacted rentals may be in line with or diverge from quoted rentals for different assets depending on various factors such as asset quality, location, accessibility, age of the asset, space availability, etc.

▲ ~13.2

SUPPLY (MN SQ. FT.) IN Q2 2024

Note: Arrows indicate change from previous year

▲ ~18.0

ABSORPTION (MN SQ. FT.) IN Q2 2024

▲ 11%  
Q2 2024  
Supply Y-o-Y

▲ 27%  
Q2 2024  
Absorption Y-o-Y

▲ 49%  
Q2 2024  
Supply Q-o-Q

▲ 21%  
Q2 2024  
Absorption Q-o-Q

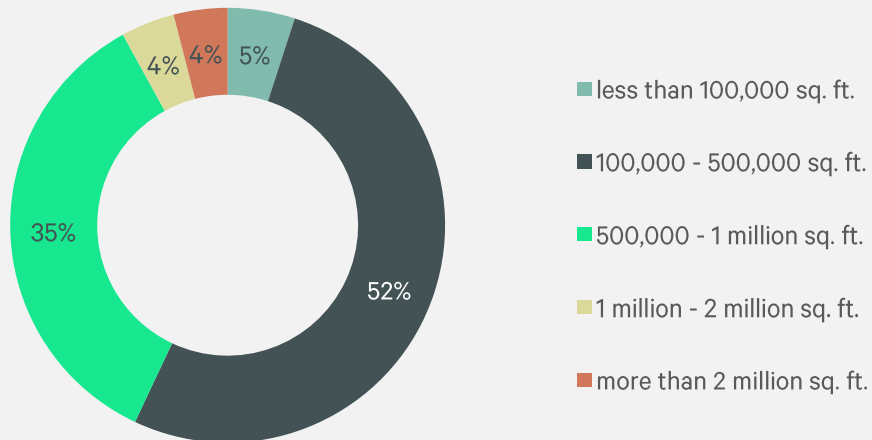
