



The Great Workplace Reset

How India GCCs are Redefining Work, Worker, and Workspace

August 2026



FOREWORD

India's GCC story has entered a new chapter.

What began as a cost and capacity advantage has evolved into one of the most important enterprise transformations in the global economy. India is no longer just where work gets done. It is increasingly where critical capabilities are built, global mandates are owned, and enterprises place some of their most strategic bets.

But the operating model built for the previous chapter will not be enough for the next one. AI is changing the nature of work inside GCCs, shifting portfolios toward advanced engineering, product, platform, and AI-led mandates. As the work changes, the workforce model must change with it, demanding sharper skills, deeper domain expertise, leaner structures, and faster capability-building.

The next GCC advantage will not come from scale alone. It will come from how effectively leaders connect the work they own, the talent they build, and the environment that enables both.

This report maps that connection, and the choices GCC leaders must now make as India moves from capacity to ownership.

Nilesh Thakker

President
Zinnov



As India's GCCs become more strategic, workspace is becoming a business decision, not just a real estate one.

Today's centers need to launch faster, scale across cities, attract specialized talent, and create enterprise-grade environments that support collaboration, security, productivity, and brand identity from day one.

But traditional workspace models were built for a more predictable operating environment. Fixed footprints, long commitments, and slow build-out cycles often struggle to keep pace with GCCs that now need speed, flexibility, and control at the same time. Flexible and managed workspaces are emerging as a critical answer to that tension. They give GCCs the speed to enter new markets, the flexibility to manage changing headcount, and the control to create workplaces that reflect global standards without the full burden of traditional real estate commitments.

At Awfis, we see this shift first-hand as GCCs expand across India, including into newer and Tier-II locations. The workplace is no longer downstream of strategy. It is now part of how GCCs grow, compete, and deliver value.

This report shows why the next phase of GCC growth will be shaped not only by what enterprises build in India, but by the environments they create to help that work thrive.

Amit Ramani

Chairman & MD
Awfis



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Awfis Case Studies



INDIA GCC LANDSCAPE

FROM EXECUTION TO OWNERSHIP

INDIA REINFORCES ITS POSITION AS THE GLOBAL GCC CAPITAL, WITH SETUPS RISING ~32% SINCE FY21

SNAPSHOT OF THE GCC ECOSYSTEM IN INDIA

2,117
GCCs (FY26E)

3,728
NUMBER OF GCC
UNITS (FY26E)

USD
98.4 Bn
GCC REVENUE
(FY26E)

2.36 Mn+
INSTALLED GCC
TALENT (FY26E)

506
G2000 GCCs IN
INDIA (FY26E)

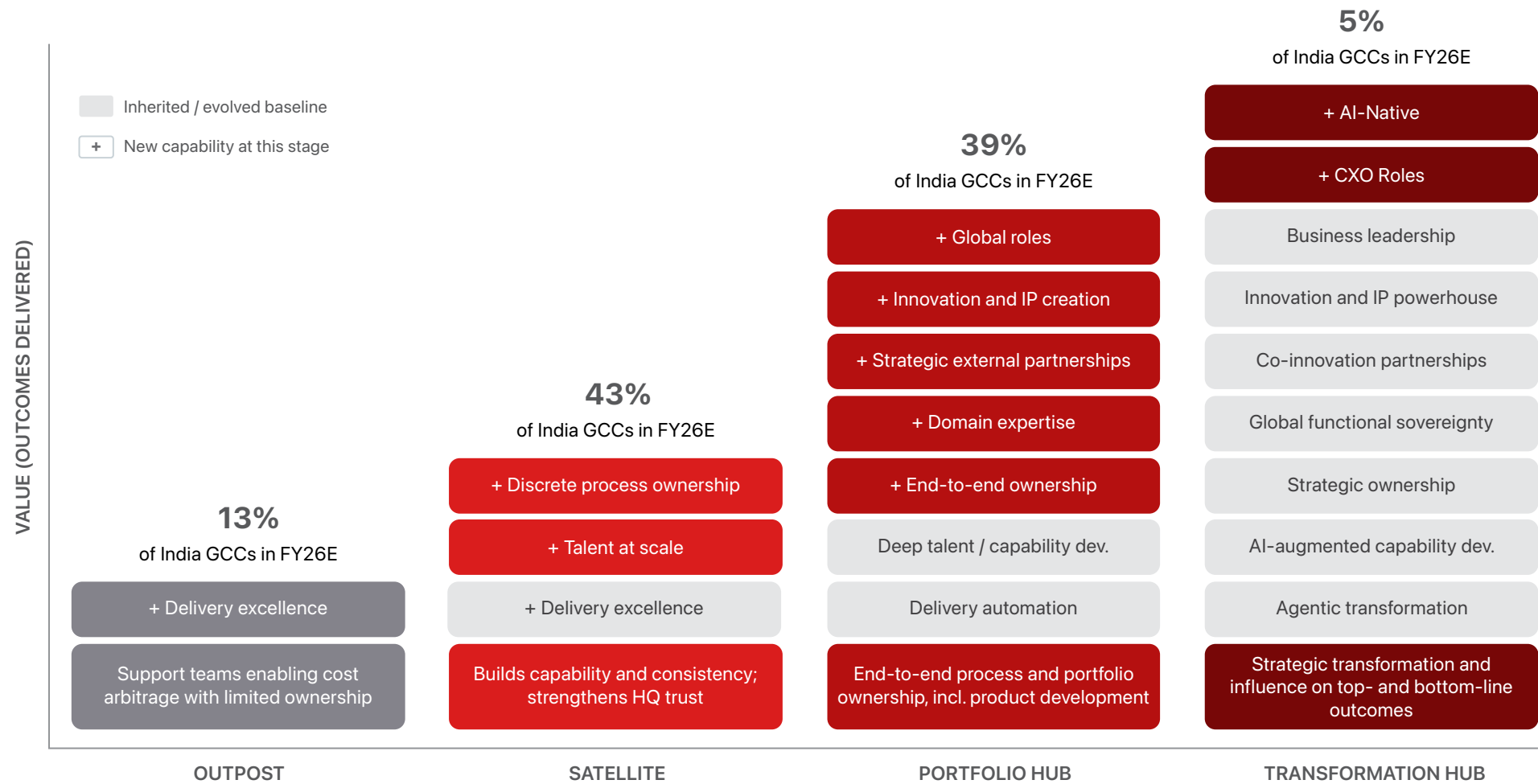
~32%
Growth in the
number of GCCs
(FY21 to FY26E)



