

# Market Activity Report

Q1-2025



Confidential Report Prepared for Realsta

# New Space Transactions

## Q1-2025

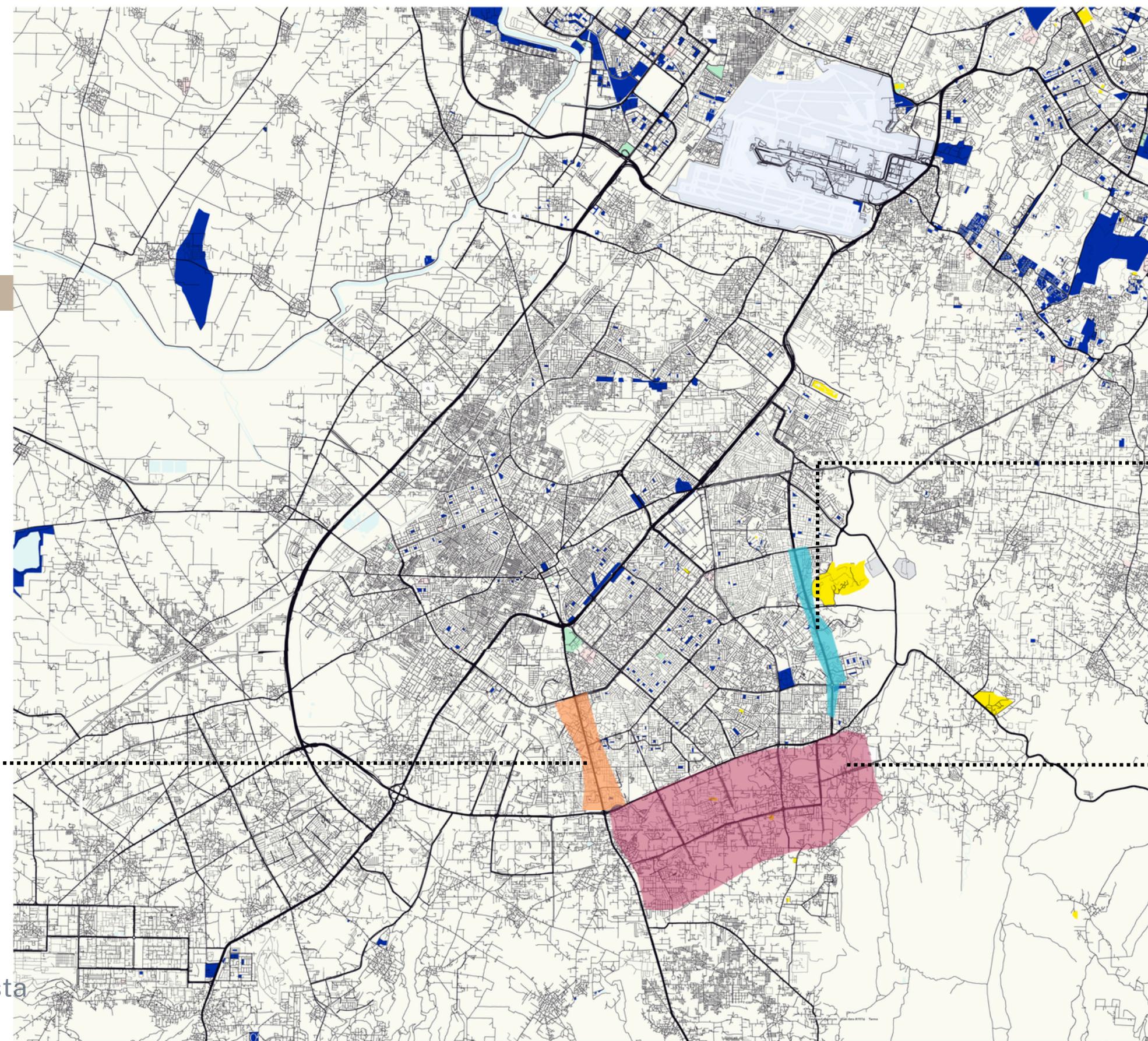
Golf Course Road slows, Sohna Road surges – Gurgaon's Q1 leasing reshuffles the board

The first quarter of 2025 revealed a sharp rebalancing in Gurgaon's commercial micro-markets. Golf Course Road, which had led the activity charts in late 2024, saw transactions slow dramatically, with office absorption falling by 87% and retail leasing down by half. In contrast, Golf Course Extension demonstrated resilience on the office front, recording a 28% quarter-on-quarter increase. Sohna Road emerged as the outlier, with office take-up more than doubling (+133%), even as retail leasing there contracted steeply.