SUPPLY SHARE ACROSS SEGMENTS

90% vs 10%  
Non-SEZ vs SEZ

ABSORPTION SHARE ACROSS SEGMENTS

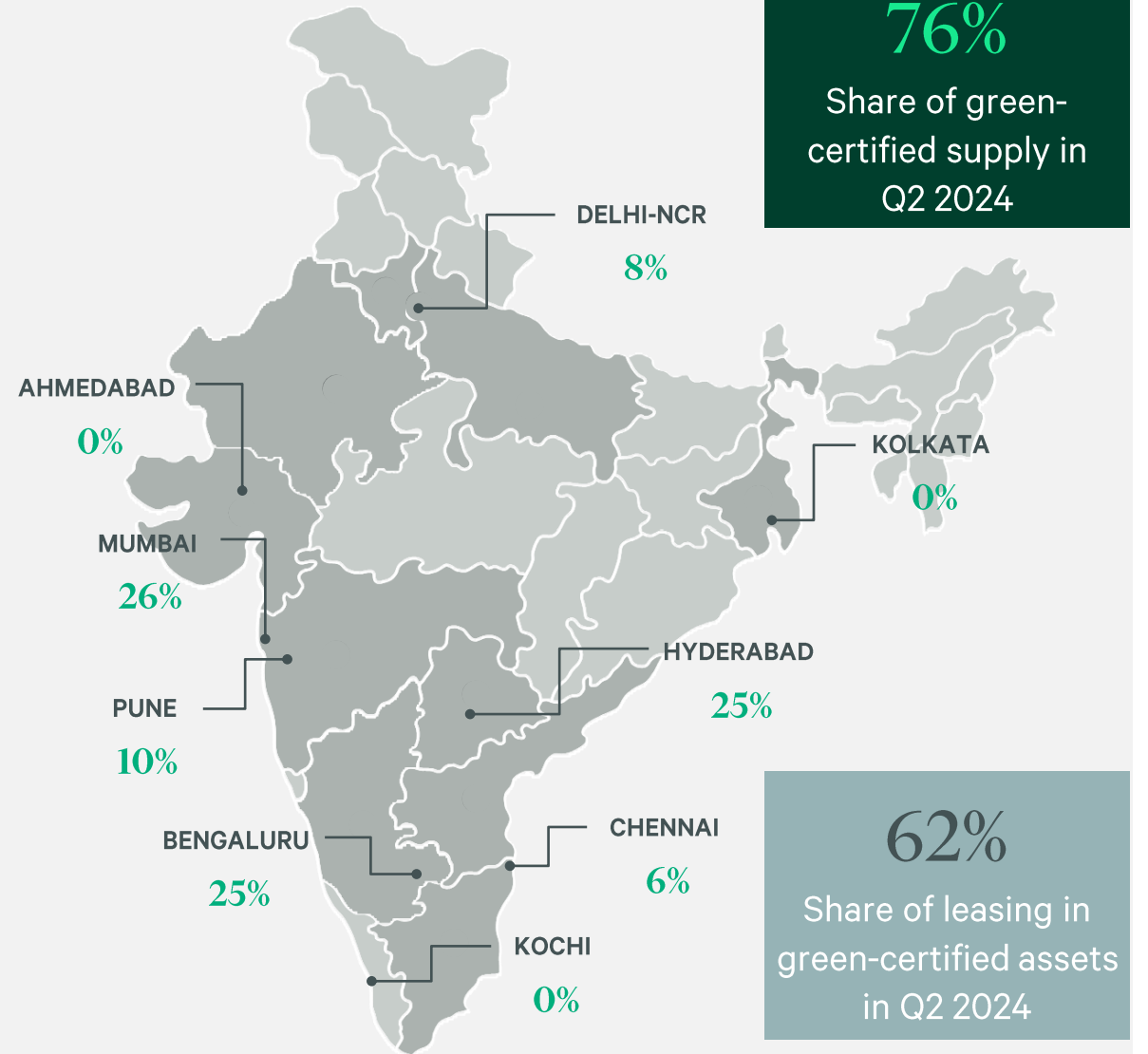
89% vs 11%  
Non-SEZ vs SEZ

FIGURE 1.3: SEGMENTATION OF DEVELOPMENT COMPLETIONS AS PER SIZE IN Q2 2024



Source: CBRE Research, Q2 2024

FIGURE 1.4: SHARE OF GREEN-CERTIFIED SUPPLY IN Q2 2024

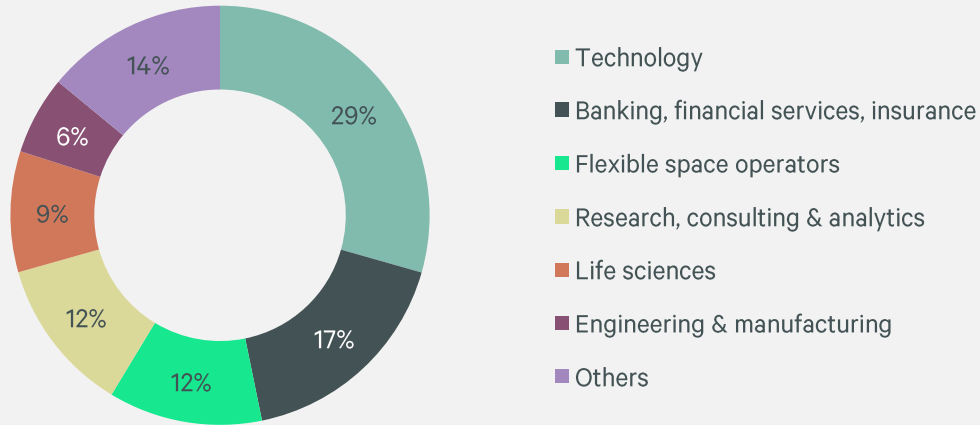


76%  
Share of green-certified supply in Q2 2024

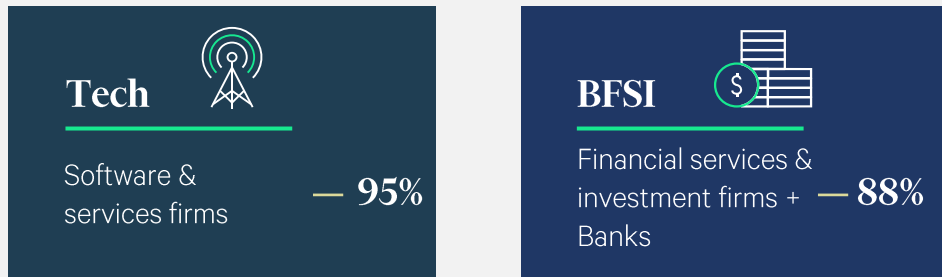
62%  
Share of leasing in green-certified assets in Q2 2024

