

SIMPLIWORK OFFICES:

Where Global Ambition Meets A Distinctly Indian Spirit

India has rapidly emerged as one of Asia's most dynamic and strategically significant managed workspace markets, driven by unprecedented demand for enterprise-grade, flexible office solutions. Kunal Walia had seen this moment coming long before most, and in 2018, he began building for it. When outsourced offices were still finding their footing, he founded Simpliwork Offices on a deceptively simple idea: that enterprises deserved workspaces built entirely around their identity, culture, and ambition, not generic offices but fully bespoke environments designed to perform from day one. Seven years later, that conviction spans over 6 million square feet across 9 cities and 85 plus centres nationwide, backed by an ICRA A (CE) rating and a reputation as one of India's largest and most trusted outsourced office providers.

Growth, for Simpliwork, has never been incidental. In 2020, even as the world grappled with the uncertainty of Covid, Simpliwork delivered India's largest flex workspace at 600,000 square feet in Hyderabad, and its second-largest at 450,000 square feet in Gurgaon, a quiet but powerful statement of what the company stood for. Partnered with the Sattva Group, it has since become an integral part of every reputed developer's portfolio in India. With 80% of leasing following

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a per-desk model aligned with the global shift toward office de-densification, Simpliwork has consistently stayed ahead of where the market was heading, not where it already was.

Its most exciting chapter, however, is still being written. SW Product, Simpliwork's modular, ready-to-move enterprise workspace solution, is redefining what a managed office can feel like. Already thriving in Bengaluru, Mumbai, and Delhi, SW Product's remarkable reception in these cities has set the stage for its expansion across India, with each new location carrying the same distinctive design identity rooted in the country's most evocative landscapes and cultural traditions. The layered terrains of the Himalayas, the social rhythms of the ghats of Varanasi, and regional art forms including Chittara and Warli find expression in spaces that feel simultaneously world-class and warmly Indian. Nearly 32 to 40 percent of each workspace is dedicated to collaborative areas, well above industry norms, creating environments where spontaneous

conversations, cross-cultural connections, and genuine human interaction are not incidental but by design. Launched in December 2025, the entire SW Product portfolio achieved full occupancy within just three months.

At the heart of this design vision is Samhita De, Vice President, Design and Product, and one of the few women leading at the intersection of architecture and strategy in India's commercial real estate sector. A registered architect with several Online Certifications from Harvard Business School, a poet, and a passionate advocate for inclusive design, Samhita brings to Simpliwork something that no brief can fully capture: the ability to make large, complex spaces feel genuinely human. Today, her work is quietly reshaping what enterprise workspaces in India can aspire to be.

With Asia-Pacific expansion on the horizon and a commitment to fully carbon-neutral offices, Simpliwork's story is far from complete. It is, in many ways, just getting started.