Sohna Road

**Office - 0.28 million sq.ft.**  
**Retail - 0.01 million sq.ft.**



Golf Course Road

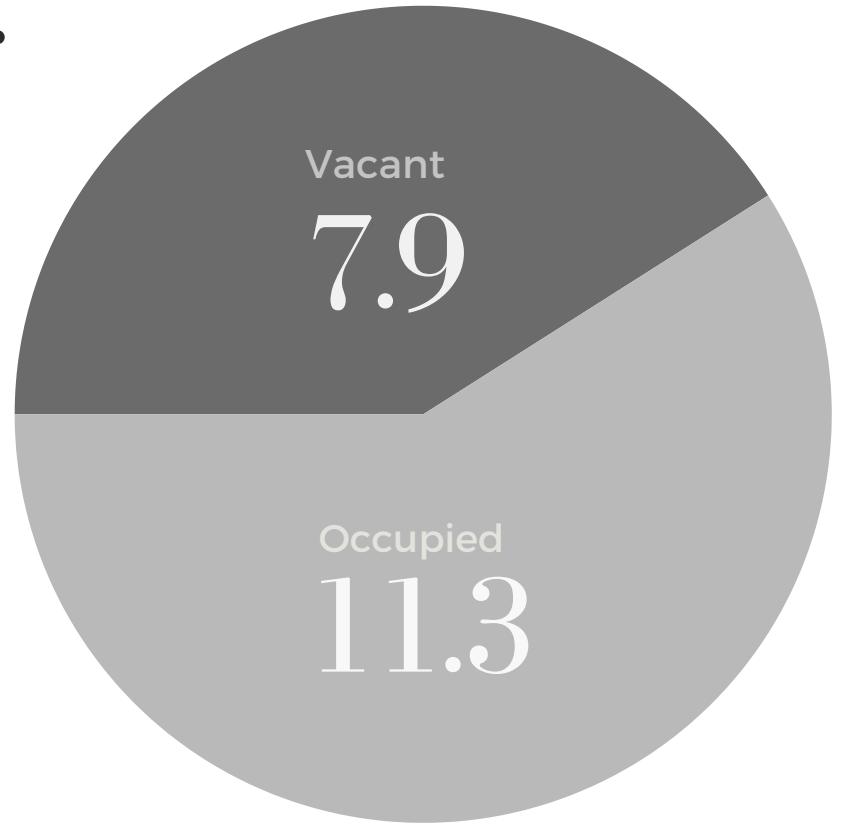
**Office - 0.08 million sq.ft.**  
**Retail - 0.03 million sq.ft.**



Golf Course Extension

**Office - 0.60 million sq.ft.**  
**Retail - 0.16 million sq.ft.**

Office transactions witnessed continued momentum with increase by approximately 30% compared to the previous quarter.



*Area in million sq.ft.*



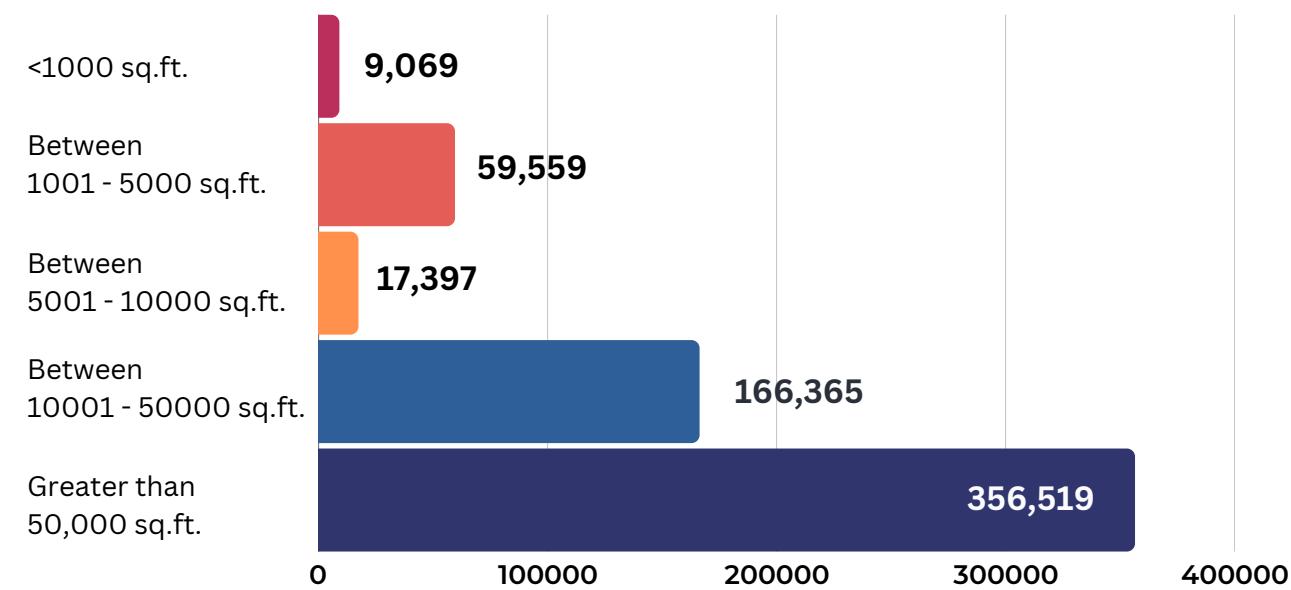
G O L F   C O U R S E   E X T E N S I O N