KEY INSIGHTS

- With 2,117 GCCs operating 3,728 units across multiple cities, enterprises are building distributed capability networks, reinforcing India as a long-term strategic platform rather than a single-location destination.
- The GCC model has expanded well beyond the Global 2000. Increasing adoption by PE-backed firms, mid-market enterprises, and digital-native companies signals that GCCs have evolved from a scale play into a proven operating model for growth, innovation, and enterprise transformation.
- A 32% expansion in 5 years reflects a significant shift in mandate. As GCCs take ownership of products, platforms, AI, and enterprise functions, the conversation has moved from how many centers India hosts to how much enterprise value those centers create.

INDIA GCCs HAVE EVOLVED BEYOND COST ARBITRAGE, WITH NEW CENTERS REACHING HIGHER MATURITY FASTER



KEY INSIGHTS

- Setup to maturity has halved. 5–10 years for the 2002–2015 cohort, under 5 years for the FY21+ cohort. Newer centers reach portfolio and transformation maturity roughly twice as fast.
- 96% of GCCs set up since FY21 launched with a product, R&D, or engineering mandate. The commodity-work starting point has disappeared; new centers begin where older ones took years to arrive.

“

India GCCs have already proven scale. The next frontier is work itself — its complexity, ownership, and strategic value. As AI reshapes how work gets done, the centers that redesign around it will not just support the enterprise; they will set the standard for how the enterprise works.

