# 5 FAST FACTS

## PUNE | Q3 2025

CUSHMAN & WAKEFIELD

**The Need-to-Know for Pune's Commercial Real Estate**

## 1 OFFICE NET ABSORPTION AT HISTORIC HIGH IN Q3 2025

Pune recorded a **net absorption of ~2.54 MSF** in **Q3 2025** driven by strong pre-commitments in new supply, marking an increase of **~14% q-o-q** and **~2.1x y-o-y.**

## 2 LARGE OFFICE DEALS DROVE LEASING VOLUME IN Q3 2025

Gross leasing was at **2.04 MSF** in **Q3 2025. Large deals** (>50,000 SF) drove the leasing volume in Q3 2025, accounting for **~64% of the total** leasing volume in this quarter.

## 3 STRONG GRADE A OFFICE SUPPLY RECORDED IN Q3 2025

**Q3 2025 witnessed Grade-A office supply of 2.70 MSF,** predominantly in SBD East and PBD West, compared to just 0.45 MSF of new supply in Q3 2024.

## 4 RETAIL LEASING SURGES IN Q3 2025, LED BY THE DEPARTMENTAL STORE SEGMENT

Retail leasing **surged by 85% y-o-y to 0.33 MSF,** led by departmental stores (28%), fashion (24%) and entertainment (23%) segments. Grade-A mall vacancy **declined sharply to 5.92%,** down from 6.84% in the previous quarter.

## 5 RESIDENTIAL LAUNCHES REMAINED STEADY, LED BY THE MID SEGMENT

The city **recorded 10,776 new residential unit launches** in Q3 2025, remaining almost flat compared to the previous quarter. The **mid-segment maintained its dominance** with a **58% share of total launches,** while **high-end and luxury units accounted for 38% of launches.**

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