# Golf Course Extension

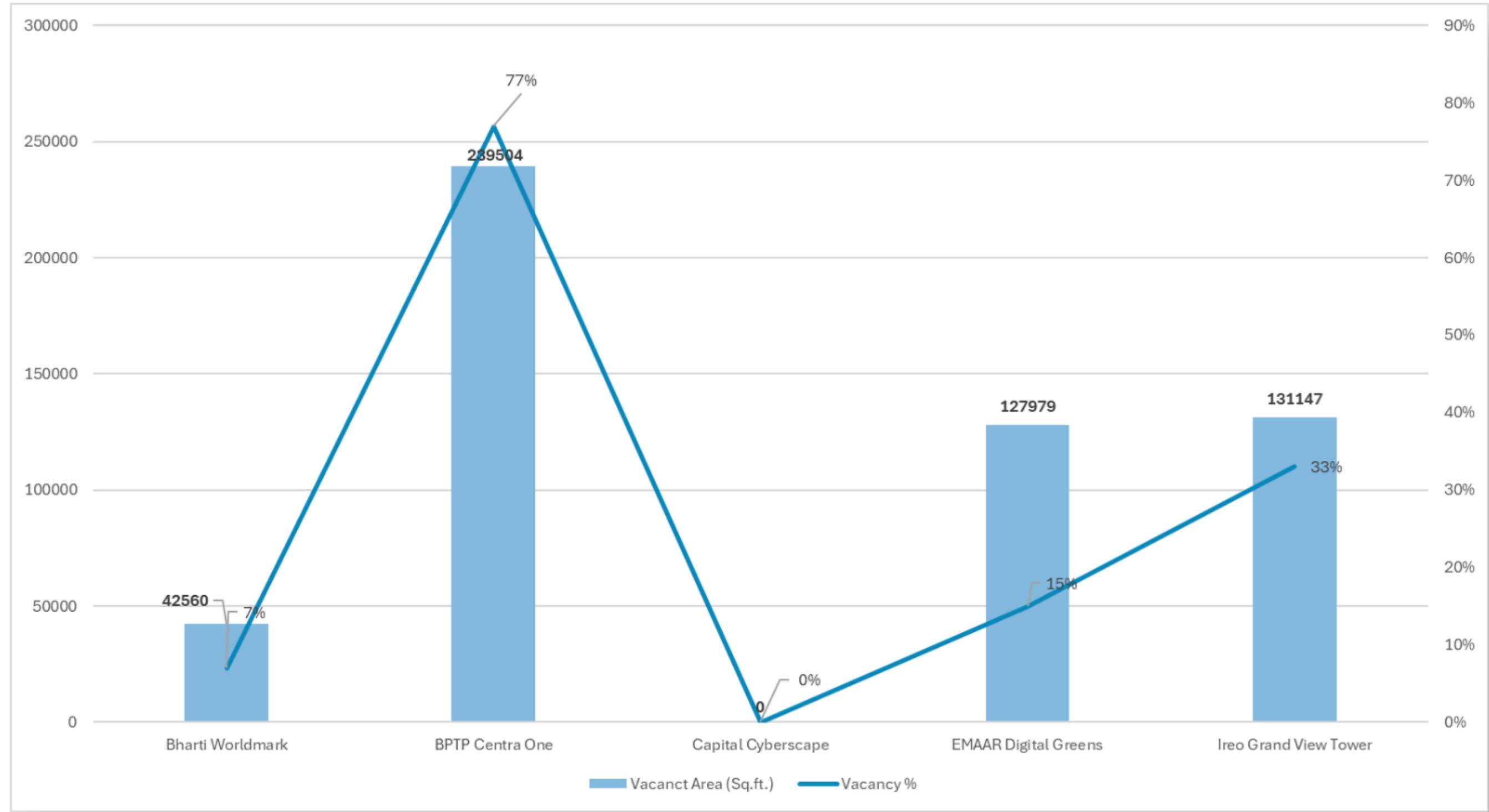
# Key New Office Transactions | Large space transaction (10k+ sq.ft.)

