



Bengaluru Market Snapshot Q1 2022



OFFICE MARKET STATISTICS



Stock
195.0
mn sq. ft.



New supply
2.9
mn sq. ft.



Gross Absorption
6.0
mn sq. ft.



City Rental Range
33-152
INR/sq. ft./month



Vacancy
16.6%

ABSORPTION

(mn sq. ft.)

Q1 2022

6.0

YOY Increase

138%

Top Leasing
Markets (%)

SBD

34

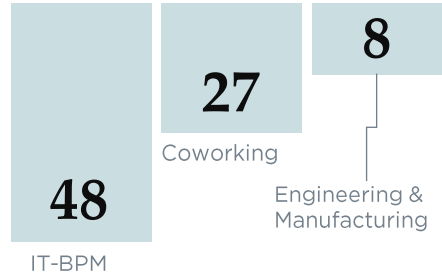
ORR

32

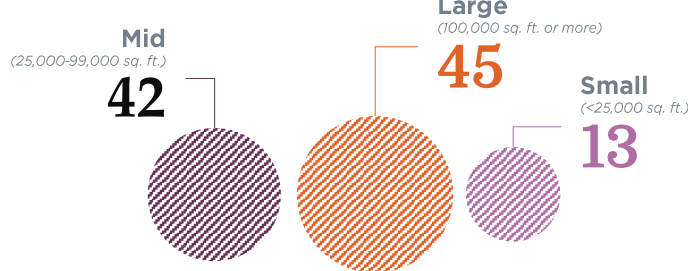
Peripheral East

15

Drivers of Absorption (%)



Size of Deals Dominating (%)



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

SUPPLY

(mn sq. ft.)

Q1 2022

2.9

YOY Decrease

33%

Category of Supply
2022F

99%
IT

01%
NON-IT

2022 F

28.9

YOY Increase

90%

Savills Property Services
(India) Private Limited
15th Floor, SKAV
SEETHALAKSHMI
Corporation No.21
Kasturba Road
Bengaluru 560 001
Karnataka, India

Please contact
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MICROMARKET STATISTICS

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental (INR/ sq. ft./month)	Rental Outlook 2022F
Central Business District (CBD)	11.5	11.3%	68-150	↔
Secondary Business District (SBD)	32.3	10.2%	55-152	↑
Outer Ring Road (ORR)	83.1	8.8%	50-100	↑
Peripheral East	45.6	27.0%	33-70	↑
Peripheral North	9.8	40.8%	52-78	↔
Peripheral South	12.7	33.1%	50-70	↔
Overall	195.0	16.6%	33-152	↑

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) – Zone1: Sarjapur to Marathahalli, Zone2: Marathahalli to KR Puram, Zone3: 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, Thanisandra Road, Tumkur Road, Hebbal to Yelahanka

KEY TRANSACTIONS

Deloitte
SBD
Divyasree 77 Town
Center - Block 8
690,000

Amazon
ORR
Bagmane capital
600,000

Aptiv
Peripheral East
Brigade Tech Garden -
C1 & C2
240,000

Smartworks
ORR
Karle The Cube
200,000

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

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

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