5 FAST FACTS

BENGALURU | Q3 2025

CUSHMAN & WAKEFIELD

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

1 OFFICE LEASING DRIVEN BY HEALTHY GCC SPACE TAKEUP

Bengaluru recorded **gross leasing volume (GLV) of 4.5 MSF in Q3,** with global capability centres **(GCCs) accounting for 45% of GLV,** up from 31% in Q2. Global retail, manufacturing and BFSI firms established or expanded their GCCs.

2 ROBUST FRESH LEASING ENABLED STABLE MOMENTUM IN OFFICE ABSORPTION

Net absorption **stood at 3.5 MSF in Q3,** similar to the previous quarter, on the back of robust fresh leasing and operationalization of pre-committed projects. Fresh leasing **contributed 96% of GLV,** driven by large deal closures.

3 NORTHERN SUBMARKET DOMINATED RESIDENTIAL LAUNCHES

Bengaluru witnessed **launch of 12,844 residential units in Q3,** a **43% growth** on an annual basis. **Northern submarket** accounted for **60% of unit launches** followed by **eastern submarket** with a **share of 18%.**

4 HIGH-END AND LUXURY SEGMENTS LED RESIDENTIAL LAUNCHES

High-end and luxury segment maintained its strong performance and led residential launches in Q3 with a **share of around 51%**, followed by the **mid-segment** with a **49% share.**

5 MALLS DROVE RETAIL LEASING IN Q3

Bengaluru recorded retail leasing volumes of around **0.18 MSF in Q3,** with the city's **Grade A malls contributing nearly 89%.** Mall lease volumes **jumped by nearly 59%** and vacancy **dropped by 120 bps** on a quarterly basis.

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