Nilesh Thakker
President
Zinnov



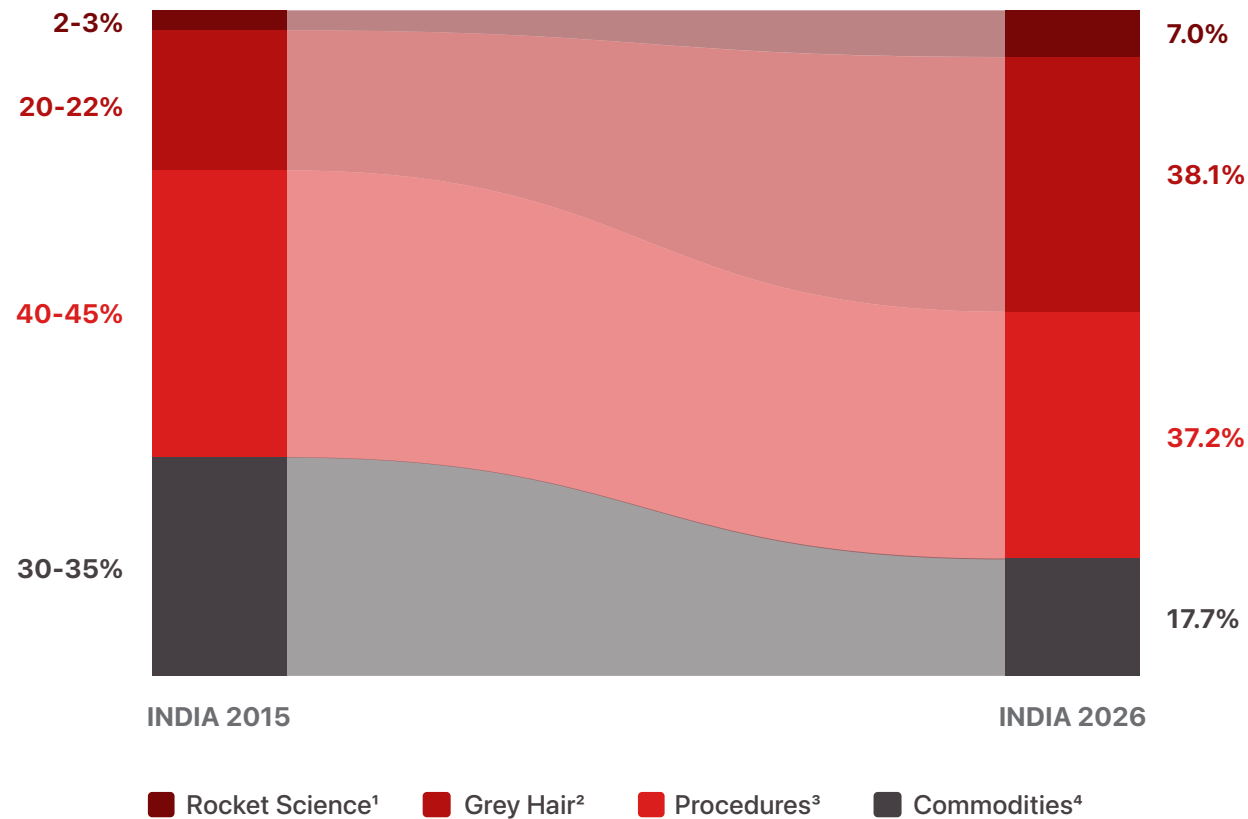


WORK

**THE CHANGING ECONOMICS OF WORK
IN INDIA GCCs**

INDIA GCC WORK PORTFOLIO MIX HAS EVOLVED TO RESEMBLE THAT OF HQ

WORK PORTFOLIO MIX BY COMPLEXITY



KEY INSIGHTS

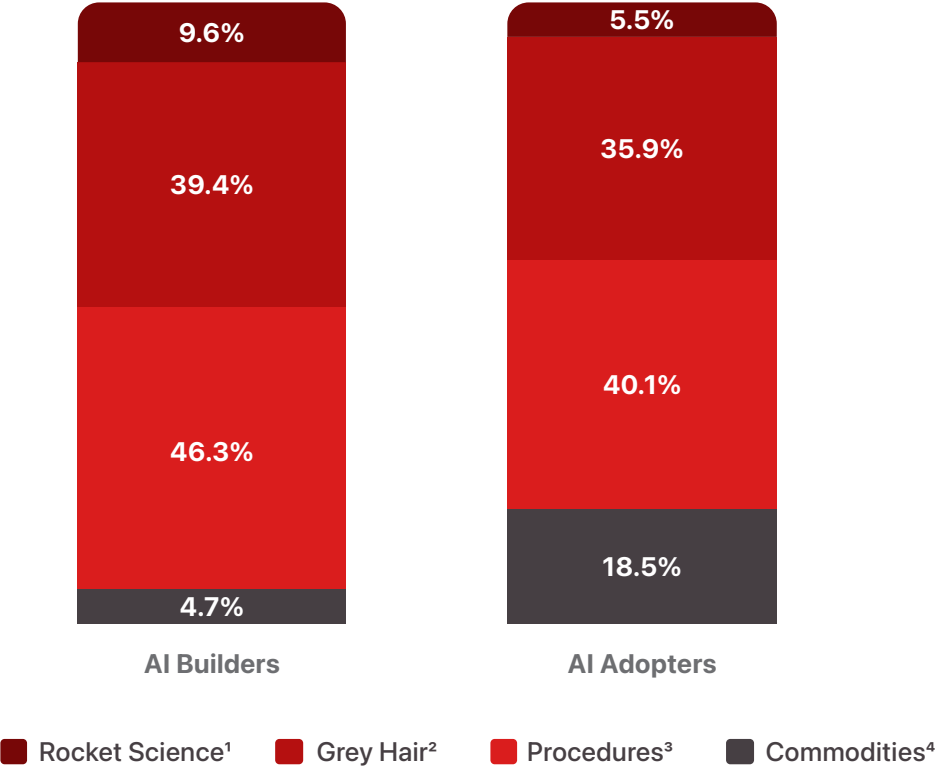
India's GCC portfolio is moving up the value chain, with commodity⁴ and procedure³ work declining significantly between 2015 and 2026. This signals a shift from cost-led delivery to higher-value capabilities.

GCCs in India are driving nearly the same volume of frontier work compared to their HQs – almost half have an equal or higher share of rocket science¹.

- 1. Rocket Science:** Cutting-edge R&D for future opportunities and disruptions (research scientist, GPU engineer, etc.)
- 2. Grey Hair:** Complex problem solving requiring deep experience and capacity (technical architect, compliance manager, etc.)
- 3. Procedures:** Skilled execution of complex but well-understood processes (Software developer, finance executive, etc.)
- 4. Commodities:** Standardized, repeatable tasks with minimal variation (manual QA tester, reporting analyst, etc.)

THE COMPANIES BUILDING AI IN INDIA ASSIGN A HIGHER-VALUE PORTFOLIO THAN THE ONES ADOPTING IT

WHERE AI WORK LANDS



2X more Rocket Science work placed in India by AI builders than adopters

KEY INSIGHTS

- The companies building AI capabilities reserve India for work that is genuinely hard and site the low-value work elsewhere.
- India is becoming the build location for frontier engineering, product, and platform work. That is a stronger signal than volume. It shows where AI builders believe core innovation can actually happen.

And the AI work itself is shifting, from traditional models to generative and agentic systems.

1. **Rocket Science:** Cutting-edge R&D for future opportunities and disruptions (research scientist, GPU engineer, etc.)
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AI IS NOW EMBEDDED IN HOW WORK GETS DONE ACROSS EVERY INDUSTRY AND EVERY FUNCTION INSIDE GCCs

AI ADOPTION AT SCALE * (BY INDUSTRY)

PROMINENT USE CASE/ FOCUS AREA

Software & Internet

- AI-assisted software development
- AI embedded into software products
- Knowledge and RAG systems
- Predictive threat prevention (cybersecurity)

BFSI

- Fraud and risk detection
- Regulatory compliance and reporting agents

Healthcare

- Revenue cycle management (RCM) automation
- Clinical documentation assistants
- Clinical risk prediction models
- Patient analysis models

Retail

- AI-based shopping assistants
- Personalised marketing and loyalty programmes
- Generative engine optimisation (GEO)
- Customer relations bots
- Procurement intelligence

ER&D

- AI-assisted design and simulation (generative design, digital twins)
- Automated test case generation and validation
- Defect prediction and root-cause analysis

52%

of AI use cases in Indian GCCs are now Generative or Agentic AI, surpassing traditional AI/ML for the first time.

1,200+

GCCs with AI/ML capabilities

KEY INSIGHTS

- Generative and agentic use cases now sit in the core work of every major industry.
- AI has stopped being a separate programme and become part of how each function operates.



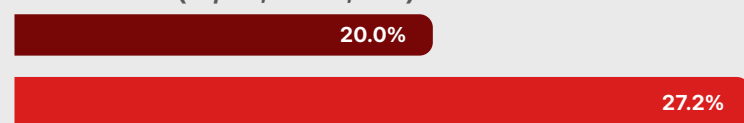
WORKFORCE

**THE SHIFT IN WORK ALSO DEMANDS
A SHIFT IN WORKFORCE**

GCC HIRING IS MOVING FROM GENERIC ROLES TO SPECIALIZED, AI-LED CAPABILITY BUILDING

SHARE OF GCC HIRING BY ROLE AREA (FY21 vs FY26E)

Niche skills* (AI/ML, Cloud, etc.)



