

5 FAST FACTS

PUNE | Q4 2021

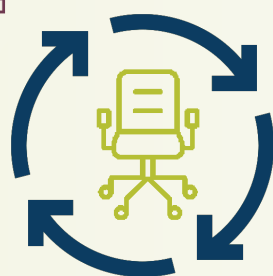


The Need-to-know for Pune's commercial real estate

1

SOLID RECOVERY IN OFFICE LEASING

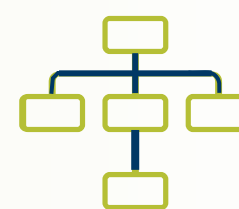
Pune office market finished 2021 on a strong note with **47% y-o-y growth** in gross leasing in Q4 along with the net absorption of **1.15 msf**, a growth of **13%** as compared to 2020.



2

TECH SECTOR DOMINATES OFFICE LEASING SHARE

IT-BPM's share in gross leasing contributed to **34%** in 2021 followed by Engineering & Manufacturing by **23%** with BFSI and flexible workspaces improving their shares.



3

RETAILER DEMAND BOUNCING BACK

Overall city-level mall vacancy declined to **8.7%** in 2021 from **9.7%** in the previous year with an increase in leasing activity in select malls and main streets.



4

RESIDENTIAL DEMAND PICKS UP ACROSS OFFICE CORRIDORS

Residential launches witnessed a growth of **34% y-o-y** in 2021. NH4 Bypass-North, East, Aundh-Baner, and Pimpri micro markets accounted for over 70% of the new launches in Q4 2021.



5

DEMAND DRIVEN BY MANUFACTURING OCCUPIERS

Pune recorded **3.79 msf** of warehouse and industrial transactions in H2 2021, a **40% y-o-y increase**. Short term-spaces across multiple locations remained high from the manufacturing and automotive sectors.



[Click here for more market insights on Pune](#)