

India Office: Micro Market Insights

JUNE 2025

A granular dissection of leading real estate hubs







The Indian office market has undergone transformative shifts over the last decade, more so after the pandemic. Post-pandemic, commercial real estate in India has witnessed remarkable demand scale-up across major cities. 2024 was the third consecutive year of record-breaking office space demand at 67.2 million sq ft across the top seven cities of the country. 2025 has also started on a strong note, with around 16 million sq ft of Grade A space uptake in the first quarter.

In addition to Bengaluru, Chennai, Delhi NCR, Hyderabad, Mumbai and Pune, Colliers has recently expanded its office market coverage to Kolkata. While each of these seven cities are covered at a broad level in our periodic snapshots, a closer inspection of demand-supply dynamics merits a granular analysis of top micro markets. Each city has its own set of established office hubs that collectively drive commercial real estate in India. For instance, ORR & Whitefield in Bengaluru, OMR stretch in Chennai, Noida Expressway & Golf Course Extension Road in Delhi NCR, SBD in Hyderabad, PBD in Kolkata, Navi Mumbai & Andheri in Mumbai and Baner-Balewadi in Pune, amongst others, play a pivotal role in defining the contours of office market in India.

The report "India Office: Micro Market Insights" deep dives into multiple facets including stock, demand, supply, vacancy, rents etc. at a micro market level. Demand side aspects such as conventional leasing, flex space uptake and Global Capability Centers (GCC) leasing have been critically analyzed in the report. Moreover, the report also covers additional aspects such as flex & green penetration and REIT-worthiness of prominent office hubs in the country.

For each of the demand and supply parameter, we have identified leading micro markets, which have driven the office market in that particular aspect over the last few years. Interestingly, while certain micro markets lead the rest in aspects such as stock & office

market activity, other micro markets feature monthly rentals, flex space penetration etc. level analysis therein aims to serve as a ready-reckoner for a nuanced and comprehensive understanding of the ever-evolving Indian office market.



50% of India's **Grade A office stock** concentrated in the top 10 micro markets

Micro markets with highest stock across top 7 cities of India

ORR | 12%

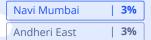
Whitefield | 6%

22% SBD 1 | 3%

Noida Expressway | 3%

~798 msf India office stock 0 Pune

Mumbai





Hyderabad

SBD	- 1	8%
Off SBD	- 1	6%



Kolkata

PBD	3%
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Chennai

OMR Zone 1	3%
OWK ZONE I	370



Top micro markets in **Bengaluru** & **Hyderabad** cumulatively account for over **one-third** of the total Grade A office stock across top 7 Indian cities

Size of the circle is indicative of the Grade A office stock in the respective cities

Micro market Share of micro market in overall India office stock



Outer Ring Road (ORR), Bengaluru

is the largest office micro market in

India with a Grade A stock of 91.5 msf

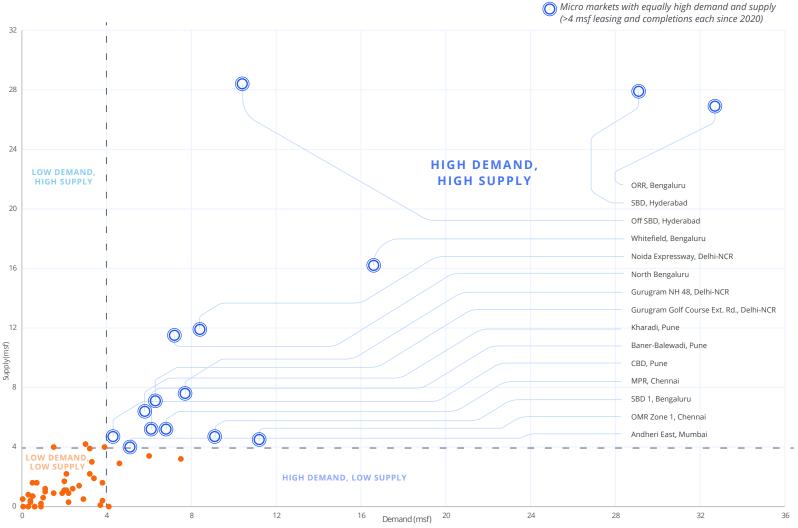
Grade A inventory in **ORR** is **higher than** the overall stock of **Chennai** and **Pune**



Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025 | Top 7 cities includes-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune | Micro markets in Pune do not feature in the list of top 10 micro markets on the basis of stock

India office demand & supply driven by 15 high activity micro markets

Demand supply mapping: Top micro markets vs rest



Source: Colliers

Note: Data pertains to Grade A office buildings only | Data is for 2020 to Q1 2025 period | Gross absorption does not include lease renewals, pre-commitments and deals where only a Letter of Intent has been signed | Top 7 cities includes-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune | Top 10 micro-markets based on demand since 2020- ORR, Whitefield, SBD1, North - Bengaluru, SBD, Off SBD-Hyderabad, OMR Zone 1-Chennai, Noida Expressway, NH 48 - Delhi NCR, Navi Mumbai-Mumbai | Top 10 micro-markets based on new supply since 2020- Off SBD, SBD - Hyderabad, ORR, Whitefield, North - Bengaluru, Noida Expressway, NH 48, Golf Course Extension Road - Delhi NCR, Kharadi-Pune, MPR-Chennai

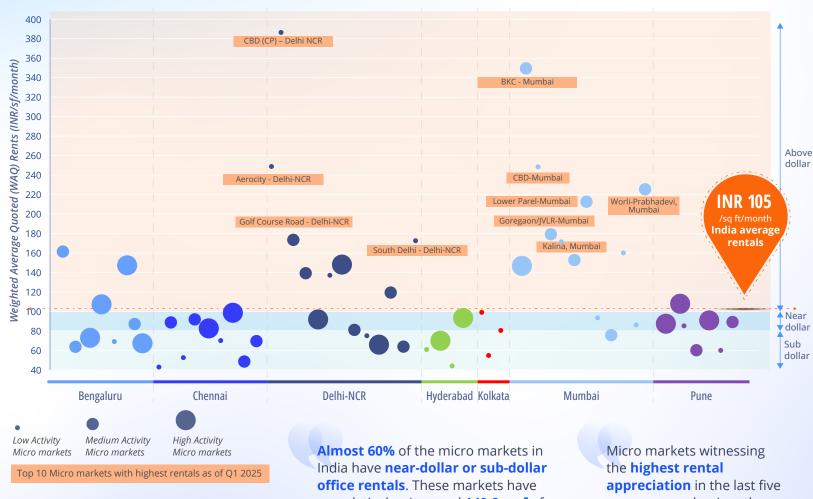
Micro markets
witnessing high
demand & supply
consistently are
referred as high-activity
micro markets. Both
demand & supply in
these micro markets are
at least 2-3X times
vis-à-vis average of other
markets since 2020

4 high-activity micro markets are in Bengaluru, 3 each in Delhi NCR & Pune, 2 each in Hyderabad & Chennai and 1 in Mumbai

15 high activity micro markets constitute 65% of demand and 76% of new supply in India since 2020

Mumbai & Delhi NCR dominate the list of micro markets with highest rentals

Rental mapping: Top micro markets with highest rentals vs rest



Source: Colliers

Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025 | Weighted Average Quoted (WAQ) Rents are in INR per square feet per month for warm shell offices and do not include common area maintenance (CAM) or taxes. | 1USD=INR 85.44 (As of 31st Mar 2025)

cumulatively witnessed 149.8 msf of leasing since 2020, corresponding to 59% of office space demand in India years are predominantly medium and high-activity micro markets

Micro markets with highest rental appreciation (Q1 2025 vs 2020 levels)