Source: CBRE Research, Q2 2024

**FIGURE 1.5: SEGMENTATION OF TRANSACTION ACTIVITY AS PER INDUSTRY IN Q2 2024**

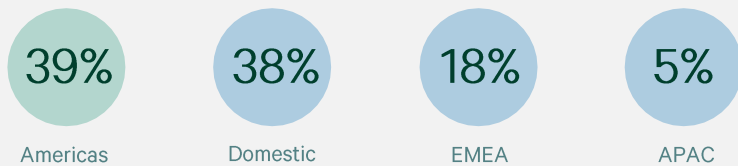


**FIGURE 1.6: SUB-SEGMENTATION OF TOP 2 INDUSTRY SECTORS**



Source: CBRE Research, Q2 2024

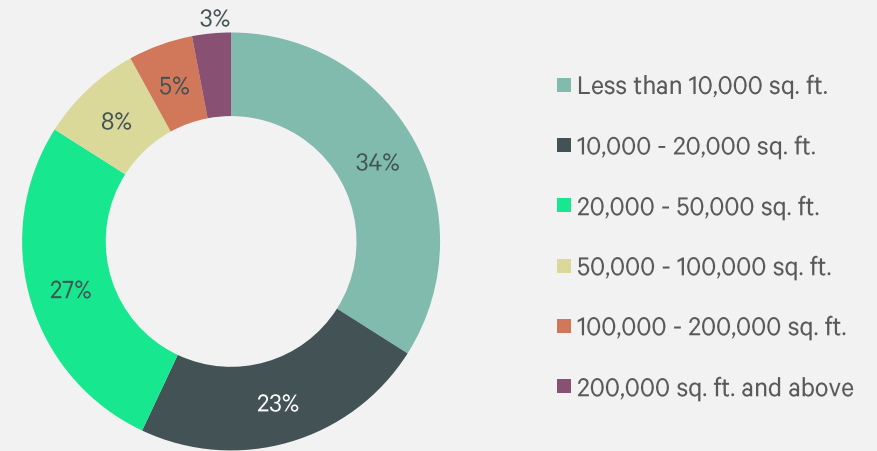
**FIGURE 1.7 SEGMENTATION OF DOMICILE IN Q2 2024**



Domestic absorption driven by  
**Technology companies & BFSI firms**

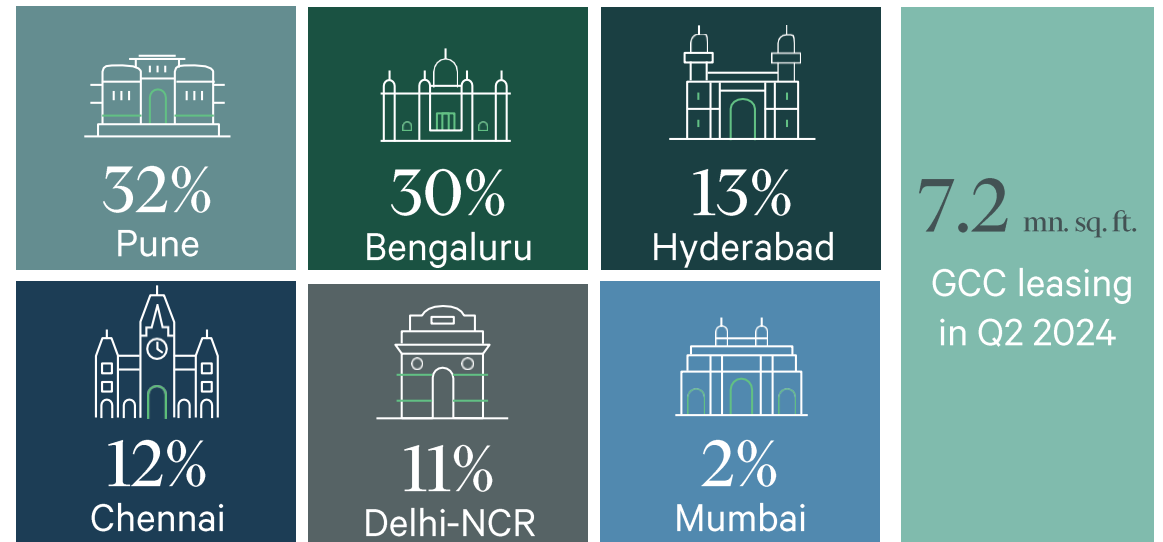
Source: CBRE Research, Q2 2024

**FIGURE 1.8: SEGMENTATION OF TRANSACTION ACTIVITY AS PER SIZE IN Q2 2024**



Source: CBRE Research, Q2 2024

**FIGURE 1.9: GCCs' LEASING SHARE IN Q2 2024**



Source: CBRE Research, Q2 2024

# Bengaluru: GCCs drive quarterly absorption with a share of 55%

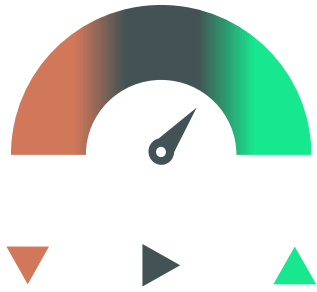
~3.8

SUPPLY (MN SQ. FT.)

~4.0

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS

100% **VS** 0%

Non-SEZ SEZ

### ABSORPTION SHARE ACROSS SEGMENTS

94% **VS** 6%

Non-SEZ SEZ

TABLE 2.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Bengaluru Lifesciences Park	PBD-O	213,900	Syngene
HPE IWF Campus – Tower B	PBD-W	212,000	MathCo
DivyaSree Greens - I	EBD	200,000	Atlassian

Source: CBRE Research, Q2 2024

TABLE 2.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
ORR	▼	▲	▶
PBD-W	▲	▼	▲
NBD	▲	▼	▲

Source: CBRE Research, Q2 2024

TABLE 2.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Technology	54%	▲
Life sciences	16%	▲
Flexible space operators	14%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Hyderabad: RCA and life sciences firms lead quarterly absorption

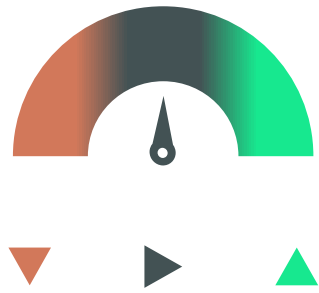
~2.5

SUPPLY (MN SQ. FT.)