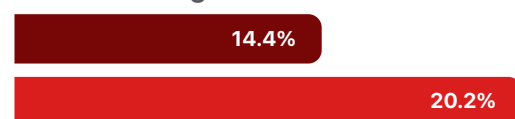
Core Engineering



Architect



Product Management



■ FY2021 ■ FY2026E

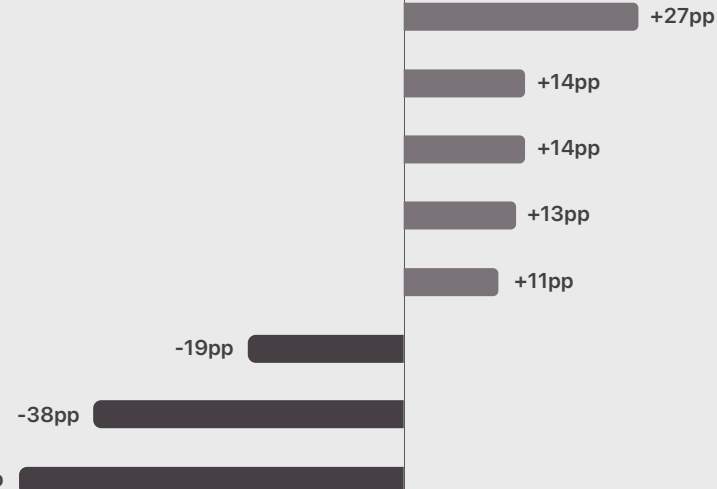
*Niche Skills include Blockchain, AI/ML, Cloud, IoT, RPA, Cybersecurity, Big Data Analytics, AR/VR etc. (not just AI/ML)

WITHIN AI/ML, SKILLS IN DEMAND HAVE SHIFTED

◀ FADING FROM JDs

Docker
RAG
Azure
CI/CD Pipelines
Prompt Engineering
NLP
Deep Learning
Machine Learning

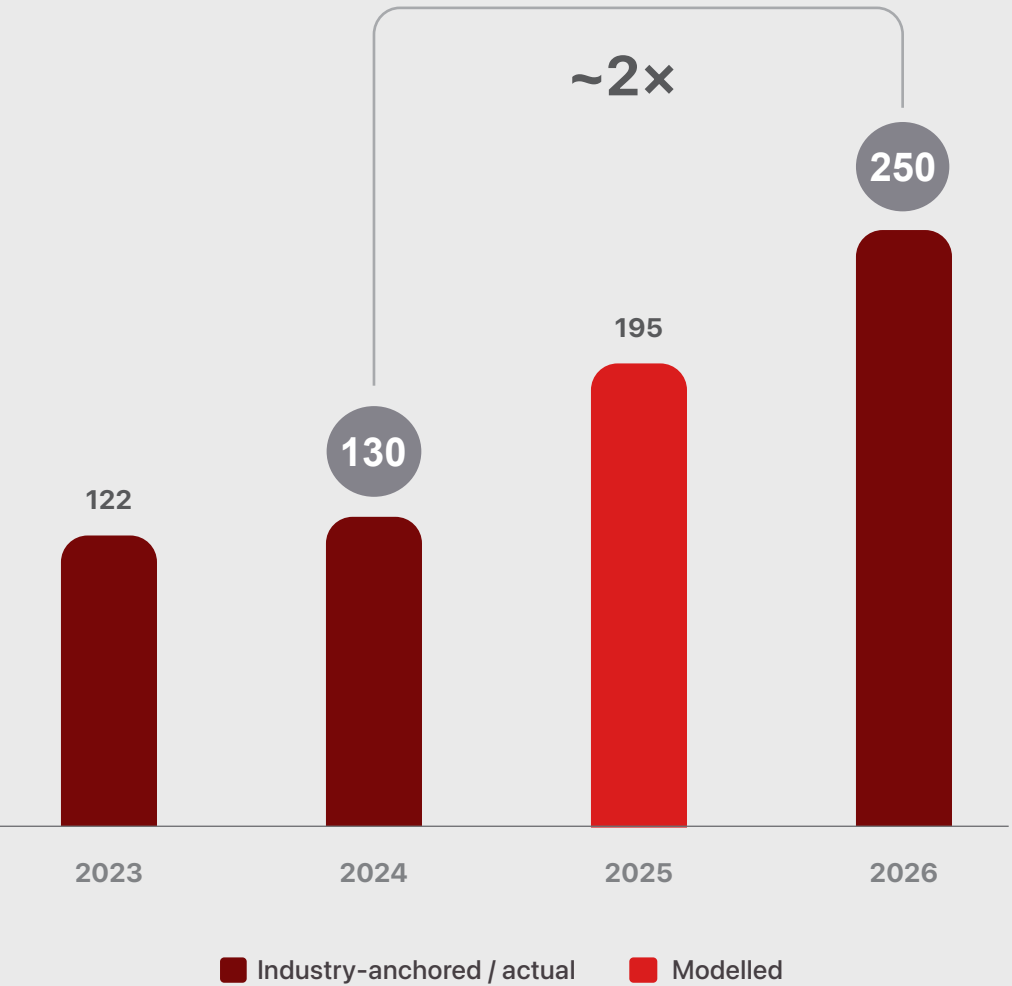
▶ RISING IN DEMAND ▶



Percentage-point change in skill mentions across 3,500+ GCC job descriptions, FY24-FY26.

- The rise of AI-native roles reflects a broader shift: enterprises are embedding AI into products, workflows, and operating models, and the workforce inside GCCs is being rebuilt around that shift.
- AI is creating a new workforce archetype. The highest demand is no longer for AI specialists alone, but for professionals who combine AI engineering, domain expertise, product thinking, and enterprise leadership to deploy AI at scale.
- Engineers Are Becoming AI System Builders. They are increasingly expected to build production-grade AI systems using RAG, LLMOps, agent frameworks, Docker, Kubernetes, Azure AI, vector databases, and orchestration pipelines.

