



India | May 2022

# Pune Market Snapshot Q1 2022



## OFFICE MARKET STATISTICS



Stock  
**61**  
mn sq. ft.



New supply  
**3.7**  
mn sq. ft.



Gross Absorption  
**2.3**  
mn sq. ft.



City Rental Range  
**40-115**  
INR/sq. ft./month



Vacancy  
**15.2%**

## ABSORPTION

(mn sq. ft.)

Q1 2022

**2.3**

YOY Increase

**166%**

Top Leasing  
Markets (%)

SBD East

**33**

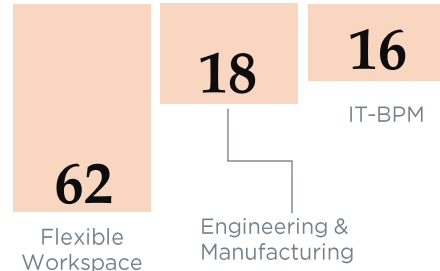
CBD

**29**

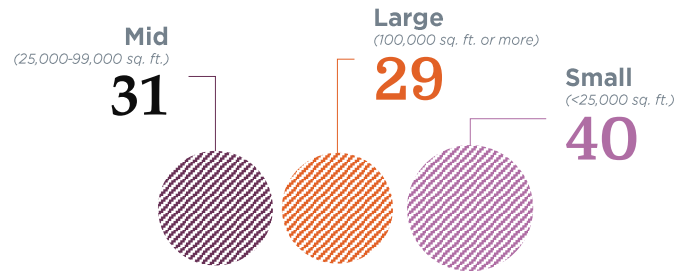
SBD West

**29**

## Drivers of Absorption (%)



## Size of Deals Dominating (%)



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

## SUPPLY

(mn sq. ft.)

Q1 2022

**3.7**

YOY Increase

**12X**

2022 F

**8.0**

YOY Increase

**157%**

## Category of Supply 2022F

**66%**  
IT

**34%**  
NON-IT

Savills Property Services  
(India) Private Limited  
WeWork Futura  
Magarpatta Road  
Pune 411 028  
Maharashtra, India

Please contact  
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## MICROMARKET STATISTICS

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental (INR/ sq. ft./month)	Rental Outlook 2022F
CBD	11.2	5.8%	80 - 115	↔
SBD East	26.3	14.3%	65 - 100	↔
SBD West	8.6	24.2%	60 - 90	↔
PBD East	2.1	28.1%	55 - 75	↔
PBD West	13.0	17.2%	40 - 60	↔
<b>Overall</b>	<b>61.3</b>	<b>15.2%</b>	<b>40 - 115</b>	<b>↔</b>

## 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, Wakdevwadi, SB Road, Model Colony, Ganeshkhind Road, Kalyani Nagar, Yerwada  
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

### Smartworks

CBD  
AP 81  
**450,000**

### TableSpace

SBD West  
Amar Tech Park  
**300,000**

### Simpliwork

Offices  
SBD East  
Sky One Corporate Park  
- Phase I  
**230,000**

### TableSpace

CBD  
Raheja Woods  
**165,000**

### Tenant

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

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

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