~2.3

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS



### ABSORPTION SHARE ACROSS SEGMENTS

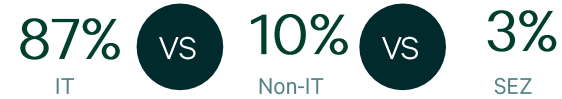


TABLE 3.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
The Spire - Tower 110	IT Corridor II	300,000	Sanofi
Jyothi Valencia	SBD	111,100	Vishwa Samudra
International Tech Park Hyderabad (ITPH) - Block A	IT Corridor I	110,600	Bristol Myers Squibb

Source: CBRE Research, Q2 2024

TABLE 3.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
IT Corridor I	▲	▲	▶
IT Corridor II	▼	▲	▶
Extended IT Corridor	▲	▼	▶

Source: CBRE Research, Q2 2024

TABLE 3.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Research, consulting & analytics	27%	▲
Life sciences	27%	▲
Technology	17%	▼

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Delhi-NCR: Diversified demand from tech, flex and RCA companies

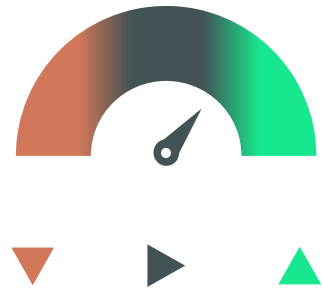
~0.9

SUPPLY (MN SQ. FT.)

~2.4

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS

86% **VS** 14% **VS** 0%

IT Non-IT SEZ

### ABSORPTION SHARE ACROSS SEGMENTS

35% **VS** 45% **VS** 20%

IT Non-IT SEZ

TABLE 4.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Magnum Global Park	Extended Golf Course Road	100,000	NCR Corporation
Candor Techspace Sector 48	Sohna Road	63,600	Teleperformance
Alphathum Magnifico (Tower A)	Expressway	60,000	Appsquadz

Source: CBRE Research, Q2 2024

TABLE 4.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
Extended Golf Course Road	▼	▲	▲
Golf Course Road	▲	▼	▲
Expressway	▲	▼	▶

Source: CBRE Research, Q2 2024

TABLE 4.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Technology	25%	▲
Flexible space operators	24%	▼
Research, consulting & analytics	23%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Mumbai: Wider sectoral demand fuels quarterly absorption

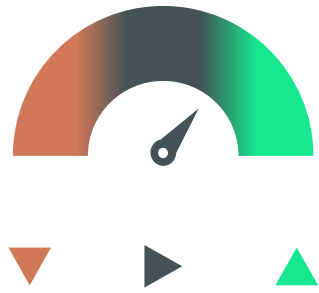
~2.9

SUPPLY (MN SQ. FT.)

~2.2

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS



### ABSORPTION SHARE ACROSS SEGMENTS

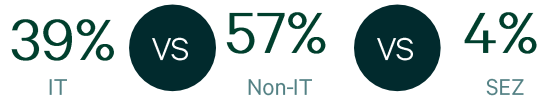


TABLE 5.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Q Parc' - Phase II	Navi Mumbai	150,000	DP World
Sunteck Icon	BKC Periphery	150,000	Bennett Coleman & Company (Times Pro)
Rupa Renaissance	Navi Mumbai	55,600	BirlaSoft

Source: CBRE Research, Q2 2024

TABLE 5.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
Navi Mumbai	▲	▲	▲
Central Mumbai 2	▶	▲	▲
Western Suburbs 2	▲	▼	▲

Source: CBRE Research, Q2 2024

TABLE 5.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Flexible space operators	20%	▲
Technology	15%	▲
Infrastructure, real estate & logistics	15%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Chennai: Technology firms lead quarterly space take-up

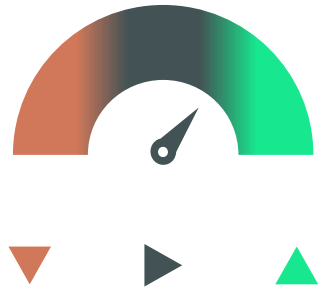
~0.7

SUPPLY (MN SQ. FT.)

