

Mumbai

Grade A Rental Values¹

Micromarkets	INR	\$US ²	Percentage Change	
			q-o-q	y-o-y
	Per sq ft/Month			
CBD ³	200 - 250	3.1 - 3.9	0.0%	0.0%
Worli/Prabhadevi	170 - 210	2.6 - 3.3	-2.6%	-2.6%
Lower Parel	140 - 190	2.2 - 3.0	-1.5%	-1.5%
BKC	225 - 320	3.5 - 5.0	0.0%	0.0%
Kalina	140 - 170	2.2 - 2.6	-4.2%	-4.2%
Goregaon/JVLR ³	90 - 130	1.4 - 2.0	-5.1%	-5.1%
Andheri East	90 - 130	1.4 - 2.0	0.0%	0.0%
Malad	80 - 100	1.2 - 1.6	0.0%	0.0%
Powai	110 - 130	1.7 - 2.0	-4.0%	-4.0%
Navi Mumbai	70 - 100	1.1 - 1.6	0.0%	0.0%
Thane	70 - 80	1.1 - 1.2	-6.3%	10.0%
LBS ³	90 - 140	1.4 - 2.2	-2.1%	9.0%

Market Transactions⁴

Client	Building Name	Area (sq ft)	Location	Transaction Type
Teva Pharma	L&T Seawoods Grand Central	1,50,000	Seawoods	Lease
Bureau Veritas	72 Business Park	1,00,000	Andheri E	Lease
Apotex Research	Godrej IT Park	40,000	Vikhroli	Lease
GE	Kensington	39,900	Powai	Lease
TBSS	Reliable Tech Park	30,000	Airoli	Lease

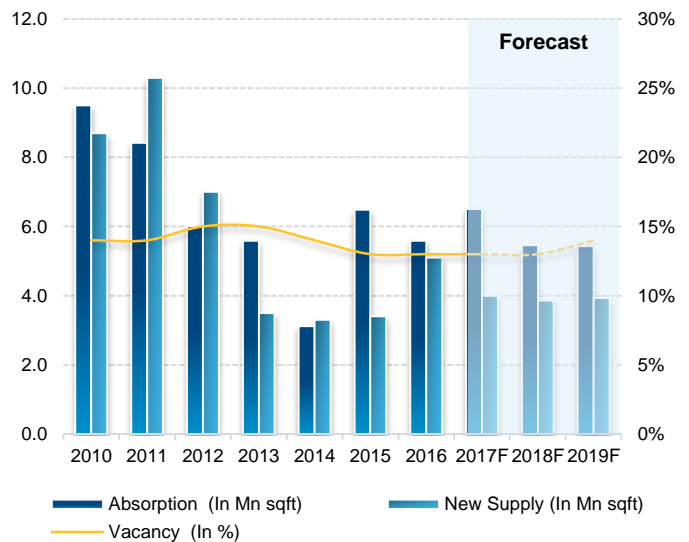
¹ Rental range of Grade A non IT/ITeS buildings only

² \$US= INR 64.62 (US Dollar rate as on 30/06/2017)

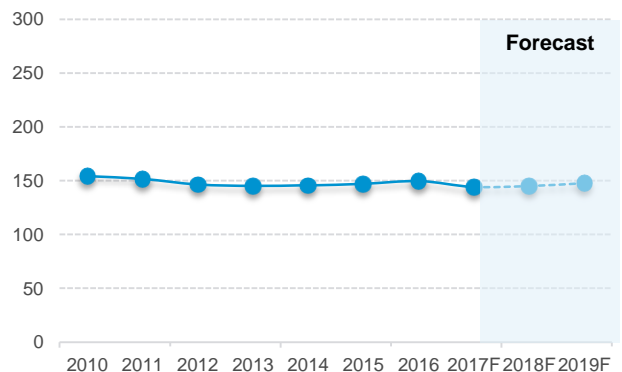
³ CBD - Nariman Point, Ballard Estate & Fort, JVLR - Jogeshwari-Vikhroli Link Road, LBS - Lal Bahadur Shastri Marg (Rental range adjusted in April 2017 to accommodate Off LBS locations)

⁴ Indicative transactions concluded during Q2 2017

Supply, Absorption & Vacancy Trends¹



Average Rental Trend²



¹ Graph represents both Non IT/ITeS and IT/ITeS Grade A properties

² Graph represents rental trends of Grade A non IT/ITeS buildings only

For research related information contact

Surabhi Arora
Senior Associate Director | Research
Surabhi.arora@colliers.com

Tel: +91-124-4567580

For Office Services contact

Ravi Ahuja
Executive Director | Office Services &
Investment Sales
Ravi.ahuja@colliers.com

Indiabulls Finance Centre, 17th Floor,
Unit No. 1701, Tower 3
Senapati Bapat Marg, Elphinstone
(W) | Mumbai - 400013 | India