

RE Insights

 **RE Journal**
Real Estate Intelligence



INDIA Office Update Q1 – 2026

www.rejournal.in

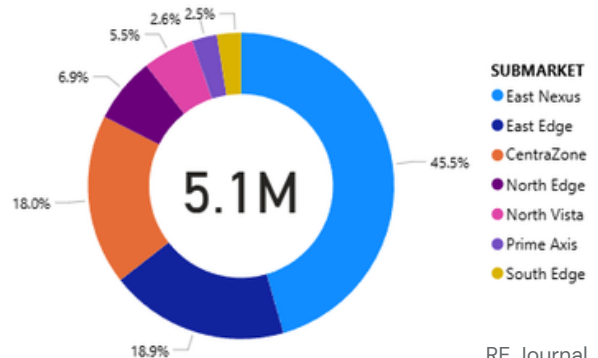
BENGALURU

BENGALURU LEADS OFFICE LEASING WITH 5.1 MILLION SQ. FT. IN Q1

Submarket Dynamics

- Bengaluru has seen a major rise in office leasing, reaching a total of 5.1 million sq. ft., which is the highest among all major cities.
- East Nexus remains the most preferred location for businesses, covering 45.5% of the total leasing activity in the city.
- Other submarkets like East Edge and CentraZone also had a significant share of the leasing at 18.9% and 18.0% respectively.
- A large majority of the activity, 82.9% came from companies signing new agreements to stay in their current office spaces.

Submarket Share in Leasing



- Most of the demand in Q1 was for IT buildings (52%) and IT SEZ projects (37.7%), which together made up nearly 90% of the gross leasing volume.

Key Leasing Transactions

PROPERTY NAME	SUBMARKET	AREA LEASED (SQ FT)	TENANT SECTOR
Brookfield Ecoworld Campus	East Nexus	415444	Manufacturing
Karle Town Centre Hub	North Vista	131415	IT/ITeS
Brookfield Centennial Campus	East Edge	197636	IT/ITeS

Source: RE Journal

Demand Drivers

- The IT/ITeS sector continues to be the main source of demand, accounting for 63.4% of the total leased area.
- Manufacturing and Industrial companies also showed a strong need for space, taking up 19.7% of the market.
- Other groups like Consulting (5.1%), Pharma (5.1%), and Co-working (4.7%) firms also contributed to the steady leasing activity.
- The high number of Term Renewals shows that many large companies prefer to keep their existing offices rather than moving to new locations.
- While IT is the biggest part of the market, there is also a small and steady demand for Non-IT office buildings, which account for 10.3% of the space.

Bengaluru Submarket Definitions: Prime Axis: M.G. Road, St Marks Road, Residency Road, Madras Bank Road, Church Street, Vittal Mallya Road, Richmond Road, Cunningham Road, Infantry Road, Victoria Road | CentraZone: C.V. Raman Nagar, Inner Ring Road, Koramangala, Old Airport Road, Banashankari, Indiranagar, Rajaji nagar | North Vista: Hebbal, Hebbal Outer Ring Road, Airport Road, Hennur Road, Jakkur | North Edge: Bellary Road, Yeshwanthpur, Devanahalli, Yelahanka, Thanisandra Road | East Nexus: Outer Ring Road (Eastern Stretch), Sarjapur Road, KR Puram, Bellandur | East Edge: Whitefield, Brookfield, Old Madras Road, Vartur Road | South Edge: Electronic City, Hosur Road, Mysore Road, Bannerghatta Road

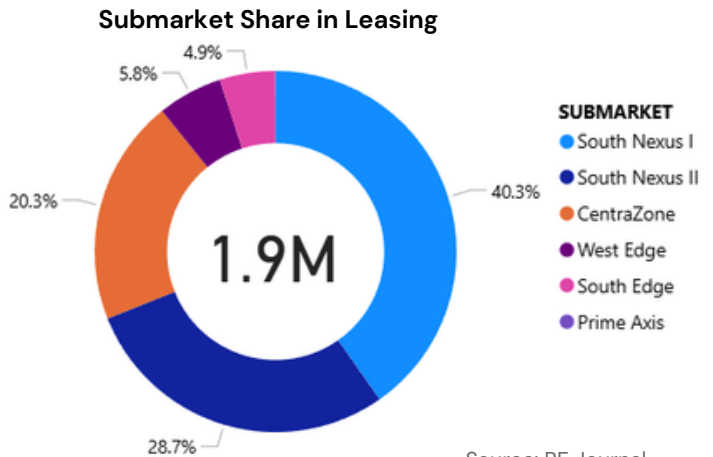
Note: For this report, total office leasing activity (including new leases, pre-leases, churns, and renewals) reflects transactions in Grade A office properties only. Data in this report is based on information available at the time of publication and may be updated as more information becomes available.