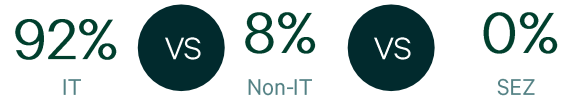
~2.8

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS



### ABSORPTION SHARE ACROSS SEGMENTS



TABLE 6.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
L&T Innovation Campus - Block 1	MPH	610,000	LTIMindtree
RMZ One Paramount - Phase II - Campus 20	MPH	242,600	Guidehouse
Chennai One - Phase II	PT Road	147,000	Comcast

Source: CBRE Research, Q2 2024

TABLE 6.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
CBD	▼	▲	▲
MPH	▲	▲	▶
OMR Zone 1	▼	▼	▲
PT Road	▶	▲	▶

Source: CBRE Research, Q2 2024

TABLE 6.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Technology	42%	▲
Research, consulting & analytics	13%	▲
Engineering & manufacturing	7%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Pune: Strong demand from BFSI GCCs propels quarterly leasing to new highs

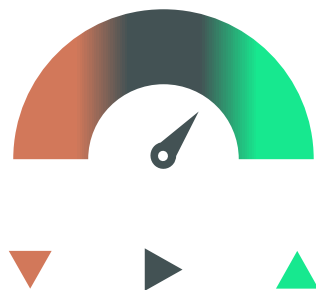
~1.9

SUPPLY (MN SQ. FT.)

~3.5

ABSORPTION (MN SQ. FT.)

## CITY RENTAL INDICATOR



## SUPPLY SHARE ACROSS SEGMENTS

72% **VS** 28% **VS** 0%

IT Non-IT SEZ

## ABSORPTION SHARE ACROSS SEGMENTS

80% **VS** 17% **VS** 3%

IT Non-IT SEZ

TABLE 7.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Prestige Alphatech	SBD – Kharadi	966,300	A large BFSI player
Bluegrass Tower 1 / Nephornia Business Park (Tower - I)	CBD	200,100	Mastercard
Gera Commerzone - Phase I (G1 / B1)	SBD – Kharadi	194,500	AXA

Source: CBRE Research, Q2 2024

TABLE 7.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
SBD - Kharadi	▲	▲	▶
CBD	▶	▲	▶
SBD – East	▶	▲	▲

Source: CBRE Research, Q2 2024

TABLE 7.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
BFSI	56%	▲
Technology	16%	▼
Flexible space operators	8%	▼

Source: CBRE Research, Q2 2024

## DEAL SIZES DOMINATING ABSORPTION



# Kolkata: Tech and BFSI players drive quarterly absorption

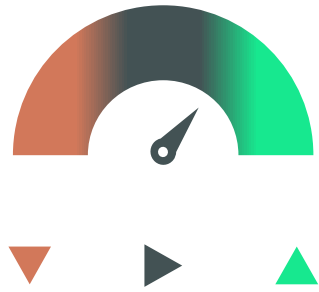
~0.0

SUPPLY (MN SQ. FT.)

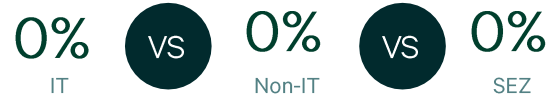
~0.4

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS



### ABSORPTION SHARE ACROSS SEGMENTS



TABLE 8.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Candor Tech Space	E PBD	110,000	A leading technology firm
PS Srijan Tech Park	PBD	32,000	Cognet Hub
Infinity Think Tank	PBD	26,000	A leading telecommunication firm

Source: CBRE Research, Q2 2024

TABLE 8.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
CBD	▶	▲	▲
PBD	▶	▲	▲
E PBD	▶	▼	▲

Source: CBRE Research, Q2 2024

TABLE 8.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Technology	36%	▼
BFSI	19%	▲
Flexible space operators	10%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Kochi: RCA and aviation companies dominate quarterly leasing

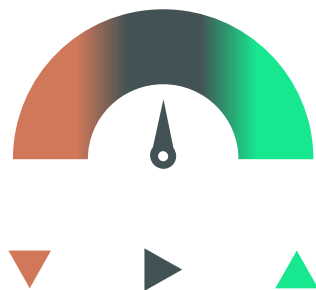
~0.0

SUPPLY (MN SQ. FT.)

~0.4

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS

0% Non-SEZ **VS** 0% SEZ

### ABSORPTION SHARE ACROSS SEGMENTS

35% Non-SEZ **VS** 65% SEZ

TABLE 9.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Caspian Tech Park	SBD	139,000	Air India
Prestige Cyber Green Block A	SBD	20,000	42Square

Source: CBRE Research, Q2 2024

TABLE 9.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
CBD	▶	▼	▶
Off CBD	▶	▶	▶
SBD	▼	▼	▶

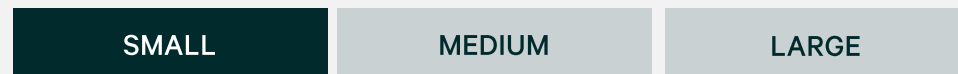
Source: CBRE Research, Q2 2024

TABLE 9.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
Research, consulting & analytics	39%	▲
Aviation	35%	▲
Flexible space operators	10%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# Ahmedabad: BFSI firms lead quarterly leasing

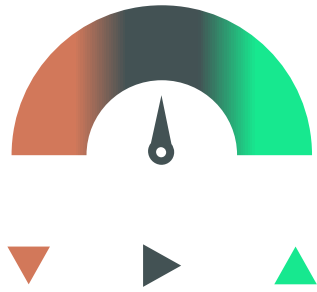
~0.6

SUPPLY (MN SQ. FT.)

