



OUR PROPERTIES

Candor TechSpace K1, Kolkata

3.1M sf | 48.4 Acres

Candor TechSpace K1 is a prominent Grade A office SEZ and the largest campus-style office development in eastern India. Strategically located in New Town, Kolkata's fast-growing IT/ITeS hub, the office park ensures access to renowned hotels, hospitals, malls, educational institutions and abundant modern and affordable housing. The campus elevates workplace experiences with its aesthetics, diverse amenities and sustainability features. Its lush green landscape, serene water bodies and collaborative spaces make it an ideal destination for delivering an enhanced work experience to employees.

THE CAMPUS HAS SUFFICIENT SPACE FOR EXPANSION, POSITIONING IT AS A FUTURE-READY BUSINESS DESTINATION, ESPECIALLY WITH TENANTS INCREASING HEADCOUNTS AND EMPLOYEES RETURNING TO THE OFFICE.



CERTIFICATIONS

- National 5S Excellence Award by CII
- BEE 5-Star rated
- ISO 9001, 14001 and OHSAS 18001 certified
- IGBC Gold rated
- Bureau Veritas Safeguard Label certified
- Bureau Veritas 5-Star rated

SALIENT FEATURES



Amenities for superior experiences

- A thriving ecosystem of diverse flora and fauna, with open and interactive spaces for collaboration
- Diverse F&B options, retail outlets, crèche, banking facilities, salon, banquet hall and temperature-controlled indoor pool
- Complete healthcare facilities (pharmacy, 24x7 paramedic service and ambulance), well-equipped gym and sports zone

Pioneering sustainability practices

- Promoting a biodiverse and low-carbon environment with 7,000 trees, 15 waterbodies and rooftop solar panels
- Water efficiency with drip irrigation for landscaping
- EV-ready campus equipped with EV charging stations
- 100% organic-waste recycling

KEY STATISTICS AND HIGHLIGHTS

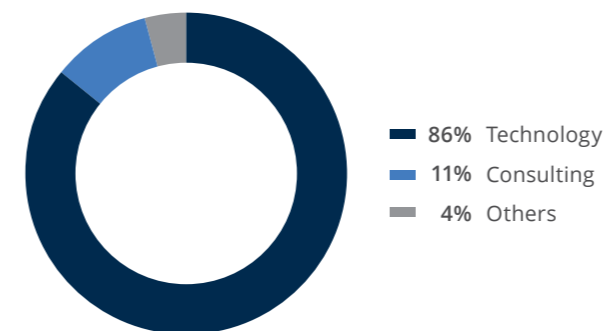
COMMITTED OCCUPANCY 83%	COMPLETED BUILDING 12	AREA LEASED 2.6M sf
TENANTS 37	WALE (YEARS) 6.3	MARKET VALUE ₹26,320M

H1 FY2024 HIGHLIGHTS

- 114.3M of ongoing tenant improvement and mixed-use development projects



GROSS CONTRACTED RENTALS BY TENANT SECTOR



TOP TENANTS

(As per Gross Contracted Rentals)

- Cognizant Technology Solutions India Private Limited
- Tata Consultancy Services Limited
- Accenture Solutions Private Limited
- Capgemini Technology Services India Limited
- Genpact India Private Limited