CHENNAI

Q1 ACTIVITY WAS DRIVEN BY SOUTHERN & CENTRAL SUBMARKETS IN CHENNAI

Submarket Dynamics

- Total office leasing in Chennai has reached 1.9 million sq. ft. during the first quarter of 2026.
- South Nexus I and II, saw the most activity, making up 69% of the total space leased.
- CentraZone also remains a popular choice for companies, accounting for 20.3% of leasing share.
- A high percentage of activity, 71.9% comes from companies choosing to renew their current office agreements.
- The leasing was primarily witnessed in IT projects in Q1, that constitute about 92.2% of the total leasing.



- With a strong supply pipeline expected over the next nine months, the city's total Grade A stock is likely to cross 100 million sq. ft. by the end of 2026.

Key Leasing Transactions

PROPERTY NAME	SUBMARKET	AREA LEASED (SQ FT)	TENANT SECTOR
RMZ Millenia Campus 1	South Nexus I	194453	Co-working
DLF Downtown - Phase 1 Block 1 & 2	South Nexus II	104202	Manufacturing
Divyasree Point	South Nexus II	151194	IT/ITeS

Source: RE Journal

Demand Drivers

- The Information Technology sector drove the leasing activities in Q1, accounting for 53.9% of all space leased.
- Co-working operators have also become a major shareholder, taking up 31% of the total area as businesses look for flexible office options.
- Other industries like Consulting (7.4%) and Pharma (3.5%) continue to support the steady need for office space across the city.
- Large companies and global firms are attracted to Chennai due to its good quality office buildings and competitive rentals.
- While term renewals remained dominant, new leases accounted for a healthy 27.8% in Q1.

Chennai Submarket Definitions: **Prime Axis:** Mount Road, MRC Nagar, T Nagar, Egmore, Greams Road, Mc Nichols Road, Harris Road, RA Puram, Harrington Road, Off Mount Road, Anna Salai | **CentraZone:** Mount Poonamallee Road, Guindy, Inner Ring Road, Vadapalani, Anna Nagar, Taylors Road, LB Road, Porur, Saligramam, Thiruvanmiyur, SP Road | **South Nexus I:** OMR Perungudi, OMR Kandanchavadi, OMR Taramani, OMR Kottivakkam, OMR Perungudi, Velachery | **South Nexus II:** Pallavaram-Thoraipakkam Road, Sholinganallur, OMR Karapakkam, OMR Navalur, OMR Thoraipakkam, Kovilambakkam, OMR Pallikaranai | **South Edge:** Ambattur Industrial Estate, Sriperumbudur, Padi, Avadi | **West Edge:** GST Road

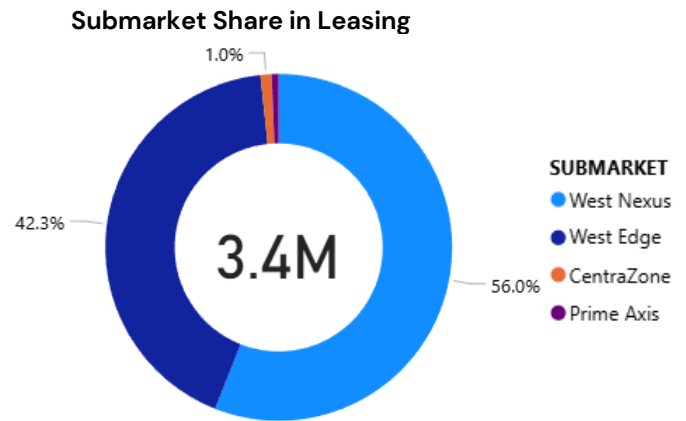
Note: For this report, total office leasing activity (including new leases, pre-leases, churns, and renewals) reflects transactions in Grade A office properties only. Data in this report is based on information available at the time of publication and may be updated as more information becomes available.

HYDERABAD

HYDERABAD OFFICE MARKET TOUCHES 3.4 MILLION SQ. FT. AS LEASING MOMENTUM ACCELERATES

Submarket Dynamics

- The total amount of office space leased in Hyderabad has reached 3.4 million sq. ft., showing a clear growth driven by new leasing in newly completed buildings in Q1.
- West Nexus remains the leading submarket for businesses, accounting for 56% of the total office space taken this quarter.
- West Edge also shows strong progress, capturing 42.3% of the leasing activity.
- In terms of building types, IT (41.2%) and IT SEZ (39.52%) projects make up the vast majority of the market, totaling more than 80%.