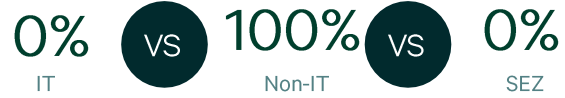
~0.1

ABSORPTION (MN SQ. FT.)

### CITY RENTAL INDICATOR



### SUPPLY SHARE ACROSS SEGMENTS



### ABSORPTION SHARE ACROSS SEGMENTS

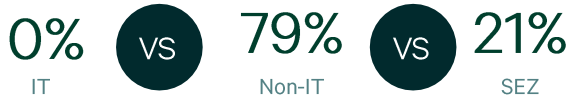


TABLE 10.1: KEY LEASING TRANSACTIONS

Property	Micro-market	Size (in sq. ft.)	Tenant
Westgate Business Bay (A Block)	SBD	12,600	BDO LLP
Unicus Shyamal	SBD	11,000	Blue Star
Athens	SBD	8,500	HDFC Credila

Source: CBRE Research, Q2 2024

TABLE 10.2: KEY MICRO-MARKET TRENDS

Micro-market	Supply Q-o-Q	Absorption Q-o-Q	Rents Q-o-Q
CBD	▶	▶	▶
SBD	▲	▼	▶
PBD	▼	▼	▶

Source: CBRE Research, Q2 2024

TABLE 10.3: KEY SECTORS DRIVING ABSORPTION

Sector	% share	Q-o-Q movement
BFSI	52%	▲
Flexible space operators	26%	▼
Engineering & manufacturing	14%	▲

Source: CBRE Research, Q2 2024

### DEAL SIZES DOMINATING ABSORPTION



# India Office Market Outlook 2024

## Robust leasing activity anticipated in H2 2024

During H1 2024, office space absorption saw a significant surge driven by continued expansionary leasing by GCCs and domestic occupiers, including flexible space operators, BFSI, and technology firms. The office sector is expected to witness continued demand for quality office space in H2 2024 as occupiers continue to expand and solidify their presence. With average office utilisation rates witnessing an upward trajectory, occupiers are re-evaluating their leasing and portfolio strategies to accommodate their growth plans.

As per [CBRE's India Office Occupier Survey 2024](#), almost 70% of the occupiers surveyed intended to expand their office portfolio by 10% or more over the next two years. Companies are planning to expand their office footprint potentially through a mix of traditional and flexible spaces to accommodate workforce growth and improve service deliveries in new markets. India continues to hold significant appeal for occupiers due to inherent advantages such as a highly skilled workforce and a mature corporate environment. The continuation of the present government for the third consecutive term further strengthens the positive outlook by fostering a sense of stability in policy initiatives and decision making in the market.

## Diversification of demand continues to drive activity

India's office sector is undergoing a significant transformation driven by key factors such as diversification of tenant demand and robust economic growth. While the technology sector remains a dominant force in leasing activity, a more diversified demand base is anticipated in 2024. BFSI firms, flexible space operators, and E&M companies are expected to exhibit significant growth in leasing. While cities such as Bengaluru, Hyderabad, Delhi-NCR, and Mumbai would continue to remain the gateway markets for the office sector, relatively smaller markets such as Chennai and Pune too are projected to witness growth in office space absorption during the current year. Increased business confidence and a readily available skilled workforce are expected to aid the growth of office absorption in the smaller cities. Furthermore, led by the improving infrastructure and competitive rentals in Tier-II cities, some companies may strategically consider expanding to markets including Ahmedabad, Coimbatore, Indore, and Nagpur.<sup>1</sup>

## GCCs remain key driver of office demand

India is poised to remain a prominent market for GCCs, aided by the size of the engineering workforce available, competitive costs, and an established ecosystem in the country. This trend, coupled with an anticipated 20% increase in GCCs by 2025<sup>#</sup>, positions the Indian office market for significant growth. About 67% of the GCCs surveyed by CBRE are likely to increase their office portfolio by over 10% over the next two years.\* Established players are considering large-scale campuses in major cities, while new entrants are likely to favour flexible space operators for scalability. Global firms from the BFSI, technology, and E&M sectors are expected to expand their Indian GCC services further, potentially establishing multifunctional centres.

## Rising enterprise demand drives growth in flexible workspaces

Occupiers are integrating flexible office space into their portfolio as part of their 'Core + Flex' strategies. As per CBRE's India Office Occupier Survey 2024\*, about 30% of the respondents identified expanding their presence in flexible office space as their primary portfolio strategy over the next twelve 12 months.\* As workplaces evolve into collaborative hubs, we anticipate flexible space stock to reach 80 million sq. ft. by the end of 2024. A focus on sustainability, high-quality offerings, customisable solutions, and robust enterprise support are likely to drive further growth as operators experience continued expansion.

