

# RE Insights

 **RE Journal**  
Real Estate Intelligence

## Hyderabad: The Rising GCC Hub

Hyderabad Office  
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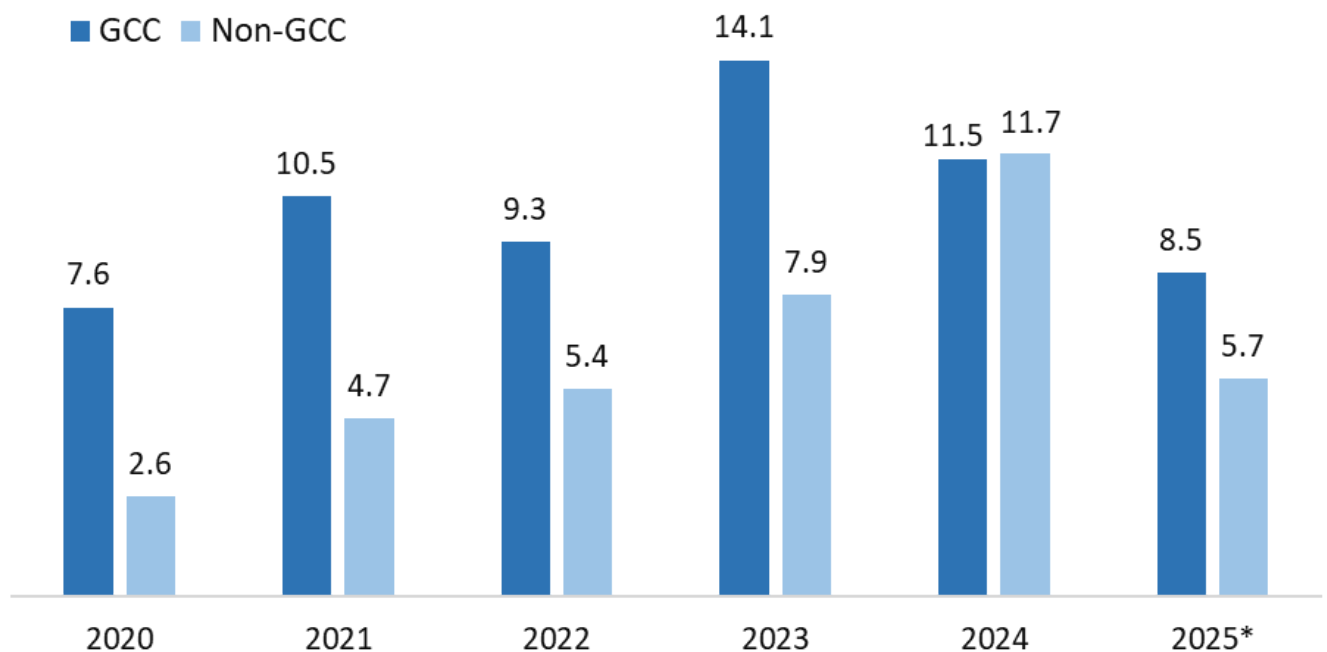
# Hyderabad: India's Powerhouse for Global Capability Centers — Key Facts & Emerging Trends

Over the past five years, Hyderabad has witnessed a strong rise in office demand, with Global Capability Centers (GCCs) emerging as a key growth engine. GCCs now constitute a substantial share of the city's office leasing activity.

The expansion of GCCs not only fuels job creation but also enhances the city's position as a global hub for technology and innovation.



## GCCs Dominate Hyderabad's Overall Office Leasing



(Leased Area in Million Sq. ft.)

Note: \* indicates 2025 data is as of 3Q 2025.

Source: RE Journal

RE Journal data indicates steady rise in GCC leasing post-covid, with significant demand coming from healthcare firms. The momentum continued, with several global

players from IT, BFSI, and manufacturing sectors expanding their footprints in the city. GCC leasing was strong in 2023-24, with further growth expected in 2025.

**Note:** GCC and Non-GCC leasing together constitute the total office leasing or gross absorption of Hyderabad. Total leasing includes new leases, term renewals, pre-leases and churns activities as well.

