RESEARCH

MARKET IN MINUTES

BENGALURU Market Snapshot

Office – India – Q3/2026

savills

OFFICE MARKET STATISTICS YTD 2026

STOCK	NEW SUPPLY	GROSS ABSORPTION	CITY RENTAL RANGE	VACANCY
270.1 mn sq. ft.	15.3 mn sq. ft. ↑38% YoY Change	18.0 mn sq. ft. ↑25% YoY Change	60–290 INR/sq. ft./month	13.3%

Quarterly Gross Absorption
(mn sq. ft.)

Q3 2026
5.3

YoY Change
↑ **36%**

Estimated Gross Absorption
(mn sq. ft.)

2026F
20.0

YoY Change
↓ **1%**

Gross absorption represents fresh leases and occupier sale, excludes renewals and pre-commitments

Top Leasing Markets
Q3 2026

ORR
44%

Peripheral North
18%

SBD
16%

Quarterly Supply
(mn sq. ft.)

Q3 2026
5.3

YoY Change
↑ **89%**

Estimated Supply
(mn sq. ft.)

2026F
20.0

YoY Change
↑ **9%**

Category of Supply
2026F

100%
IT-Non SEZ

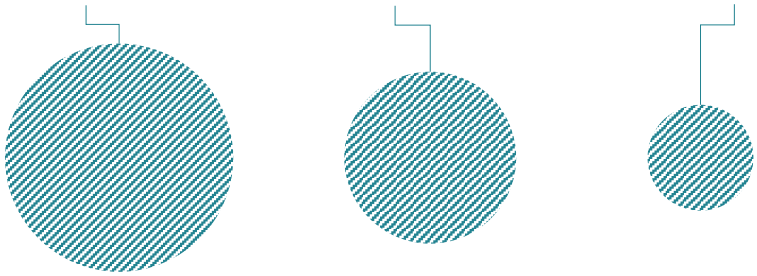
IT-SEZ: IT buildings in SEZs
IT-Non SEZ/IT: IT buildings outside SEZs
Non-IT: Commercial buildings
Institutional: Corporate offices, R&D centres, and trusts/societies within designated institutional areas

DRIVERS OF ABSORPTION
Q3 2026

- **35%** IT-BPM
- **21%** Flexible Workspaces
- **18%** Engineering & Manufacturing

SIZE OF DEALS DOMINATING
Q3 2026

Large	Mid	Small
(100,000 sq. ft. or more)	*(25,000-99,999 sq. ft.)*	*(<25,000 sq. ft.)*
56%	**36%**	**8%**



KEY TRANSACTIONS
Q3 2026

Cognizant
ORR
RMZ Ecoworld
566,000

TVS Motor
Peripheral North
CapitaLand Gardencity
538,000

Chevron
ORR
RMZ Ecoworld
234,000

ReSource Pro
ORR
Karle Town Centre
215,000

Tenant
Micromarket
Building
Transacted Area* (sq. ft.)

*Approximate and indicative areas only | All statistics for Grade A

MICROMARKET STATISTICS Q3 2026

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental Range (INR/sq. ft./month)	Rental Outlook 2026F	Flex Seat Cost (INR/seat/month)
Central Business District (CBD)	14.6	6.0%	130 - 290	↑	15,000 - 45,000
Secondary Business District (SBD)	44.6	11.2%	100 - 220	↑	12,000 - 32,500
Outer Ring Road (ORR)	116.8	9.6%	80 - 148	↑	11,000 - 30,000
Peripheral East (PBD East)	60.4	16.3%	75 - 125	↑	7,000 - 19,500
Peripheral North (PBD North)	19.6	29.2%	60 - 110	↑	9,000 - 18,000
Peripheral South (PBD South)	14.1	23.5%	65 - 85	↑	6,500 - 10,000
Overall	**270.1**	**13.3%**	**60 - 290**	↑	**6,500 - 45,000**

OUTLOOK INDICATORS

↑ Growth

↓ Under pressure

↔ Stable

BENGALURU MICROMARKETS

Central Business District (CBD) - MG Road, Millers Road, Vittal Mallya Road, Residency Road

Outer Ring Road (ORR) – Zone 1: Sarjapur to Marathahalli; Zone 2: Marathahalli to KR Puram; Zone 3: KR Puram to Hebbal

Secondary Business District (SBD) - Indira Nagar, Old Airport Road, CV Raman Nagar, Koramangala, Jayanagar, Domlur, Bannerghatta Road, Rajaji Nagar, Malleshwaram

Peripheral East - Whitefield, Brookefield

Peripheral South - Electronic City, Hosur Road, Mysore Road

Peripheral North - Bellary Road, Thanissandra Road, Tumkur Road, Hebbal to Yelahanka

↑ Increase

↓ Decrease

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