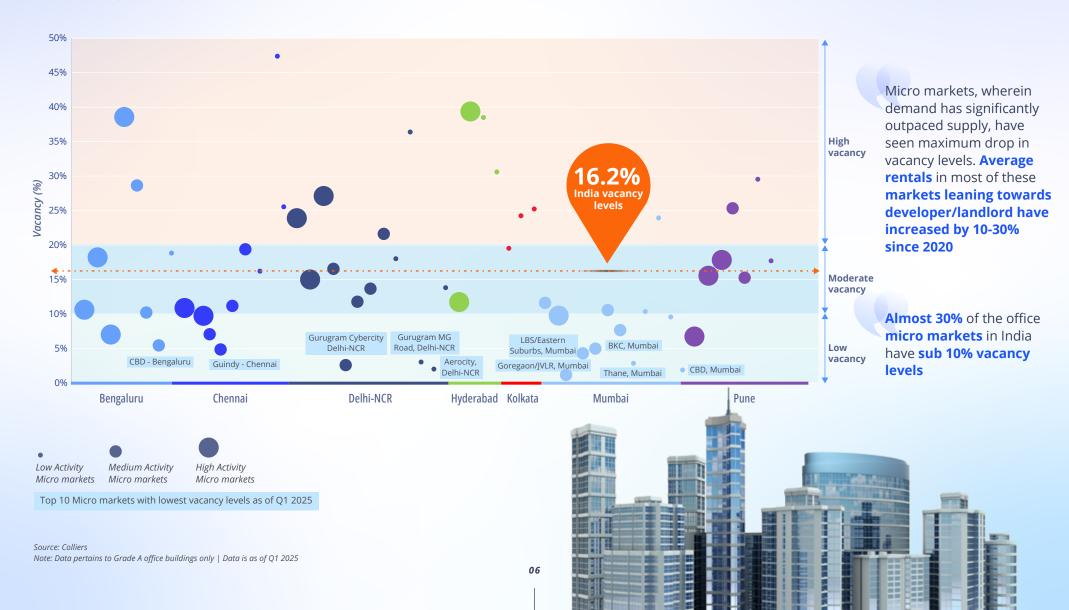
	Office market
≥30%	activity
NH 48, Delhi NCR	High
Lower Parel, Mumbai	Medium
25-30%	
Golf Course Ext. Road, Delhi NCR	High
Thane, Mumbai	Low
Delhi CBD (Connaught place), Delhi- NCR	Low
Bandra Kurla Complex, Mumbai	Medium
Goregaon/JVLR, Mumbai	Medium
20-25%	
Noida Sector 62, Delhi NCR	Medium
OMR Zone 1, Chennai	High
Andheri East, Mumbai	High
PBD, Hyderabad	Low
SBD, Hyderabad	High
Cybercity, Delhi NCR	Medium

Source: Colliers

Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025

Mumbai & Delhi NCR also dominate the list of micro markets with lowest vacancy levels

Vacancy mapping: Top micro markets with lowest vacancy vs rest



High activity micro markets present across the office rental spectrum

A juxtaposition of demand, supply, rents and vacancy in high activity micro markets



NH 48, Gurugram, Delhi NCR CBD, Pune



ORR, Bengaluru **OMR Zone 1, Chennai** SBD 1, Bengaluru Andheri East, Mumbai





SBD, Hyderabad Golf Course Extn. Rd., Delhi NCR Baner-Balewadi, Pune Kharadi, Pune



MPR, Chennai



Sub dollar rentals



Off SBD, Hyderabad Noida Expressway, Delhi NCR North, Bengaluru

Supply outpaces demand significantly

Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025



Whitefield, Bengaluru

Market with balanced demand supply dynamics

Demand outpaces supply significantly

Occupiers consider multiple factors apart from **rents** when choosing an office space. **Social & physical** infrastructure, employee **commute** time & catchment area, positioning of company/brand, industry concentration, regional presence etc. are equally important considerations

Average rentals in high activity micro markets range from INR 66/sf/month in Noida **Expressway, Delhi NCR** to INR 148/sf/month in Andheri East, Mumbai

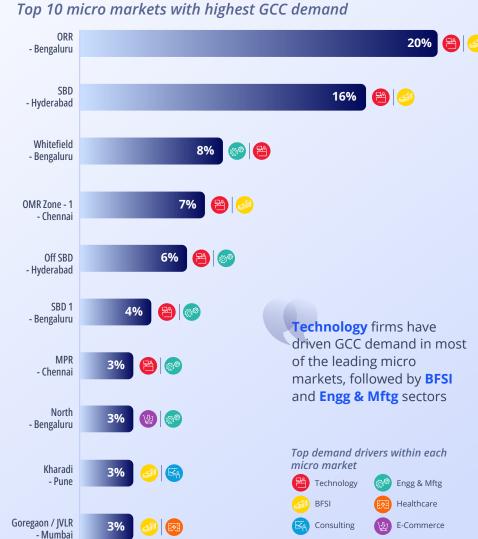
Most high activity markets are leaning towards landlords/ developers, wherein demand typically outpaces new supply Demand GCC, Aspects: GCC, Conventional Leasing, III Flex Space & More

GCCs prefer offices in SBDs and PBDs, micro markets closer to employee residences