AI/ML PROFESSIONALS IN INDIA GCCs ('000)



- India is the second-largest AI talent market, behind only the US¹, and the gap is closing.
- India holds ~550,000 AI/ML professionals², and only around half are working in GCCs as of FY2026. This leaves a substantial talent pool available for hiring and backfilling.
- Among major global talent markets, India uniquely combines scale, skill depth, and cost advantage, making it one of the few markets capable of supporting a full AI center of excellence.

“

India GCCs have moved from scaling talent to upgrading capability. Now the environment has to catch up. As work becomes more specialized, AI-enabled, and outcome-led, the workplace can no longer be treated as a real-estate decision. It has to be designed as the operating system for how India runs global work.

Nitika Goel

Managing Partner and CMO
Zinnov





WORKSPACE

**THE WORKSPACE IS NOW
AN OPERATING DECISION**



TALENT

The senior, specialized talent GCCs now hire has real choice over where it works. The office is the first proof of what the center is, and it shapes who accepts and who stays.



CONTROL

How much authority the GCC holds over its own environment: layout, security, compliance, and IT. Regulated, enterprise-grade work raises how much control the center can afford to hand over.



SPEED

Mandates now move faster than real estate cycles. A center that needs a year to open is a year behind work that has already changed shape twice.



FLEXIBILITY

Headcount is harder to predict than ever. The model decides whether the center absorbs mid-year shifts or stays locked to a footprint built for a plan that no longer fits.



BRAND

How reflective is the space of your brand, your culture and ethos? This becomes an imperative for most organisations, more so, if they have a distributed workforce. The decision of the model often rests on this.

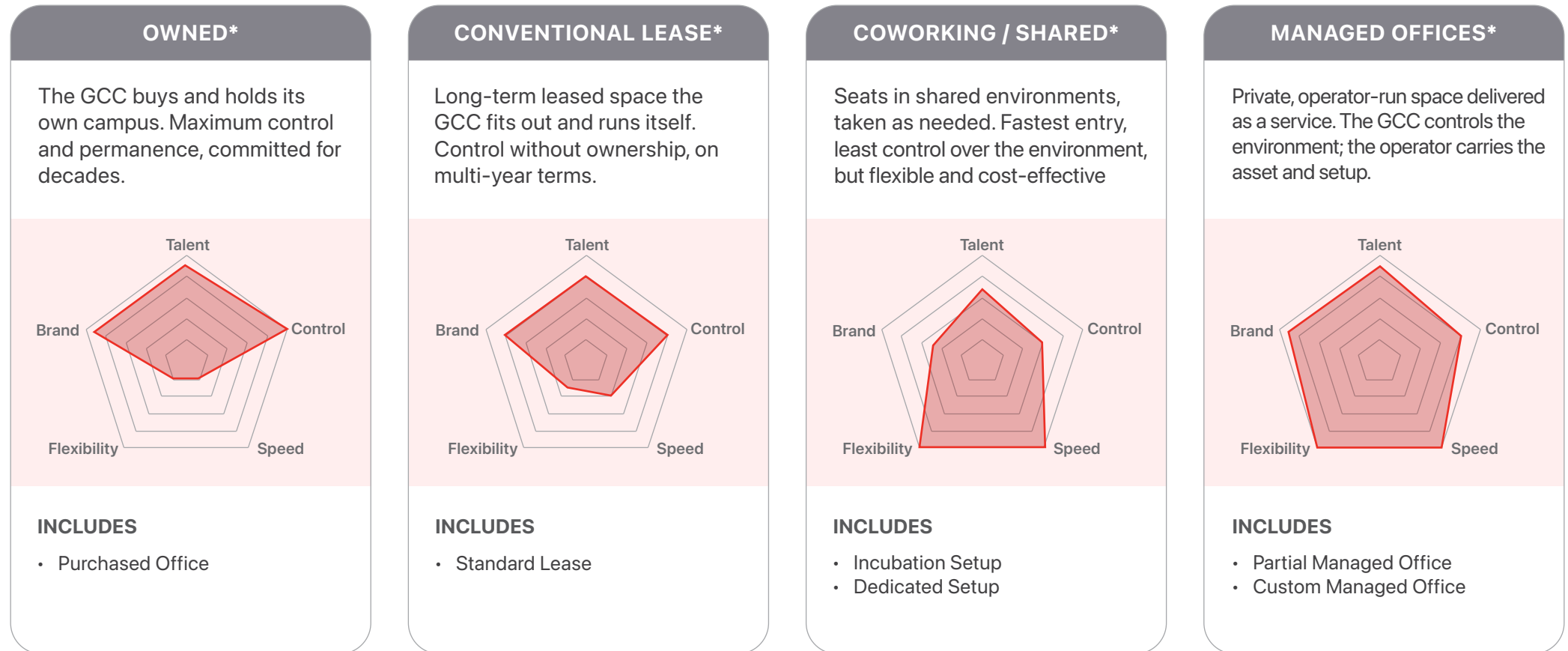
COST AND OPTIONALITY IS AN OUTCOME OF THESE FIVE

The model a GCC picks across talent, control, speed, flexibility, and brand determines the cost it carries and the room it keeps to change course.

GCCs CHOOSE BETWEEN FOUR WORKSPACE MODELS, EACH MAKING A DIFFERENT TRADE ACROSS FIVE FORCES

HIGHEST COMMITMENT, SLOWEST TO CHANGE

LOWEST COMMITMENT, FASTEST TO CHANGE



No model wins on all five. The shape a GCC picks across talent, control, speed, flexibility, and brand sets the cost it carries and the room it keeps to change course.

