

5 FAST FACTS

PUNE | Q4 2025



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

1 ROBUST GCC LEASING POWERS OFFICE LEASING

Gross leasing volume (GLV) recorded 2.6 MSF. This reflects a notable **35% QOQ growth**, primarily driven by Global Capability Centres (GCCs), capturing a **dominant 55% market share in overall leasing**, led by **engineering & manufacturing (41%)**, **BFSI (29%)**, and **IT-BPM (18%)** emerging as the top performing sectors within the GCC space.



2 STRONG GRADE A OFFICE SUPPLY IN Q4 2025

Q4 2025 witnessed **grade-A office supply of 2.4 MSF**, predominantly in SBD East and PBD West, compared to **2.1 MSF of new supply in Q4 2024**.



3 RETAIL LEASING SURGES IN Q4 2025, LED BY THE FASHION SEGMENT

Retail leasing surged by **65% YOY to 0.18 MSF**, led by **fashion (26%)**, **furniture & furnishing (25%)**, and **F&B (14%) segments**. This sustained demand for quality spaces has kept the grade-A mall vacancy at a **healthy 6.34%**, reflecting a **significant 71 bps decline** compared to the same period last year.



4 MANUFACTURING AND 3PL BOLSTER INDUSTRIAL LEASING

The industrial and warehousing recorded a **strong 4.3 MSF of total leasing in H2 2025**. Demand was anchored by the engineering & manufacturing sector, which **accounted for 83% of industrial take-up**, and 3PL providers, **accounting for 65% of warehousing activity**, cementing Chakan as the city's primary industrial hub.



5 RESIDENTIAL SECTOR LED BY HIGH-END AND LUXURY SEGMENT

Residential launches **surged 8% QOQ to 11,644 units in Q4**, with a significant shift toward the high-end and luxury segment, which claimed a **dominant 47% share**.



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