# *Cumulative Deal Bifurcation*

## Sft Volume leased by area range (office)

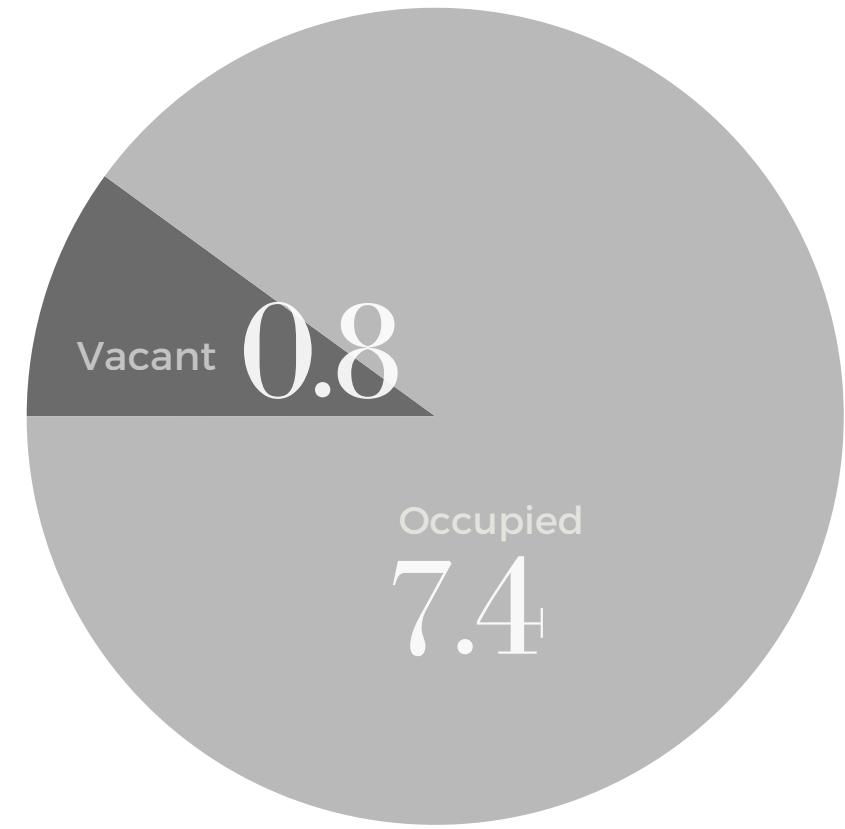


# Golf Course Extension

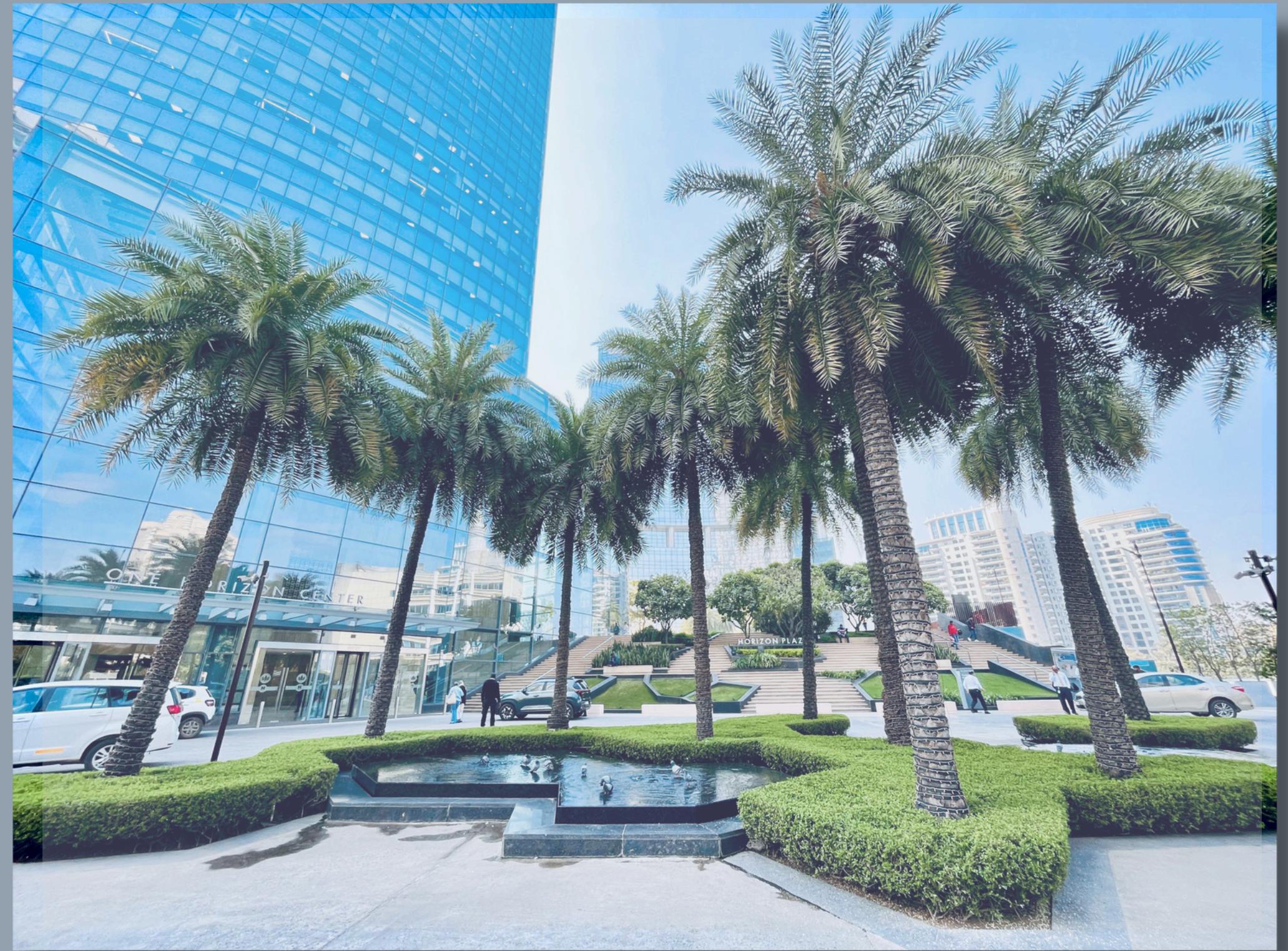


