



Pune Market Snapshot

Office | Q1 2025

OFFICE MARKET STATISTICS Q1 2025



Stock

74.5
mn sq. ft.



New Supply

1.3 mn sq. ft.
↑ **66%** YOY change
↓ **72%** QOQ change



Gross Absorption

2.5 mn sq. ft.
↑ **8%** YOY change
↑ **33%** QOQ change



Rental Range

40-135
INR/sq.ft./month



Vacancy

20.1%

ABSORPTION

(mn sq. ft.)

2025F
8.0

YOY change

↓ **6%**

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

Top Leasing Markets Q1 2025

SBD East

55%

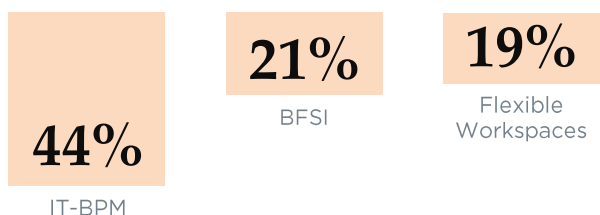
SBD West

18%

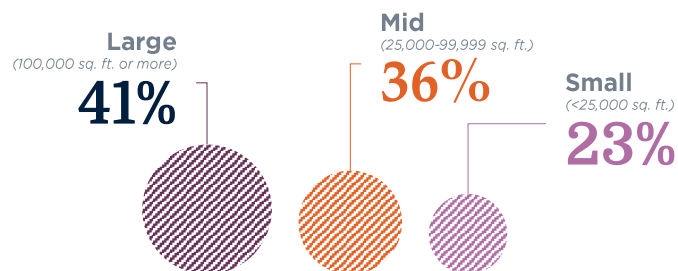
PBD West

17%

Drivers of Absorption Q1 2025



Size of Deals Dominating Q1 2025



SUPPLY

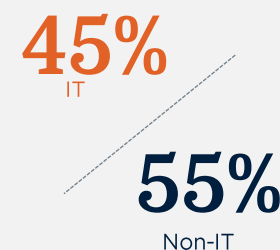
(mn sq. ft.)

2025F
8.6

YOY change

No Change

Category of Supply 2025F



IT-SEZ: IT buildings in SEZs
IT-Non SEZ/IT-IT buildings outside SEZs
Non-IT: Commercial buildings

Savills Property Services

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MICROMARKET STATISTICS Q1 2025

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental Range (INR/sq. ft./month)	Rental Outlook 2025F
CBD	14.6	20.9%	80 - 135	↔
SBD East	30.7	14.9%	75 - 115	↔
SBD West	10.0	4.2%	75 - 120	↔
PBD East	3.2	58.0%	65 - 75	↔
PBD West	16.0	32.1%	40 - 85	↔
Overall	74.5	20.1%	40 - 135	↔

OUTLOOK INDICATORS

- ↑ Growth
- ↓ Under pressure
- ↔ Stable

PUNE MICROMARKETS

CBD - Laxmi Road, Camp, Bund Garden, Boat Club, Koregaon Park, Dhole Patil Road, Pune Station, Shivaji Nagar, FC Road, JM Road, Wakdevadi, SB Road, Model Colony, Ganeshkhind Road, Kalyani Nagar, Yerwade
SBD East - Kharadi, Mundhwa, Nagar Road, Viman Nagar, Hadapsar, Kondhwa
SBD West - Aundh, Baner, Balewadi, Pashan, Kothrud, Karve Nagar, Khadki, Paud Road
PBD East - Phursungi, Wagholi, Charoli, Solapur Road, Saswad Road, Katraj
PBD West - Hinjewadi, Wakad, Pimpri, Bhosari, Chinchwad, Bavdhan, Mulshi, Talawade, Tathawade, Nanded City, Pimple Saudagar



KEY

TRANSACTIONS

Q1 2025

BP Solutions

CBD

Commerzone B8

129,000

AWFIS

SBD East

Nyati Enthral 1

120,000

Table Space

SBD West

Amar Tech Park

106,850

WeWork

SBD East

Gera Commerzone G1

84,000

Tenant

Micromarket

Building

Transacted Area* (sq. ft.)

Approximate and indicative areas only | All statistics for Grade A

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