EVERY WORKSPACE MODEL MAKES ITS OWN TRADE ACROSS THE FIVE FORCES

	OWNED	CONVENTIONAL LEASE	COWORKING / SHARED			MANAGED OFFICES	
			Hot desking	Incubation Setup	Dedicated Setup	Partial Managed Office	Standalone/Custom Managed Office
TALENT							
CONTROL							
SPEED							
FLEXIBILITY							
BRAND							
COST							
BEST SUITED FOR	Large, mature GCCs making long-horizon commitments.	Stable headcount that wants a controlled, branded base.	Early entry, overflow, and project capacity where speed matters most.			Growth and entry phases with fast-changing headcount; Tier-II expansion.	

 Strong  Moderate  Weak

The trade sharpens at the format level. Within managed flex, custom offices and core-flex hold green on talent, control, and brand while keeping speed. Cost and optionality follow from the format picked.



“India's GCC ecosystem is entering a new phase of growth, one that is defined by speed, agility, and talent access. As organizations establish and expand their global capability centers across the country, workplace strategy is becoming a critical business enabler. Flexible and managed workspaces are increasingly helping GCCs accelerate market entry, optimize capital deployment, and build future-ready operations. At Awfis, we have seen this shift firsthand through our growing GCC client base, and we remain committed to creating workspace solutions that support innovation, productivity, and long-term business growth.

Amit Ramani

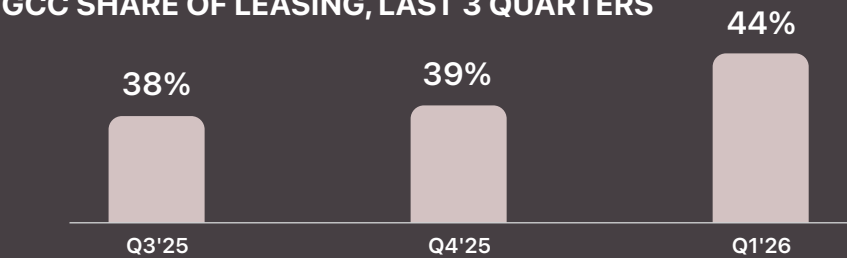
Chairman & Managing Director
Awfis

HOW GCCs CHOOSE TO TAKE SPACE NOW SETS THE DIRECTION OF INDIA'S OFFICE MARKET

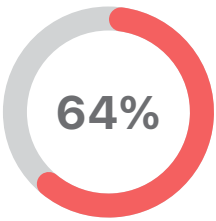
THE WHOLE MARKET, Q1 2026



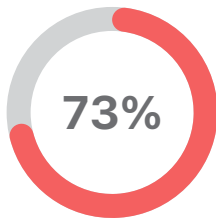
GCC SHARE OF LEASING, LAST 3 QUARTERS



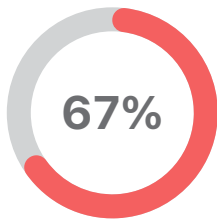
The GCC share of leasing has climbed 6 points in three quarters



from three verticals -
e-commerce, BFSI &
technology



from U.S.-headquartered
companies



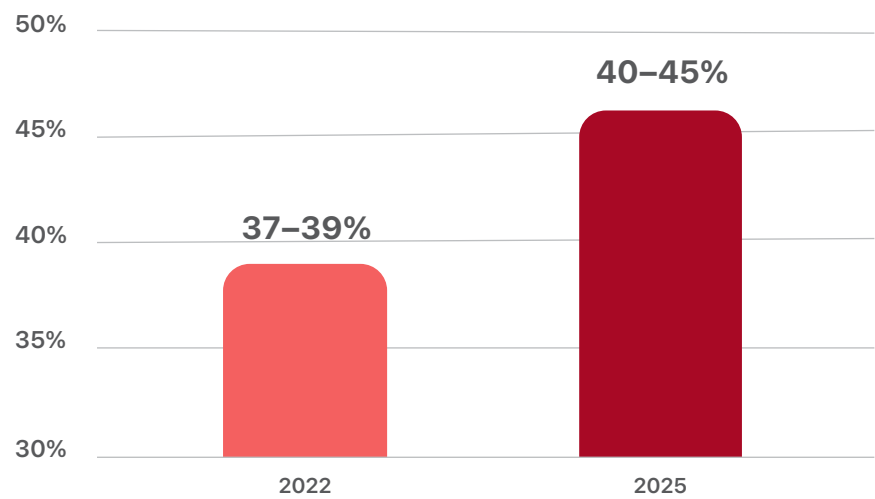
from two cities -
Bengaluru (48%) and
Hyderabad (19%)

KEY INSIGHT

- Office space is signed years ahead of the people who fill it. When GCCs take a record 9.1 million sq. ft. and keep raising their share, they are committing to what their India centers will do next.
- The market is reorganizing around its biggest buyer. When one set of occupiers drives this much of demand, supply starts shaping itself to what they need, in what gets built, where, and on what terms.

FLEX HAS BECOME THE GO-TO MODEL FOR HOW GCCs ENTER AND SCALE

GCC SHARE OF ENTERPRISE FLEX SEAT UPTAKE



A sustained three-year climb, structural, not a one-off.

HOW THE ENTRY CLASS OF 2025-26 CAME IN

A US fitness-technology platform 50-100 seats	MANAGED OFFICE (FLEX)
A US airline's technology center 150-250 seats	MANAGED OFFICE (FLEX)
A healthcare revenue-cycle firm 250-350 seats	MANAGED OFFICE (FLEX)
A US healthcare-IT platform 300-400 seats	MANAGED OFFICE (FLEX)
A global commercial insurer 300-400 seats	LONG-TERM LEASE

New GCC setups supported by Zinnov and Awfis, anonymised.

KEY INSIGHT

- At 40 to 45% of enterprise flex seat uptake, GCCs are the category's anchor customer, and operators are rebuilding the product around enterprise requirements for security, compliance, and brand. The next generation of managed office (flex) will look the way GCCs need it to look.
- Company size no longer decides the model. Two entrants of the same size chose differently, so this is now a strategic choice every new GCC makes. And with 67% of GCCs planning to push flex past a tenth of their portfolio, this shift has more room to run.