## GCC Leasing Volume by Office Districts (Mn Sq. ft.)

SUBMARKET	2023	2024	2025*
West Nexus	7.08	8.72	5.48
West Edge	6.74	2.60	2.75
Others*	0.30	0.18	0.27

**Note:** Others include submarkets such as the Prime Axis, CentralZone, East Edge, and South Edge.

Source: RE Journal

## Major GCC Lease Transactions

TENANT	AREA LEASED (SQ FT)	YEAR	PROPERTY	ADDRESS
Microsoft	264,824	2025	Phoenix Centaurus	Nanakramguda
HSBC Electronic Data	212,471	2023	RMZ Nexity Tower 10	Hitec City
Bosch Global Software	236,895	2024	Salarpuria Knowledge Park Block 1	Raidurg
Sanofi Healthcare	273,081	2024	RMZ TheSpire, Tower 110	Hitec City
Eli Lilly Services	213,613	2024	Phoenix Equinox Tower 1	Hitec City
Hexagon	239,126	2025	Divyasree Trinity 4	Hitec City
MCDonald's	156,498	2025	RMZ Nexity Tower 20	Hitec City
Hartford Global	159,107	2025	Kalyani Trident	Puppalguda
Goldman Sachs	351,109	2023	Salarpuria Knowledge City Opel (Parcel 5)	Hitec City

Source: RE Journal



### Hyderabad Office Submarket Definition:

**Prime Axis:** Begumpet, SP Road, Punjagutta, Raj Bhavan Road, Somajiguda | **CentraZone:** Banjara Hills, Jubilee Hills, Ameerpet, Shaikpet | **West Nexus:** Hitec City, Raidurg, Madhapur, Kondapur, Kukatpally | **West Edge:** Gachibowli, Nanakramguda, Kokapet, Puppalguda, Manikonda | **East Edge:** Uppal, Pocharam, Nacharam | **South Edge:** Shamshabad, Adibatla.



## Factors Driving GCC Expansions in Hyderabad



**Strong Talent Pool:** Large, high-quality workforce across tech, engineering, life sciences, and business functions.



**Competitive Costs:** Lower occupancy and operational costs compared to other GCC markets, offering value without compromising quality.



**Government Support:** Proactive Telangana policies aimed at building a “Global GCC Hub,” including incentives, streamlined approvals, and skill initiatives.



**Business-Friendly Environment:** Ease of doing business, and investor-friendly governance.



**Thriving Tech & Innovation Ecosystem:** Presence of IT majors, hyperscalers, and R&D centres creating a strong collaborative environment.



**Quality Grade A Assets:** Abundant supply of modern, compliant, and campus-style office spaces that suit large-scale GCC requirements.



**Robust Infrastructure & Quality of Life:** Expanding metro and road networks, excellent airport connectivity and lower congestion contribute to a high quality of life for employees and businesses.



**Global Company Confidence:** Successful scaling of existing GCCs in Hyderabad—Microsoft, Amazon, HSBC, etc.—which reinforces the city's credibility.



## HITEC City Leads the GCC Market

West Nexus office submarket comprising major areas such as Hitec City and Raidurg contributed 62% of the total GCC leasing during 2023-2025. West Edge, covering areas such as Gachibowli, Nanakramguda, and Kokapet, followed with a contribution of about 36%.

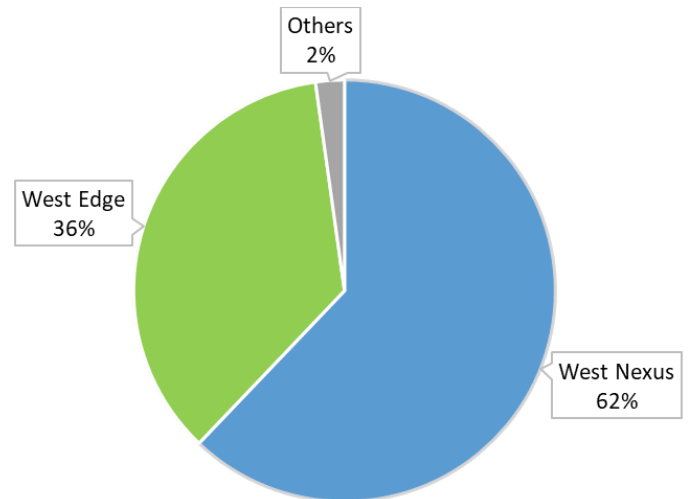
In addition to developer-led offices, GCCs have increasingly opted for ready-to-use co-working facilities offered by flex operators across these regions. For instance, in recent transactions, J.P. Morgan leased around 1.7 lakh sq. ft. from WeWork at The Sky View 20 in Hitec City, while Microsoft occupied over 2.5 lakh sq. ft. from TableSpace at Centaurus in Nanakramguda.