## Redesigning employee experience programmes to attract and retain top talent

Occupiers are focussing on uplifting the workplace experience through a range of initiatives. As per the survey\*, incorporating employee wellness into workplace strategies emerged as a key focus area in redesigning employee experience.<sup>1</sup> To drive enhanced experience, occupiers are also consulting key stakeholders to rethink the purpose and design of the workplace.

## Strong pipeline of investment-grade supply to drive flight-to-quality for future-proofed assets

The second half of the year is anticipated to witness a consistent supply of high-quality office space, with Bengaluru, Hyderabad, and Delhi-NCR expected to remain at the forefront of project completions. As employee experience takes centre stage for occupiers, 'flight-to-quality' relocations / upgrades would continue to be on occupiers' agenda. Developers are demonstrating a shift towards constructing state-of-the-art, green-certified office facilities equipped with amenities that cater to the evolving needs of contemporary businesses.

Occupiers expect landlords to implement various building and campus-level improvements to enhance the tenant experience. According to the survey\*, key focus areas include incorporating ESG measures (EV charging infrastructure), health and safety certifications, green building certifications, energy-efficient HVAC systems, and fitness and wellness facilities.<sup>1</sup> Convenient access to public transportation, ample outdoor green spaces, optimal air quality, and diverse F&B options are all poised to become increasingly prominent features within newly completed developments. The introduction of quality supply amidst limited availability is likely to drive rental growth in select micro-markets across the country.

Source: \*[CBRE's India Office Occupier Survey 2024](#); <sup>#</sup>Nasscom GCC 4.0: India redefining the globalization footprint, June 2023

# Office Micro-markets

City	Micro-market	Locations covered
Bengaluru	CBD	Brunton Road, Cambridge Road, Commissariat Road, Cunningham Road, Infantry Road, Kasturba Road, Langford Town, Lavelle Road, M.G.Road, Millers Road, Museum Road, Race Course Road, Residency Road, Richmond Road along with a few other locations
	EBD	Old Airport Road, C V Raman Nagar, CMH Road, Dairy Circle, Domlur, Indiranagar, Inner Ring Road, Lalbagh Road, Old Madras Road, Ulsoor, Vasanth Nagar, Koramangala, Mekhri Circle
	SBD	Ashoka Pillar Road, Banashankari, Bannerghatta Road, BTM Layout, JP Nagar, Mysore Road
	PBD-W	Mahadevpura, Whitefield, EPIP Zone, Varthur Road, Varthur, Brookefield, Graphite India Road, Hoodi Main Road
	PBD-O	Electronic City Phase 1&2, Sarjapur Road, Off Sarjapur Road, Jigani, Devanahalli, Budigere Cross, Mysore Road
	ORR	Marathahalli Outer Ring Road, Sarjapur Outer Ring Road
	NBD	Banaswadi, Bellary Road, Hebbal, HMT Layout, Jakkur, Yelahanka, Yeshwantpur, Thanisandra, Nagawara, Kattigenahalli
Hyderabad	IT Corridor I	HITEC City, Madhapur
	IT Corridor II	Kondapur, Gachibowli, Kavuri Hills, Raidurg 1 (area between IT corridor I and old Bombay highway)
	Extended IT Corridor	Nanakramguda, Manikonda, Financial District, Kukatpally, Raidurg 2 (south of old Mumbai highway)
	CBD	Begumpet, Somajiguda, Punjagutta, Nagarjuna Hills, Khairatabad, Saifabad, Nagarjuna Circle
	SBD	Banjara Hills, Jubilee Hills, Ameerpet, Himayath Nagar
	PBD	Shamshabad, Pocharam, Uppal, Nacharam.
Delhi-NCR	Central Delhi	Rani Jhansi Marg, Connaught Place, Bhai Veer Singh Marg
	SBD 1 & 2	Jasola, Okhla, New Friends Colony, (except Nehru Place)
	SBD 2 & 3	Vasant Kunj, Saket, Aerocity, Munirka, Okhla, Nehru Place
	North Delhi	Wazirpur District Centre and Rohini

# Office Micro-markets

City	Micro-market	Locations covered
Delhi-NCR	West Delhi	Shivaji Marg and Dwarka
	East Delhi	Shastri Park
	DLF Cybercity	Sector 24, 25, Dlf Phase III
	MG Road	Sectors 25-28, Sikanderpur and Sushant Lok I
	Golf Course Road	DLF Phase I, V, South City Road and sectors 42-56
	Sohna Road	Sectors 41-50 and 68, Tikri Village
	NH-8 (Before Rajiv Chowk)	Properties located at either side of NH-8 including areas of Udyog Vihar Phase I-IV, Sectors 15, 30, 34
	NH-8 (Beyond Rajiv Chowk)	Properties located at either side of NH-8 beyond Rajiv Chowk
	Extended Golf Course Road	Sectors 58-68 and Gurgaon-Faridabad Road
	Others	Northern Peripheral Gurgaon, Peripheral Gurgaon (Beyond Manesar Toll)
	Southern Peripheral Road	Southern Peripheral Road
	Old Gurugram	Sectors 14, 15, 21, 34, Udyog Vihar, Palam Vihar, Dundaheera
	Main Noida	Sectors 1-18, 25-32
	Expressway	Sectors 90-144
Peripheral Noida	Sectors 58-63	
Mumbai	Old CBD	Churchgate, Cuffe Parade, Fort, Nariman Point, Peddar road, Ballard Estate, Colaba
	Central Mumbai 1	Mahalaxmi, Prabhadevi, Worli
	Central Mumbai 2	Dadar, Lower Parel, Parel, Elphinstone Road, Byculla