- A healthy 4.2 million sq. ft. of new completion was recorded in the city. With this, total office stock stood at 146.8 million sq. ft. at the end of Q1 2026

Key Leasing Transactions

PROPERTY NAME	SUBMARKET	AREA LEASED (SQ FT)	TENANT SECTOR
Kalyani Trident 1	West Edge	82823	Pharma
Salarpuria knowledge City Argus	West Nexus	388543	IT/ITeS
Meenakshi Eco Park	West Edge	122874	Co-working

Source: RE Journal

Demand Drivers

- The IT/ITeS sector is still the biggest reason for office demand, making up 49.9% of the total leasing volume.
- Banking and Financial services (BFSI) and Co-working spaces are the next most active groups, with 18.1% and 11.9% shares respectively.
- Large international companies (GCCs) continue to search for long-term space in high-quality office buildings to set up their operations.
- Demand is also supported by other industries such as Consulting (7.4%) and Pharma (5.3%), which help maintain steady growth across the city.

Hyderabad Submarket Definitions: 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

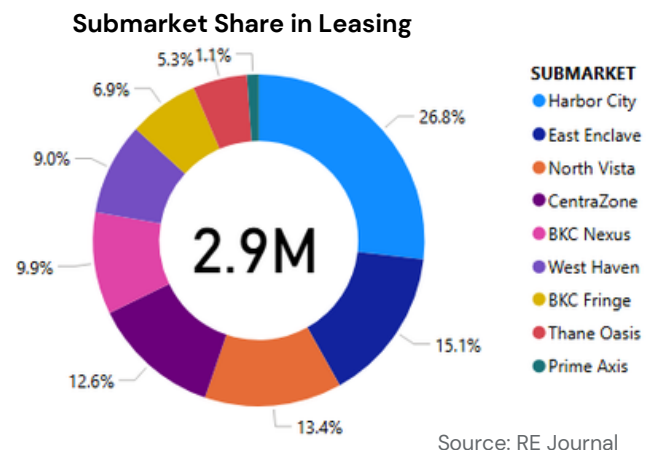
Note: For this report, total office leasing activity (including new leases, pre-leases, churns, and renewals) reflects transactions in Grade A office properties only. Data in this report is based on information available at the time of publication and may be updated as more information becomes available.

MUMBAI

LEASE RENEWALS AND SECTOR DIVERSIFICATION CONTINUED TO SHAPE MUMBAI'S OFFICE MARKET

Submarket Dynamics

- Mumbai recorded 2.9 million sq. ft. of leasing in Q1 2026, against a new completion of 1.7 million sq. ft.
- Harbor City (26.8%) and North Vista (13.4%) together drove approximately 40% of leasing in Q1 2026, as occupiers actively chose peripheral locations as primary office addresses.
- East Enclave (15.1%) continued to grow, while CentraZone (12.6%) maintained a stable presence in Q1.



- Non-IT properties accounted for 51.2% of total leased area, with IT at 40.2% and IT SEZ at 8.58%, pointing to a well-balanced demand environment across property types.

Key Leasing Transactions

PROPERTY NAME	SUBMARKET	AREA LEASED (SQ FT)	TENANT SECTOR
Gigaplex B4	Harbor City	138157	IT/ITeS
Godrej BKC	BKC Nexus	76708	BFSI
The Square	North Vista	182300	Co-working

Source: RE Journal

Demand Drivers

- BFSI led demand in Mumbai with a 23.9% share, followed by IT/ITeS at 22.3% and Manufacturing/Industrial at 15.3%, together contributing nearly 61.5% of total leasing activity and reflecting strong occupier demand across core sectors.
- Consultancy (13.1%) and Co-working (10.5%) also remained active contributors, with flexible workspace adoption and steady demand from professional service firms.
- New leases made up 40.0% of leasing activity, while term renewals accounted for 60.0%, reflecting strong retention rates.

Mumbai Submarket Definitions: Prime Axis: Fort, Nariman Point, Cuffe Parade, Churchgate | CentraZone: Worli, Mahalaxmi, Lower Parel, Prabhadevi, Parel, Dadar, Elphinstone, Byculla, Wadala | BKC Nexus: Bandra Kurla Complex | BKC Fringe: Bandra (E), Kalina, Santacruz, Kalanagar, Bandra (W), Kurla, CST Kalina Road | North Vista: Andheri, Chakala, Jogeshwari, Vile Parle, Saki Naka, JB Nagar, Marol, Saki Vihar Road, Mahakali Caves Road | West Haven: Goregaon, Dindoshi, Malad, Kandivali, Borivali, Oshiwara, Ram Mandir Road | East Enclave: Powai, Vikhroli, LBS Marg, Ghatkopar, Vidyavihar, Mulund, Kanjurmarg, Sion, Chembur, Bhandup | Thane Oasis: Thane, Wagle Estate, Ghodbunder Road, Kolshet, Hiranandani Estates, Panch Pakhadi, Dombivali | Harbor City: Airoli, Mahape, Ghansoli, Koparkhairane, Rabale, Vashi, Kharghar, Turbhe, Sanpada, Juinagar, Nerul, Seawoods, Panvel, CBD Belapur

Note: For this report, total office leasing activity (including new leases, pre-leases, churns, and renewals) reflects transactions in Grade A office properties only. Data in this report is based on information available at the time of publication and may be updated as more information becomes available.