IT and IT-SEZ have contributed almost equally to GCC leasing in 2025, while SEZ recorded a larger share in 2023, compared to IT, which led in 2024. Non-IT remained a relatively low contributor across the years.

## American Firms Continue to Drive Demand

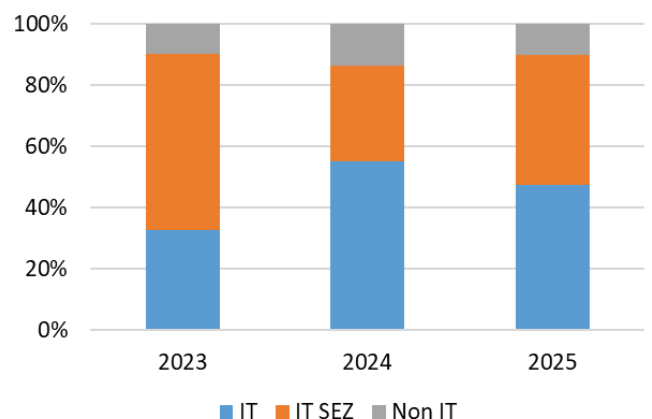
Traditionally, several MNCs from the U.S. and Europe have already established their presence in the city. This trend continues for GCCs as well, with the Americas dominating the share, followed by European firms. Beyond strong new leasing activity, robust renewals highlight the sustainability of demand, supported by the city's strong socio-economic fundamentals and a well-developed office ecosystem.

Submarket Share in GCC Leasing (2023-2025)



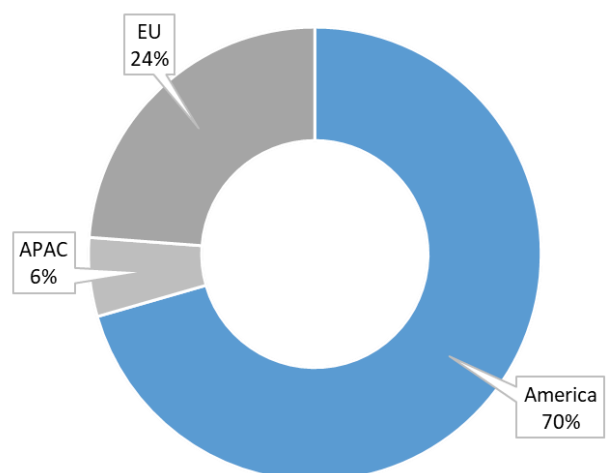
Source: RE Journal

Asset Type Share in GCC Leasing (2023-2025)



Source: RE Journal

GCC Leasing by Tenant Country Origin (2023-2025)