WORK

India now does the work HQ used to keep.

THE NEXT STEPS

- **Choose what to own.** Pick the problems the center will own end-to-end, and staff them for judgment.
- **Ship AI, not just know it.** Build the deployment capability that puts AI into production; knowing the concepts is now the baseline.

WORKER

The work changed the person doing it.

THE NEXT STEPS

- **Grow the senior AI layer.** The talent is deep but young; convert experienced domain talent into AI-fluent leaders rather than waiting to hire them.
- **Redesign roles, do not just refill them.** A quarter of tech roles are already being rebuilt around AI; do it by design across the whole team, junior to senior.

WORKSPACE

The Workspace has to be now built around both the Work and the Worker.

THE NEXT STEPS

- **Treat the model as an operating decision.** Weigh talent, speed, optionality, and cost flexibility, and match the commitment to the certainty of the work.
- **Split the portfolio by certainty.** Maintain owned or leased space for stable, predictable requirements, while using flexible workspace for growth, new locations, evolving teams, and uncertain demand. This creates agility without compromising enterprise standards or control.

“

The workplace requirements of GCCs have evolved significantly over the past few years. Today's GCCs are looking for more than real estate; they need scalable, technology-enabled environments that can adapt to changing business needs while maintaining enterprise-grade standards. Managed and flexible workspaces have emerged as a strategic lever, enabling organisations to launch faster, expand seamlessly across multiple cities and optimize workplace investments. As GCC adoption of flex continues to rise, Awfis is uniquely positioned to support this transformation through its integrated offering spanning flexible workspaces, managed offices, and design-build solutions.

Sumit Lakhani
Chief Executive Officer
Awfis





Awfis CASE STUDIES





US-based Global Commerce Leader | Embassy Tech Village, Bengaluru

A US-headquartered global ecommerce major entered India through a 100-seat incubation centre at Elite by Awfis, ORR Tech Park, Bengaluru and scaled to a 2,000-FTE captive operation without disrupting operations.

100 → 2,000
FTE Ramp-up

1
Single-window execution partner

ORR
Talent diversity, Grade A property

Awfis ADVANTAGE
Velocity

THE MANDATE

The brief was classic first-wave GCC: compress the setup–stabilize–scale timeline and achieve Day-1 readiness ahead of full entity maturity. The mandate spanned market intelligence, sourcing & procurement, design & build, and managed operations, with scale optionality built in from day one.

THE PLAYBOOK

- **LAND**
Micro-market benchmarking across Bengaluru and Hyderabad IT corridors - evaluating talent catchment, connectivity, Grade-A supply - and shortlisted ETV, ORR Tech Park, Bengaluru. A 100-seat incubation centre was provided at Elite by Awfis while sourcing and procuring compliant space for the next phase of ramp-up. Speed-to-market in 35 days.
- **EXPAND**
As ramp-up cadence accelerated, Awfis ran test-fits, stack plans, and delivered dedicated, brand-compliant space - design, build, MEP, AV, and workplace technology to the client's global workplace guidelines, while the managed-office construct kept per-seat economics predictable and growth pre-negotiated through right-to-expand provisions.
- **SCALE**
A dedicated, access-segregated footprint under a single managed-services agreement - SLA-backed facilities management with Awfis as the single-window partner across design & build and day-one operations. Every phase delivered live, with zero disruption to running operations.

OUTCOME: From first brief to fully operational GCC,100 → 2,000 seats delivered in a phased manner.

ENGAGEMENT SNAPSHOT

CLIENT	US-headquartered global ecommerce major
ENTRY VEHICLE	Incubation Centre → Managed Office
LOCATION	ORR Tech Park, Bengaluru
SCOPE	100 → 2,000 FTEs, phased ramp-up
MODEL	Complete Delivery System



US-based Health Solutions IT Company | Godrej Centre, Bengaluru

A US-headquartered health solutions IT company planned their India entry with a gradual expansion planned - on a growth runway priced and papered on day one, every phase delivered within 75 days.

50FTE → 60K SQ FT

Gradual expansion

75

Days phase-wise delivery

GODREJ Centre

The full ramp up under one roof

Awfis ADVANTAGE

Growth runway

THE MANDATE

Health IT Company makes its India debut with Day-1 readiness and a gradual expansion plan priced and papered with one partner across location advisory, design & build, and managed operations.

THE ENGAGEMENT ARC

• THE TOEHOLD

Site selection weighed talent density, scalability over generic Grade-A filters, and landed on Godrej Centre, Bengaluru. A phased delivery started with 50 FTEs, and the same signature carried right-to-expand, so the 60,000 sq. ft. endgame was papered on day one.

• THE DESIGN

Design took its cues from Bengaluru's identity, terracotta finishes, Chittara art installations, and regional textures. The space read local to Bengaluru talent and brand-true to the US parent in its premium hospitality-led experience. Test-fits to handover, each phase closed within 75 days.

• THE DELIVERY

The full 60,000 sq. ft., access-segregated space now runs as a single captive under SLA-backed facilities management - Awfis as the single-window partner from first test-fit to steady-state operations. Every expansion tranche was commissioned live, with zero disruption to the space already in production.

ENGAGEMENT SNAPSHOT

CLIENT US-headquartered health solutions IT company

ENTRY VEHICLE 50-FTEs → 60,000 sq. ft.

LOCATION Godrej Centre, Bengaluru

SCALE 50 seats → 60,000 sq. ft., phased

MODEL Design & Build + Managed Operations





CASE STUDY 03

UK-based Global Professional Services Network | Gurgaon

A global Professional Services Network spanning risk, compliance, consulting, and corporate tax planning partnered with Awfis to reimagine a workplace as a living brand experience that puts Generative AI and Intelligent Automation on full display for clients.

