

5 FAST FACTS

KOLKATA | Q1 2025



The Need-to-Know for Kolkata's Commercial Real Estate

1 STABLE OFFICE LEASING ACTIVITY WITNESSED IN Q1

Kolkata witnessed gross leasing volumes (GLV) of **0.26 MSF in Q1, a 21% growth** on an annual basis. Fresh leasing accounted for the whole GLV in the quarter. Salt Lake Sector V and Rajarhat micromarkets cumulatively **contributed 87% of GLV**.



2 ENGINEERING & MANUFACTURING SEGMENT DOMINATED OFFICE LEASE VOLUMES

Occupiers in the **engineering and manufacturing segment accounted for 39%** of lease volumes with the IT-BPM sector occupying the second spot **with a 16% share**. BFSI occupiers contributed 13% to quarterly GLV.



3 PERIPHERAL MICROMARKETS DOMINATED RESIDENTIAL LAUNCHES

Kolkata recorded around **3070 unit launches in Q1**, with peripheral micromarkets including locations such as Madhyamgram, Sonarpur, and Narendrapur, **contributing 53% of launches**. South East micromarket followed with a **23% share in launches**.



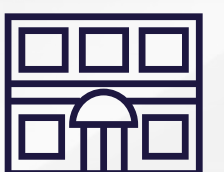
4 CONTINUED MOMENTUM IN HIGH-END & LUXURY RESIDENTIAL SEGMENT

The mid-segment accounted for **47% of quarterly launches** while affordable segment held a **30% share**. The high-end and luxury segment **contributed 23%**, around the same level as the previous quarter, thereby maintaining its momentum.



5 FASHION AND F&B BRANDS DROVE RETAIL LEASING

Main streets dominated retail leasing activity with a **share of over 90%** in quarterly lease volumes. **The fashion segment accounted for over 50% of quarterly leasing volumes**, followed by F&B with a share of nearly 30%.



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