Since 2020, **73%** of the **GCC leasing activity** is concentrated in the top 10 micro markets



GCCs in India have moved beyond rental arbitrage. Over 40% of GCC leasing since 2020 has been in above-dollar markets



Source: Colliers

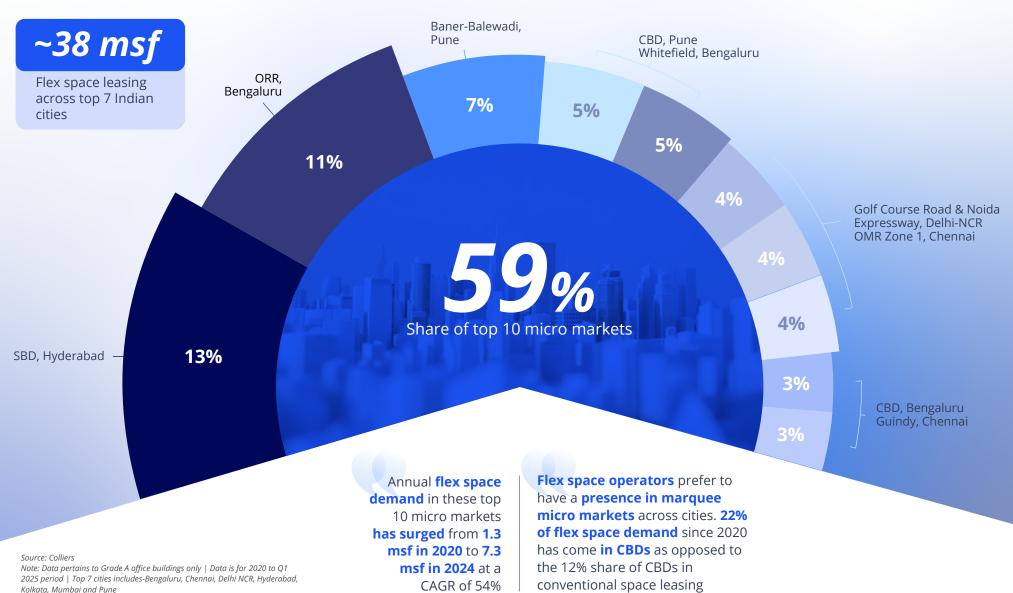
Note: Data pertains to Grade A office buildings only | Data is for 2020 to Q1 2025 period | Top 7 cities includes-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune

60-70% of the conventional office space demand across sectors comes



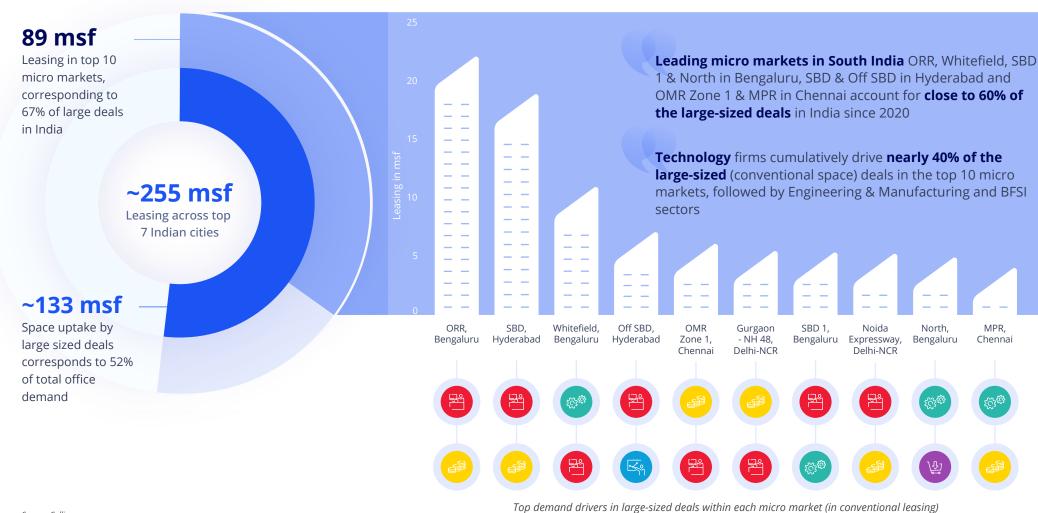
59% of flex space leasing since 2020 is in top 10 micro markets