# Office Micro-markets

City	Micro-market	Locations covered
Mumbai	New CBD (BKC)	Bandra Kurla Complex
	BKC Periphery	Bandra (E), Kurla, Santacruz (E), Kalina, Kalanagar, Bandra (W)
	Western Suburbs 1	Andheri (E), Andheri (W), Juhu, Khar, Vile Parle (E )
	Western Suburbs 2	Borivali (E), Kandivali (E), Goregaon (E), Goregaon (W), Jogeshwari (E), Jogeshwari (W), Malad (W)
	Eastern Suburbs	Bhandup, Chembur, Chinchpokli, Ghatkopar (E), Ghatkopar (W), Kanjurmarg, Mulund, Nahur, Powai, Sion, Vidyavihar, Vikhroli (E), Vikhroli (W), Wadala
	Navi Mumbai	Airoli, Belapur, CBD Belapur, Ghansoli, Juinagar, Mahape, Rabale, Sanpada, Turbhe, Vashi, Koparkhairane, Kharghar, Nerul
	Thane	Thane
Chennai	CBD	Anna Salai, RK Salai, Nungambakkam, T Nagar and Alwarpet.
	Off CBD	Guindy, Ekkaduthangal, Vadapalani, Santhome & MRC Nagar
	MPH	Mount Poonamallee High Road
	Ambattur	Ambattur, Ambattur Industrial Estate and Padi
	GST	GST Road - Airport towards Chengelpet
	OMR Zone 1	Taramani to Perungudi Toll
	OMR Zone 2	Perungudi toll up to Sholinganallur
	OMR Zone 3	Sholinganallur to Kelambakkam
	PT Road	Pallavaram to Thoraipakkam

# Office Micro-markets

City	Micro-market	Locations covered
Pune	Central Business District (CBD)	Bund Garden, Boat Club Road, Koregaon Park, Koregaon Park Extn., Shivaji Nagar, Erandwane, Law college road, Dhole Patil Road, Wakdevadi, Camp, Keneddy Road, Naylor Road, Kalyani Nagar, Senapati Bapat Raod, along with a few other locations
	Secondary Business District (SBD) - East	Hadapsar, Mundhwa, Viman Nagar, Keshav Nagar, New Airport Road, Nagar Road, NIBM, Mohammadwadi, Wanowrie
	Secondary Business District (SBD) - West	Aundh, Baner, Bavdhan, Pashan, Karve Road, Paud Road, Balewadi, Sinhagad Road, Baner-Pashan, Bengaluru-Mumbai Highway (Till Sus Road), Baner Phata
	Secondary Business District (SBD) - Kharadi	Kharadi
	Peripheral Business District (PBD) - Hinjewadi	Hinjewadi
	Peripheral Business District (PBD) – Others	Phursungi, Wagholi, Charoli, Nanded, Wakad, Tathawade, Mahalunge, Pimpri Chinchwad, Talawade
Kolkata	Central Business District - CBD	Park Street, Upper Circular Road (AJC Bose Road), Camac Street, Shakespeare Sarani, Jawaharlal Nehru Road
	Sub Central Business District - Sub CBD	S.N Banerjee Road, Lenin Sarani, Rafi Ahmed Khidwai Road, Lower Circular Road (AJC Bose Road)
	Old Central Business District - Old CBD	Dalhousie, Brabourne Road, Strand Road, B.B Ganguly Street, Chowringhee Avenue
	Secondary Business District - SBD	Rashbehari Connector, Sarat Bose Road, Park Circus Connector, Prince Anwar Shah Connector, E.M Bypass, Kasba
	Peripheral Business District – PBD	Salt Lake Sector V
	Emerging Peripheral Business District - E PBD	NewTown-Rajarhat (Action Area I, II & III), Rajarhat & Jessore Road
Kochi	CBD & Ext CBD	MG Road, Kaloor, Kadavanthara, Marine Drive
	Off CBD	Vytilla, Pallarivattom, Edapally
	SBD	Kakannad
Ahmedabad	CBD	CG Road, Ashram road, Ambawadi, Ellisbridge, Vijay Cross Roads
	SBD	SG Highway, Makarba, Sindhu Bhavan Road, Nehru Nagar, Shyamal Cross Road, Sarabhai Campus, Iscon-Ambli Road, Thaltej
	PBD	Infocity, Gift City, Gandhinagar

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