*Vacancy View*  
**Key Buildings**

Transaction volume remained muted. 100k sq.ft. mark remained unsurpassed



*Area in million sq.ft.*



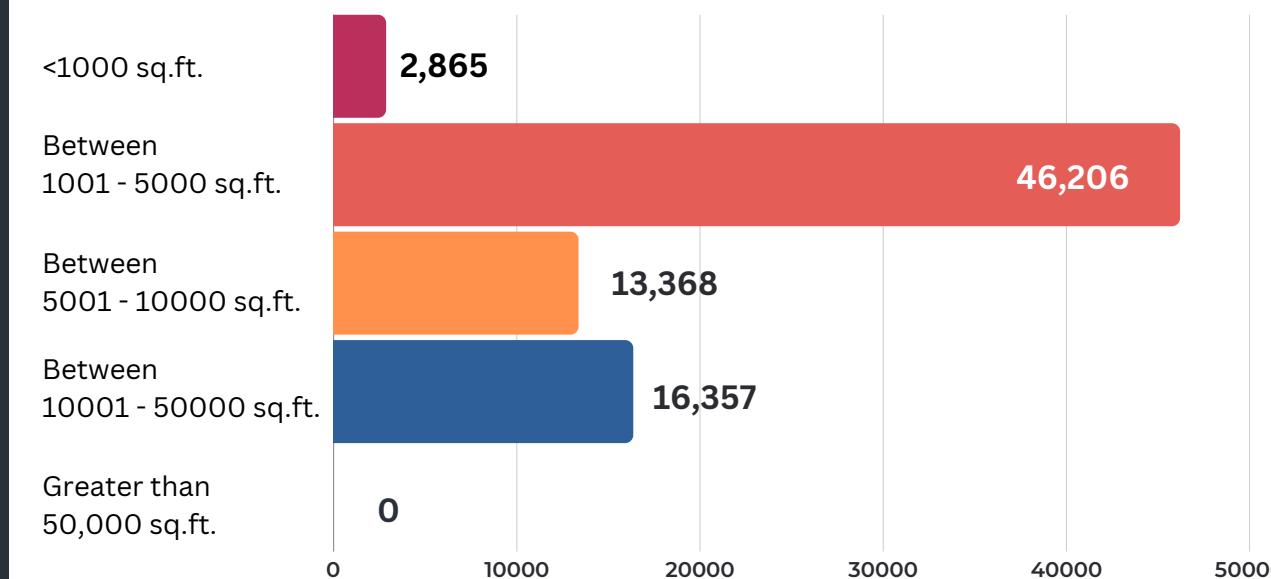
GOLF COURSE ROAD

# Golf Course Road

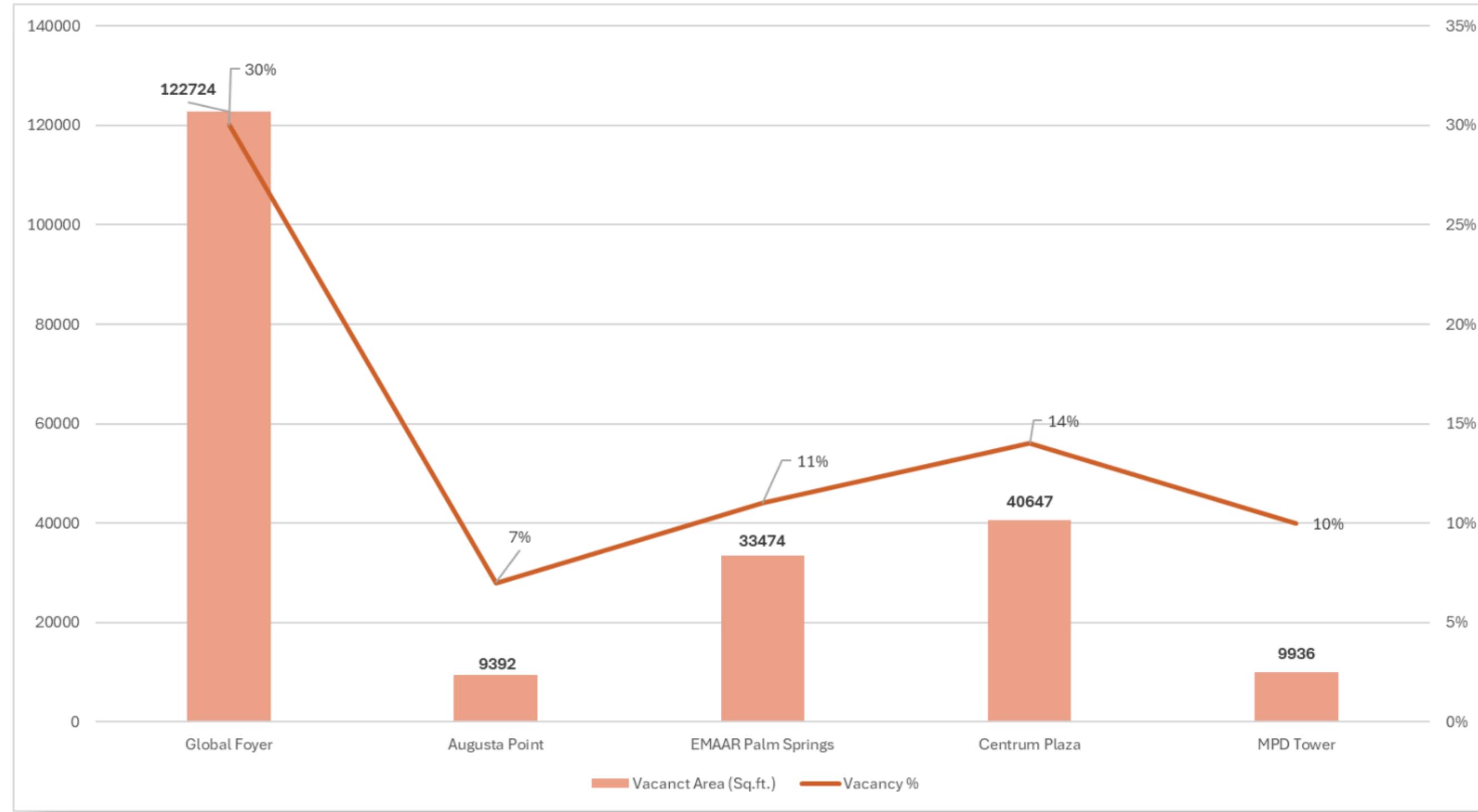
# Key New Office Transactions | Large space transaction (10k+ sq.ft.)

