

Bengaluru (Bangalore)

Grade A Rental Values¹

Micromarkets	INR	\$US ²	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD ³	120 - 200	1.7 - 2.9	0.0%	6.7%
SBD (Indiranagar-Koramangala)	90 - 150	1.3 - 2.1	0.0%	4.3%
Outer Ring Road (Sarjapur-Marathahalli)	83 - 92	1.2 - 1.3	0.0%	2.9%
Outer Ring Road (K.R. Puram – Hebbal)	78 - 88	1.1 - 1.3	0.0%	7.1%
Bannerghatta Road	70 - 95	1.0 - 1.4	0.0%	13.8%
Hosur Road	35 - 45	0.5 - 0.6	0.0%	8.1%
EPIP Zone/ Whitefield	38 - 55	0.6 - 0.8	0.0%	16.3%
Electronic City	38 - 48	0.6 - 0.7	0.0%	7.5%
North (Hebbal - Yelahanka)	45 - 78	0.7 - 1.1	0.0%	5.1%
Others ⁴	55 - 70	0.8 - 1.0	0.0%	0.0%

Market Transactions⁵

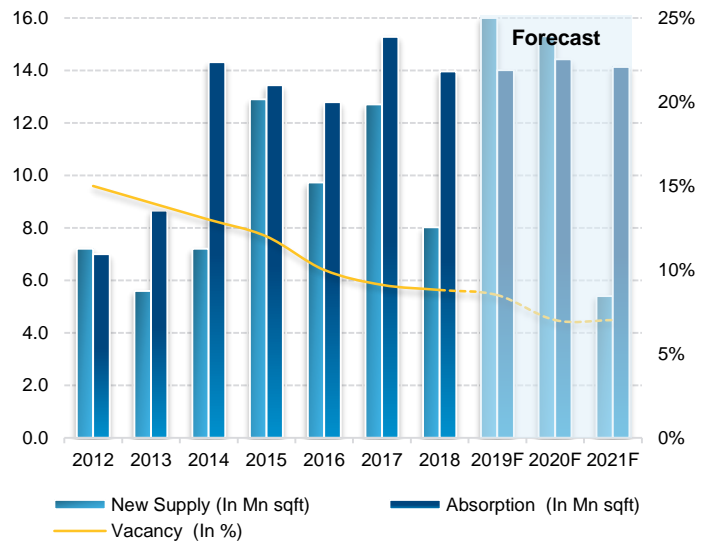
Client	Building Name	Area (sq ft)	Location	Transaction Type
Nvidia Graphics Pvt. Ltd.	Bagmane Constellation Business Park	500,000	ORR	Lease
Reliance Jio	Avana @One	300,000	Sarjapur Road	Lease
Accenture	RGA Tech Park	296,770	Sarjapur Road	Lease
Honeywell	Kalyani Tech Park	151,730	ORR	Lease
Sapient	Prestige Cessna Business Park	150,000	ORR	Lease

Notes

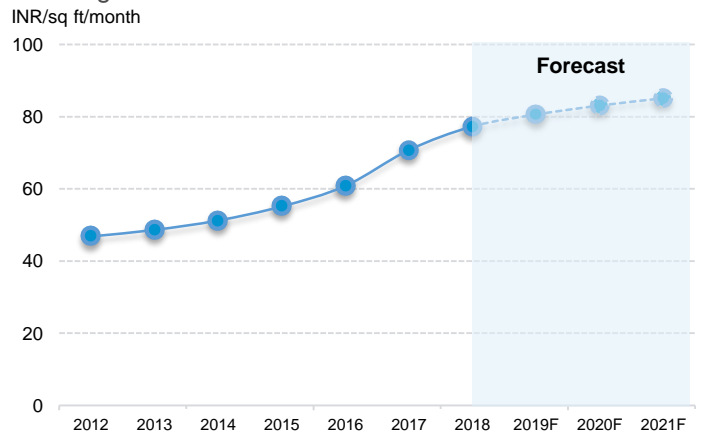
¹ Data represent both of Grade A Non IT and IT/ITeS buildings excluding SEZs

² \$US= INR 69.55 (US Dollar rate as on 31/12/2018)

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 Q4 2018

For research related information contact:

Megha Maan
Senior Associate Director | Research | India
megha.maan@colliers.com

For Office Services contact:

Arpit Mehrotra
Senior Director | Office Services | Bengaluru
arpit.Mehrotra@colliers.com

Ritesh Sachdev
Senior Executive Director Occupier Services | India
ritesh.sachdev@colliers.com

Prestige Garnet, Level 2,
Unit No. 201/202
36 Ulsoor Road
Bengaluru - 560042 | India