3 WEEKS

Concept to tender-ready docket

MULTIPLE ZONES

One seamless visitor journey

EXPERIENCE

Robotics + Generative AI

Awfis ADVANTAGE

Experience-led Design

THE VISION

The brief called for far more than an office. Awfis was asked to give physical form to a firm that has fully embraced Generative AI and Intelligent Automation, a space that is not a showroom and not a lab, but an evolving ecosystem. The architecture itself needed to speak the client's language of integrity, adaptability, continuous innovation, and human plus AI collaboration, using reflective materials, modular layouts, circular circulation paths, and blended digital physical experiences.

THE CONCEPT

Designed "Aureon," a distinctive, ownable AI and Robotics Experience Center built around the idea of "Encircling Innovation, Radiating Results," giving the client a branded concept rather than a generic showcase.

EXPERIENCE

Shaped one seamless narrative across an arrival zone, a human-plus-machine collaboration lab, and a co-creation studio, anchored by a leading-edge observatory, a human meeting room, and a podcast studio.

TECHNOLOGY

Embedded robotics and AI throughout the experience — digital displays, active LED screens, and a robotic café set within state-of-the-art, simulated industry settings, with Generative AI personalizing visitor welcomes and co-creating prototypes live.

DELIVERY

Packaged the entire concept in a digitally re-skinable design language, handed over as a complete, tender-ready docket — design-only, build-ready — within the three-week window.

ENGAGEMENT SNAPSHOT

CLIENT	UK-based Global Professional Services Network
LOCATION	Gurgaon
CLIENT	"Aureon" - AI & Robotics Experience Center
OUTPUT	Design-only, build-ready tender package
SCOPE	Concept, Experience design, Technology integration





CASE STUDY 04

US-based - Media Monitoring Platform | Hi-Tech City, Hyderabad

A US-based media monitoring platform setting up a dedicated AI hub at Hi-Tech City, Hyderabad: integrating global brand identity in the space, and a turnkey opening in 45 days with fit-out and hiring drives happening on parallel clocks.

45 DAYS

Built-to-suit turnkey delivery

300 +

FTE headroom from a 100-seat start

150

Engineers targeted by end-2026

Awfis ADVANTAGE

Elite: uber-premium space catering to GCCs

THE MANDATE

The client wanted a presence inside an established IT park with access to a captive employee hub, on a footprint that could carry 300+ FTEs as the centre matured. The global brand identity had to be legible in the physical space. And as a dedicated AI hub, the office fit-out and hiring drives had to commence simultaneously.

THE BUILD

• INSIDE THE ECOSYSTEM

Workspace was delivered at Hyderabad's Hi-Tech City IT park corridor, placing the client directly inside the tech ecosystem and within reach of the exact talent pool the AI hub was being built to hire.

• THE ELITE EXPERIENCE

The client was onboarded at Elite by Awfis, our uber-premium format designed to cater to GCCs, with room to grow built into the arrangement - from 100 to 300+ FTEs so the footprint tracks the roadmap, not the other way around.

• OUTCOME

THE BRAND TRANSLATION

Interiors were designed and built to the client's global brand guidelines, blending hospitality-grade finishes with functional engineering workspace, and delivered as a 45-day turnkey managed office: design, fit-out, facilities, and tech infrastructure.

ENGAGEMENT SNAPSHOT

CLIENT	US-based media monitoring platform
LOCATION	Elite by Awfis, Hi-Tech City, Hyderabad
FUNCTION	Dedicated AI R&D hub
JOURNEY	100-seat → 300+ FTE footprint
SCOPE	Started with Ready Flex and moved to customized, at-scale, built-to-suit space

zinnov

**A CATEGORY LEADER IN GCC SETUP AND
IMPLEMENTATION**

About Us

Founded in 2002, Zinnov is a global consulting firm and a category leader in Global Capability Center setup and implementation. With a presence across North America, Europe, and India, Zinnov has enabled 220+ GCC setups and supported the hiring of 250,000+ professionals for Fortune 2000 and mid-market enterprises globally.

Zinnov partners with enterprises to build, run, operate, and transform GCCs end to end. At the core is its Build–Run–Operate–Transform approach, powered by the proprietary GCC Accelerator Platform (GAP).

Beyond GCCs, Zinnov drives value through deal advisory, commercial due diligence, M&A execution, market expansion, and digital transformation across AI/ML, automation, cloud, and IoT — with deep expertise across Retail, Enterprise Software, BFSI, Healthcare, Automotive, and Telecom.

2002
FOUNDED

220+
GCC SETUPS

250K+
PROFESSIONALS
HIRED

24 yrs
OF GCC EXPERTISE

awfis

**INDIA'S PREFERRED UNIFIED
GCC SOLUTIONS PROVIDER**

About Us

Awfis Space Solutions Limited operates 250+ centers in India, including nine Tier II markets, spanning flexible seats to fully managed offices. The South zone — Bengaluru, Hyderabad, Chennai — leads with **102 centers and ~75,000 seats**.

GCCs and Fortune 500 enterprises make up 64% of the client base — **100+ unique GCC clients** across nine cities as of FY26, with 13 large mandates in the pipeline for the next two to three quarters.

Through **Transform by Awfis, our Design & Build vertical**, the company delivers fully customized Managed Office Space for global enterprises — a leading Insurtech's first India campus, a Fortune 500 IT major's Tier-II hub, and a global automotive luxury brand's flagship office.



250+
CENTERS



18
CITIES



175K+
SEATS



64%
CLIENTS ARE GCCS
& FORTUNE 500

To set up your GCC, or get further details, write to
kashvi.s1@awfis.com

MEET
The
TEAM



Nilesh Thakker

President
Zinnov



Nitika Goel

Managing Partner & CMO
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Sachit Bhat

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& Communications
Zinnov



Vedha V

Associate – Marketing
& Communications
Zinnov



Sumit Lakhani

Chief Executive Officer
Awfis



Sheetal Vanwari

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