# *Cumulative Deal Bifurcation*

# Sft Volume leased by area range

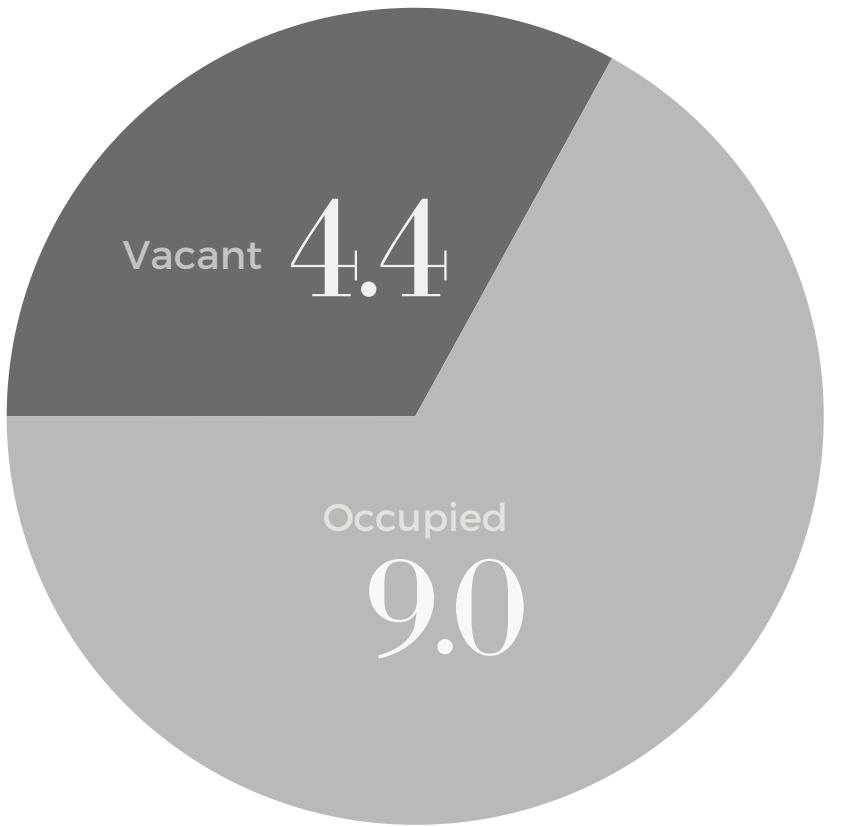


# Golf Course Road



*Vacancy View*  
**Key Buildings**

Micro-market  
witnessing a turnaround  
with over 133% growth in  
new office transaction  
over previous quarter