Top 10 micro markets with highest flex space demand



Two-thirds of large sized deals concentrated in top 10 micro markets

Top 10 micro markets with highest volume of large-sized deals (100,000 sq ft or more)



Source: Colliers
Note: Data pertains to Grade A office buildings only | Data is for 2020 to
Q1 2025 period | Top 7 cities includes-Bengaluru, Chennai, Delhi NCR,
Hyderabad, Kolkata, Mumbai and Pune





Engg & Mftg





Healthcare



Consulting



E-Commerce



8 out of 10 micro markets with highest green office stock have70% green penetration

Top 10 micro markets with highest green stock

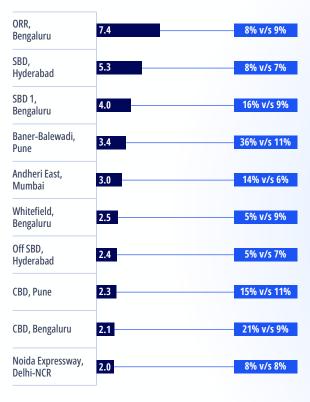
micro market | Almost 100% of the office stock in Cybercity is green-certified



15

56% of India's flex stock lies in top 10 micro markets

Top 10 micro markets with highest flex stock

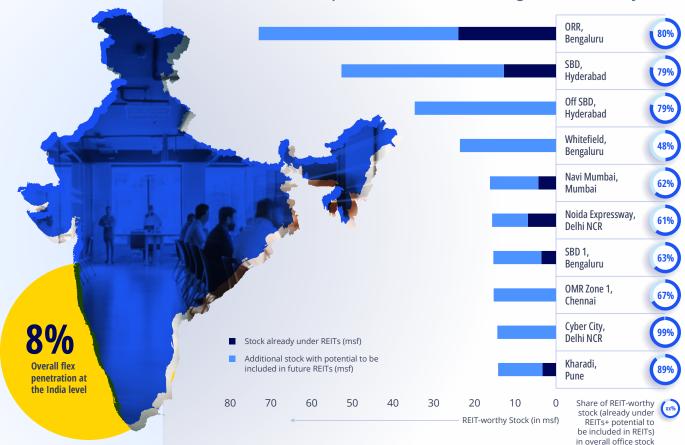


Flex stock (msf)

XX% v/s YY% Represents flex penetration of micro market as compared to flex penetration in respective city

72% of Grade A inventory in leading micro markets is REIT-worthy

Top 10 micro markets with highest REIT-worthy stock



India's flex stock in top micro markets stands at ~35 msf, with new supply additions to the tune of 8 msf since 2024

Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025 Top 7 cities includes-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune | Flex penetration indicates the share of flex stock in the overall Grade A office stock of a particular micro-market/city/country

Key micro markets in Bengaluru (ORR, Whitefield) and Hyderabad (SBD, Off SBD) hold 38% of India's REIT-worthy office stock (488 msf). These four micro markets cumulatively have more than **35 msf** of office stock already under existing REITs.

Note: Data pertains to Grade A office buildings only | Data is as of Q1 2025 Top 7 cities includes-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune | REIT-worthy stock in the overall Grade A office stock of a particular micro market includes existing REIT stock as well as potential for REIT stock

Takeaways for the Future

India office market is likely to be driven by **15-20 high activity micro**markets over next few years

Each of the high-activity micro markets is likely to witness at least 1 msf of average annual demand and supply

Although rentals are expected to rise at a steady pace, Indian office market will continue to attract occupiers by having distinct micro markets with sub-dollar, near-dollar and above-dollar rentals



Micro markets in secondary and peripheral business districts of major cities can account for 80-90% of Grade A office space demand, led by ongoing infrastructure upgrade and evolving work models

High activity micro markets are likely to see supply infusion of about 120-170 msf in the next 3-4 years of which secondary and peripheral business districts will account for more than 90% of supply additions



Annexure – Micro market definition

Bengaluru



CBD-Bengaluru

MG Road, Richmond Road, Infantry Road, Cunningham Road, Sankey Road, Palace Road, Vittal Mallya Road, etc.

