

Bengaluru (Bangalore)

Grade A Rental Values¹

Micromarkets	INR	\$US ²	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD ³	120 - 200	1.7 - 2.8	6.7%	14.3%
SBD (Indiranagar-Koramangala)	90 - 150	1.2 - 2.1	0.0%	4.3%
Outer Ring Road (Sarjapur-Marathahalli)	83 - 92	1.1 - 1.3	2.9%	9.4%
Outer Ring Road (K.R. Puram - Hebbal)	78 - 88	1.1 - 1.2	3.8%	10.7%
Bannerghatta Road	70 - 95	1.0 - 1.3	6.5%	32.0%
Hosur Road	35 - 45	0.5 - 0.6	8.1%	14.3%
EPIP Zone/ Whitefield	38 - 55	0.5 - 0.8	13.4%	16.3%
Electronic City	38 - 48	0.5 - 0.7	7.5%	22.9%
North (Hebbal - Yelahanka)	45 - 78	0.6 - 1.1	0.0%	5.1%
Others ⁴	55 - 70	0.8 - 1.0	0.0%	8.7%

Market Transactions⁵

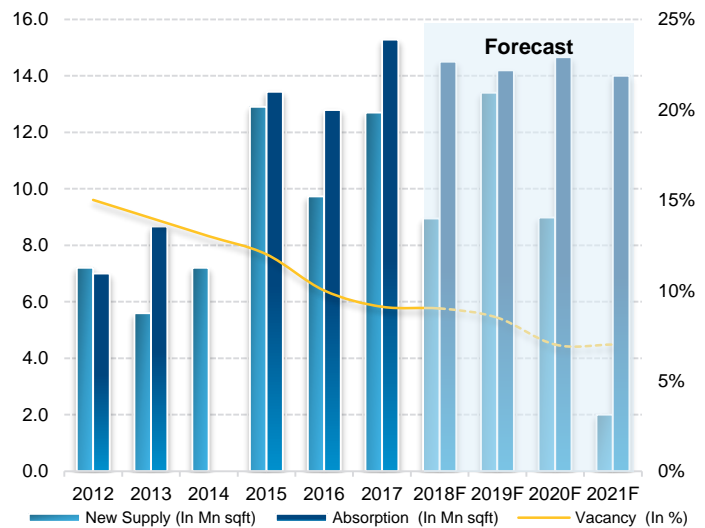
Client	Building Name	Area (sq ft)	Location	Transaction Type
WeWork	Vaishnavi Signature	250,000	ORR	Lease
Dell	Embassy Golf Links	180,000	Intermediate Ring Road	Lease
WeWork	Salarpuria Symbiosis	145,000	Bannerghatta Road	Lease
KPMG	Embassy Golf Links	138,000	Intermediate Ring Road	Lease
Koch/Molex	Kalyani Platina	112,000	Whitefield	Lease

Notes

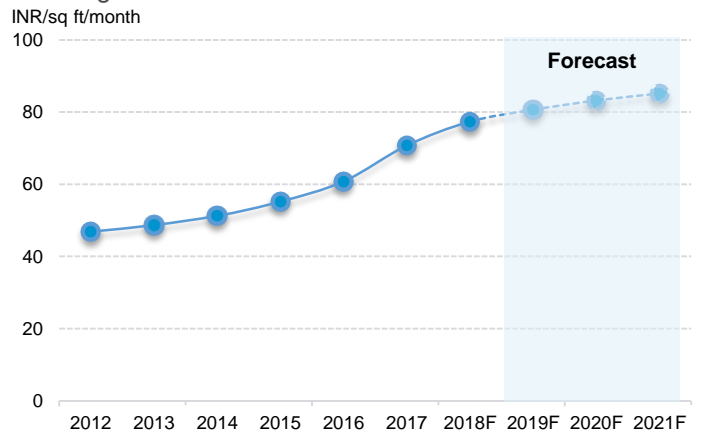
¹ Data represent both of Grade A Non IT and IT/ITeS buildings excluding SEZs

² USD1 = INR72.7 (US Dollar rate as on 25/09/2018)

Supply, Absorption & Vacancy Trends¹



Average Rental Trend¹



³ CBD include MG Road and, Richmond Road, Infantry Road, Cunningham Road, Sankey Road, Palace Road, Vittal Mallaya Road and others.

⁴ Others includes Sarjapur Road, Mysore Road

⁵ Indicative transactions concluded during Q3 2018

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