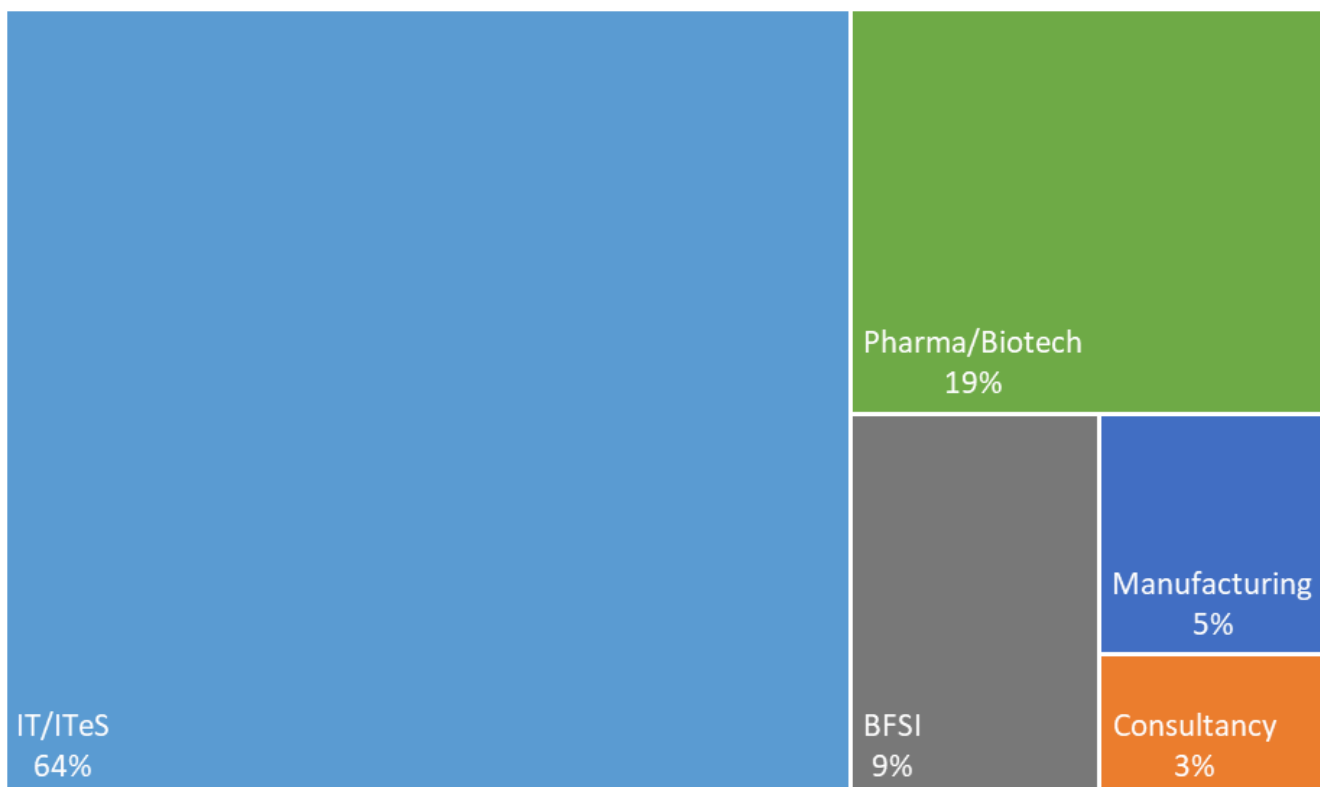
Source: RE Journal

## Pharma, BFSI and IT remain the key push for GCC growth

While IT continues to account for the largest share of GCC demand, Pharma, BFSI, and Manufacturing have steadily expanded their presence in the city.

This balanced sector participation highlights Hyderabad's evolution from a technology-focused hub to a multi-sector GCC destination for MNCs.

GCC Leasing Share by Tenant Sector (2023–2025)



Source: RE Journal

## Outlook & Implications

Hyderabad's ready and young Grade A office assets are the city's strength for growth, as they are accommodating demand from global players establishing their GCCs in the city.

The growth of GCCs is expected to further support the city's real estate sector and contribute to overall economic growth by creating employment, generating income, and encouraging the development of better educational institutions.



# About Us

RE Journal is a leading provider of real estate research and data analytics in India. We offer comprehensive insights into commercial office, warehousing and retail real estate, including leasing and sales transactions, in-depth project analysis, with a focus on Tier I and Tier II cities. Our real-time data and forecasting capabilities empower stakeholders to make informed decisions and gain a competitive edge.

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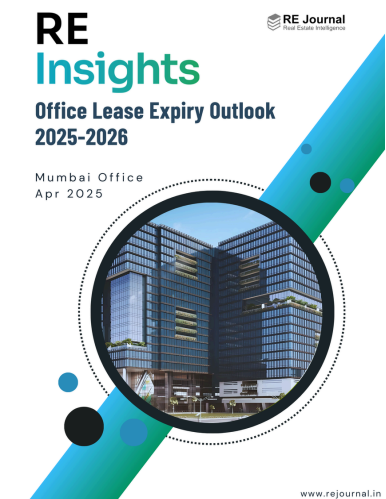
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