*Area in million sq.ft.*



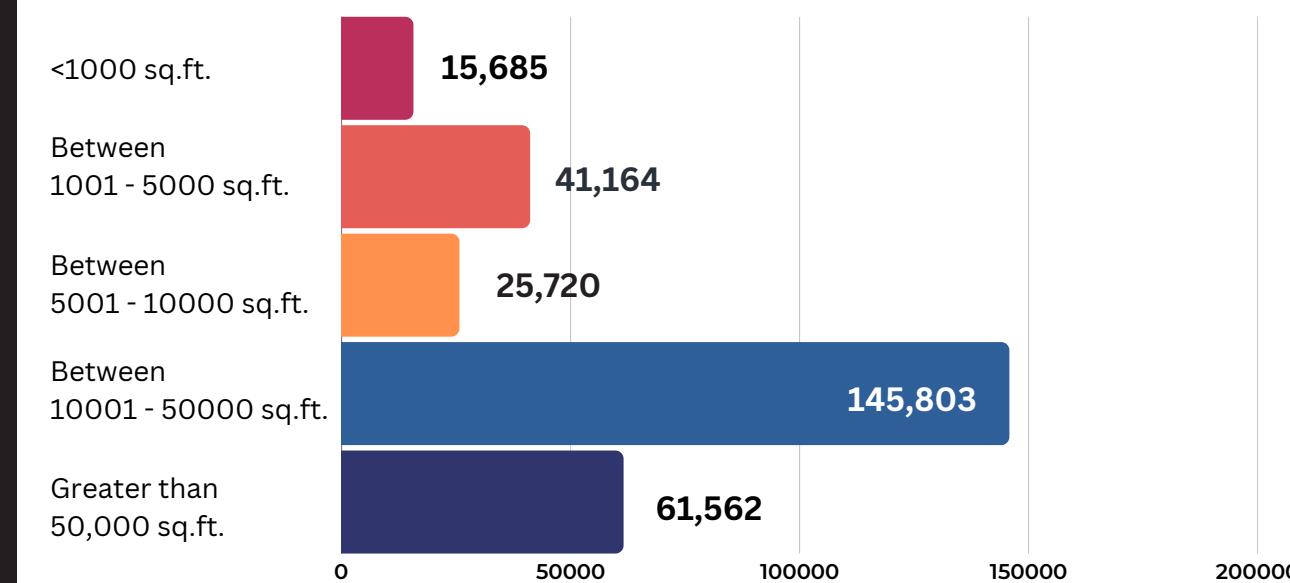
S O H N A   R O A D

# Sohna Road

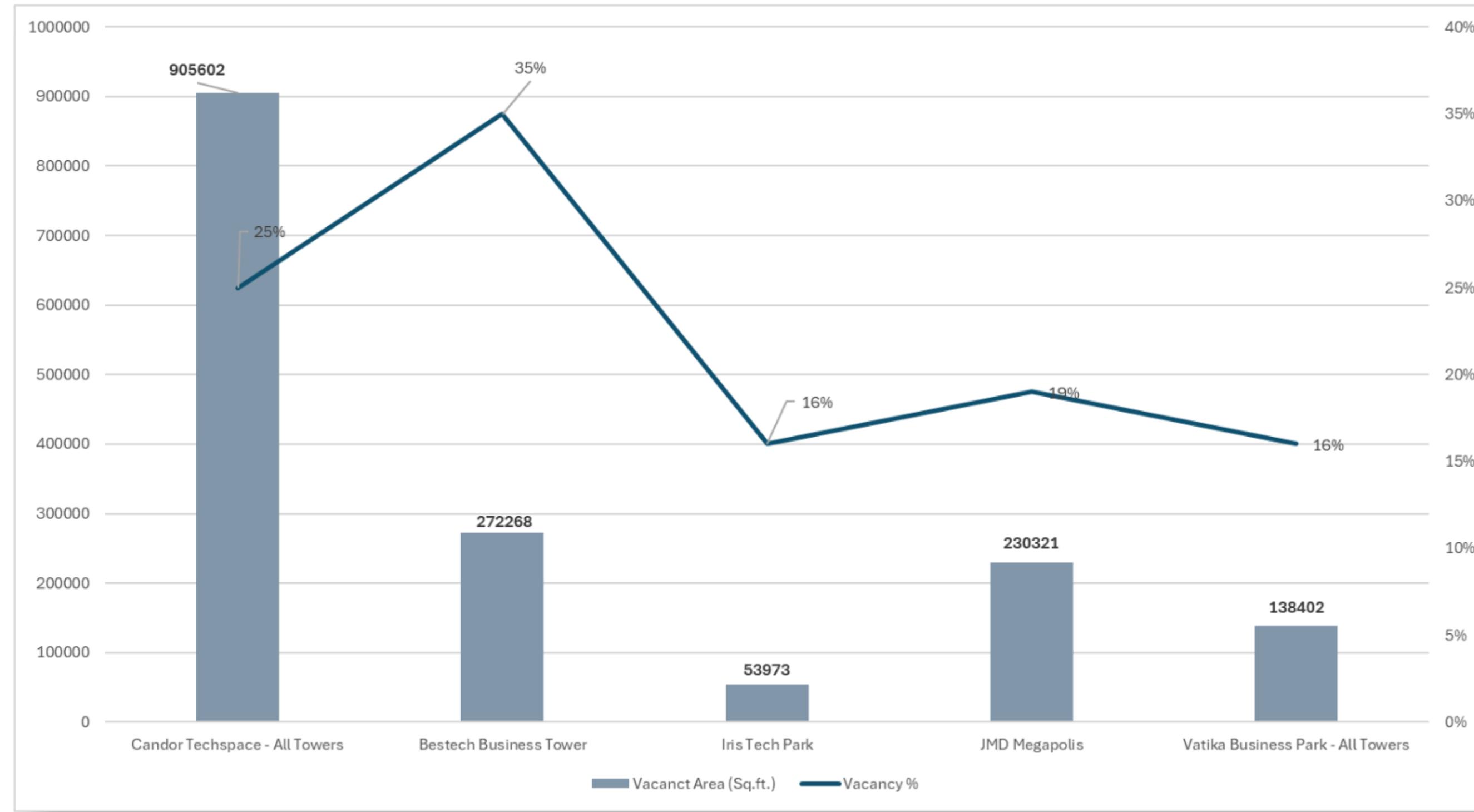
Key New Office Transactions |  
Large space transaction (10k+ sq.ft.)

Occupier	Building	Area sq.ft.	Headline Rent INR / sq.ft/ month
Juniper Green Energy	Candor Techspace, Tower 4	61,562	83
Zinnia	Candor Techspace, Tower 7	31,045	82
Firstsource	Candor Techspace, Tower 4	30,781	83
Preferred Square	Candor Techspace, Tower 4	28,935	86
Wipro HR Services	Candor Techspace, Tower 2	27,695	83
Aon	Candor Techspace , Tower 4	17,300	85
Beyond Just Work Coworking	Spaze I Tech Park , Tower A	10,047	50

*Cumulative Deal  
Bifurcation*  
**Sft Volume leased by  
area range (office)**



# Sohna Road



*Vacancy View*  
**Key Buildings**

We are leading  
change at

website

[www.vskout.com](http://www.vskout.com)

LinkedIn Page

[www.linkedin.com/company/vskout](http://www.linkedin.com/company/vskout)  
to remain updated follow us on LinkedIn  
#VSKOUTStaySharp

## VSKOUT LEADERSHIP



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8 years building VSKOUT and 10 years prior experience in implementation of Business Support Systems in Telecom Sector

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### Saumya Kumar

Co-Founder

16 years of experience in Commercial Real Estate, 8 years building VSKOUT & 8 years prior experience with JLL (Leasing & Strategy Expert)  
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