Electronic City

Electronic City phase I and II, Hosur road

North Bengaluru

Bellary Road, Hebbal, Hennur, Thanisandra Road, Yelahanka, Yeshwanthpura

Outer Ring Road stretches from KR Puram to Hebbal and Sarjapur JN to Marathahalli

PBD-Bengaluru

Sarjapur road and Mysore road

SBD 1

Koramangala, CV Raman Nagar, IRR, Indiranagar, Old Airport road, Old Madras Road, Rajajinagar and others

SBD 2

Bannerghatta Road, JP Nagar, Jayanagar, Banashankari

Whitefield

Brookfield, Whitefield and Hoodi

Chennai



Ambattur

CBD-Chennai

Nungambakkam, Nandanam, Teynampet, RK Salai, Alwarpet, Egmore, T Nagar, Chetpet

GST

Grand Southern Trunk Road

Guindy

MPR

Mount-Poonamallee High Road

Off CBD

Anna Nagar, Kilpauk, Nelson Manikam Road, Vadapalani, MRC Nagar, Adyar

OMR Zone 1

Old Mahabalipuram Road Pre-Toll: Madhya Kailash – Perungudi

• OMR Zone 2

Old Mahabalipuram Road Post-Toll: Thoraipakkam to Sholinganallur; Semmencherry to Siruseri

PTR

Pallavaram Thoraipakkam Road

Delhi-NCR



Delhi

Aerocity, Connaught Place, South Delhi – which includes Jasola, Saket, Nehru Place, Okhla, Nauroji Nagar, Sarojini Nagar, Vasant Kunj / Vasant Vihar & Munirka

Gurgaon

Golf course Road, NH 48, Golf Course Extension Road, Sohna Road, Cyber City, MG Road, Gurugram Other - which includes Institutional Sectors 32 and 44, Udyog Vihar, Dundahera, Southern Peripheral Road and Sector Road

Noida

Sector 62, Noida Expressway, Sector 16 A and 16 B

Hvderabad



CBD

Begumpet, Secunderabad, Banjara Hills, Jubilee Hills, etc.

Off SBD

Gachibowli, Nanakramguda, Financial District, Kokapet, etc.

PBD

Shamshabad, Uppal, Pocharam, etc.

SBD

Kondapur, HITEC City, Raidurg, Madhapur, etc.

Pune



Baner-Balewadi

Aundh, Baner, Balewadi, Bavdhan, Pashan

• CBD: Bund Garden Road, Camp, FC Road, IM Road, Koregaon Park, Koregaon Park Annex, Kalyani Nagar, Shivaji Nagar, Raja Bahadur Mills Road, Senapati Bapat Road, Wakdewadi, Yerwada.

Hadapsar

Fursungi Hadapsar

Hiniewadi

Phase 1, Phase 2, Phase 3, Wakad

Kharadi

Viman Nagar

Viman Nagar, Nagar Road

PCMC

Bhosari, Chinchwad, Nigdi, Pimpri, Talawade

Mumbai



Andheri East

Andheri, Andheri-Kurla Road, Vile Parle, Chandivali

BKC. Bandra East. Bandra West.

CBD-Mumbai

Cuffe Parade, Nariman Point, Churchgate, Ballard Estate, Fort

Goregaon / IVLR

Goregaon, Jogeshwari, Santacruz West, Khar west.

Kalina

Kalina, Santacruz East.

• LBS/Eastern Suburbs

LBS, Sewri, Sion, Wadala, Ghatkopar, Kanjurmarg, Nahur, Vidya Vihar, Vikhroli, Chembur, Bhandup West, Govandi East, Mulund, Kurla.

Lower Parel

Lower Parel, Dadar, Matunga, Mahalaxmi, Byculla, Chinchpokli, Mazgaon, Kalachowki

Malad

Malad, Kandivali, Borivali.

Navi Mumbai

Airoli, CBD Belapur, Ghansoli, Juinagar, Kalamboli, Kharghar, Mahape, Nerul, Pawne, Rabale, Sanpada, Seawoods, Taloja, Turbhe, Ulwe, Vashi

Powai

Thane

Thane, Dombivli, Kalyan, Ulhasnagar

Worli/Prabhadevi

Worli, Prabhadevi, Elphinston, Haji Ali, Mahim

Kolkata



· Central Business District (CBD)

Park Street, Minto Park, N.S. Road, Rafi Ahmed Kidwai Road, Camac Street, Esplanade, B.B.D Bug, AJC Bose Road

Suburban Business District (SBD)

Kasba, EM Bypass, S.P. Mukherjee Road, Topsia Main Road

 Peripheral Business District (PBD) Saltlake, New Town

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