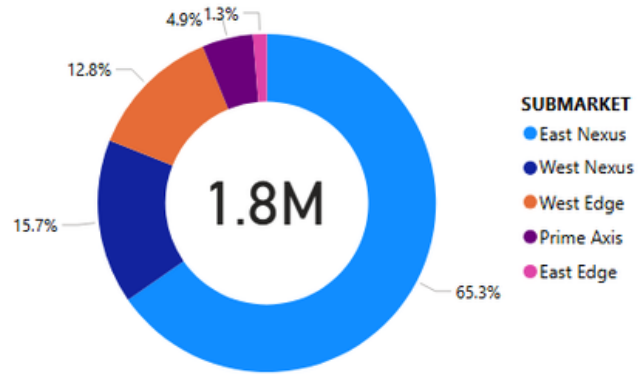
PUNE

PUNE'S 1.8 MN SQ. FT. LEASING ACTIVITY WAS DRIVEN BY STRONG DEMAND ACROSS CORE BUSINESS DISTRICTS

Submarket Dynamics

- East Nexus dominated leasing activity with a 65.3% share in Pune, indicating strong occupier preference for established office corridors and high-connectivity locations.
- West Nexus (15.7%) and West Edge (12.8%) together contributed over 28% of demand, reflecting balanced leasing activity across emerging and secondary submarkets.
- New leases accounted for 26.1% of total activity in Pune, indicating selective expansion by occupiers and continued interest in quality office spaces across key submarkets.

Submarket Share in Leasing



Source: RE Journal

- IT led property demand with a 45.4% share, followed by IT SEZ assets at 34.5% and Non-IT properties at 20.1%, showing continued preference for technology-focused office developments.

Key Leasing Transactions

PROPERTY NAME	SUBMARKET	AREA LEASED (SQ FT)	TENANT SECTOR
Aditya Shagun Infinity IT Park	West Nexus	302744	IT/ITeS
Eon Free Zone Cluster B	East Nexus	193486	Manufacturing
Panchshil Tech Park One	East Nexus	70561	Consultancy

Source: RE Journal

Demand Drivers

- IT/ITeS led demand in Pune with a 32.8% share, followed by Manufacturing/Industrial at 24.8%, together contributing over 57% of leasing activity and reflecting strong demand from technology and industrial occupiers.
- Consultancy (12.2%) and Construction (8.7%) supported demand from advisory and infrastructure sectors.
- BFSI (7.6%), Pharma/Biotech/Telecom (4.8%), and Co-working (3.8%) added to sector diversity, reflecting gradual demand from industries and flexible workspace operators.
- The top four sectors contributed nearly 79% of leasing activity, reflecting a well-diversified demand base in Pune.

Pune Submarket Definitions: Prime Axis: Shivaji Nagar, Koregaon Park, Senapati Bapat Road, Station Road, Bund Garden Road, Kennedy Road, Ganesh Khind Road, Wakdewadi, Sangamwadi, RB Mills, Ghorpadi | West Nexus: Aundh, Erandwane, Baner, Kothrud, Baner Pashan Link Road, Balewadi | East Nexus: Hadapsar, Kalyani Nagar, Viman Nagar, Kharadi, Airport Road, Yerawada, Nagar Road, Jail Road, Mundhwa, Salunke Vihar | West Edge: Hinjewadi, Pimpri, Bavdhan, Wakad, Pimple Saudagar, Bhosari, Chinchwad, PCMC, Tathawade, Warje, Nanded Phata | East Edge: Fursungi, Fatima Nagar, Wagholi

Note: For this report, total office leasing activity (including new leases, pre-leases, churns, and renewals) reflects transactions in Grade A office properties only. Data in this report is based on information available at the time of publication and may be updated as more information becomes available.



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.

Copyright © 2026 RE Journal


This analysis is for general information only and should not be considered as expert or advisory guidance. It is intended to help users form their own opinions and may not cover all relevant details. The Company excludes all representations regarding the accuracy or completeness of the information and accepts no responsibility for any errors or omissions.

Authors


Shubham Rangari
Senior Analyst
shubham.rangari@rejournal.in

Akhilesh Jakka
Manager
akhilesh.jakka@rejournal.in

Dr. Subash Bhola
Founder & CEO
subash.bhola@rejournal.in

 +91 84528 32879

 subscription@rejournal.in

 1702, 17th Floor, Parinee Crescenzo, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051