



OUR PROPERTIES

# Candor TechSpace N1, Noida

2.0M sf | 19.3 Acres

Candor TechSpace N1 is amongst the largest office business parks in Noida's Sector 62 micro-market, offering spaces within a dynamic campus-style setting. Strategically located near Delhi, it provides seamless connectivity to the entire National Capital Region, facilitated by a 14-lane expressway and metro rail station, which is just 1.5 km away. This unique business park offers a holistic experience, integrating various amenities and facilities that promote a community-centric work culture. The high-quality Grade A office park upholds high standards and offers occupiers options for expansion, consolidation and relocation.

**A DESIGNATED INFORMATION TECHNOLOGY PARK THAT EFFORTLESSLY INTEGRATES WORK AND LEISURE WITH ITS FASCINATING ARCHITECTURE, DYNAMIC DOUBLE-HEIGHT LOBBIES, AMENITIES AND BUSTLING RETAIL SQUARE, BINGE CENTRAL.**



**CERTIFICATIONS**

- BEE 5-Star rated
- ISO 9001, 14001 and OHSAS 18001 certified
- Bureau Veritas Safeguard Label certified
- IGBC Platinum rated
- British Safety Council 5-Star rated

**SALIENT FEATURES**



**Amenities for superior experiences**

- Grand arrival experience, fascinating architecture, lush landscapes featuring native tree plantations and an amphitheater
- Banking facilities, daycare, food court, salon, convenience, retail stores, smart medical facilities and pharmacy for a seamless, one-stop experience
- Convenience and safety with 24x7 security, streamlined traffic management, shared mobility and reliable power backup

**Pioneering sustainability practices**

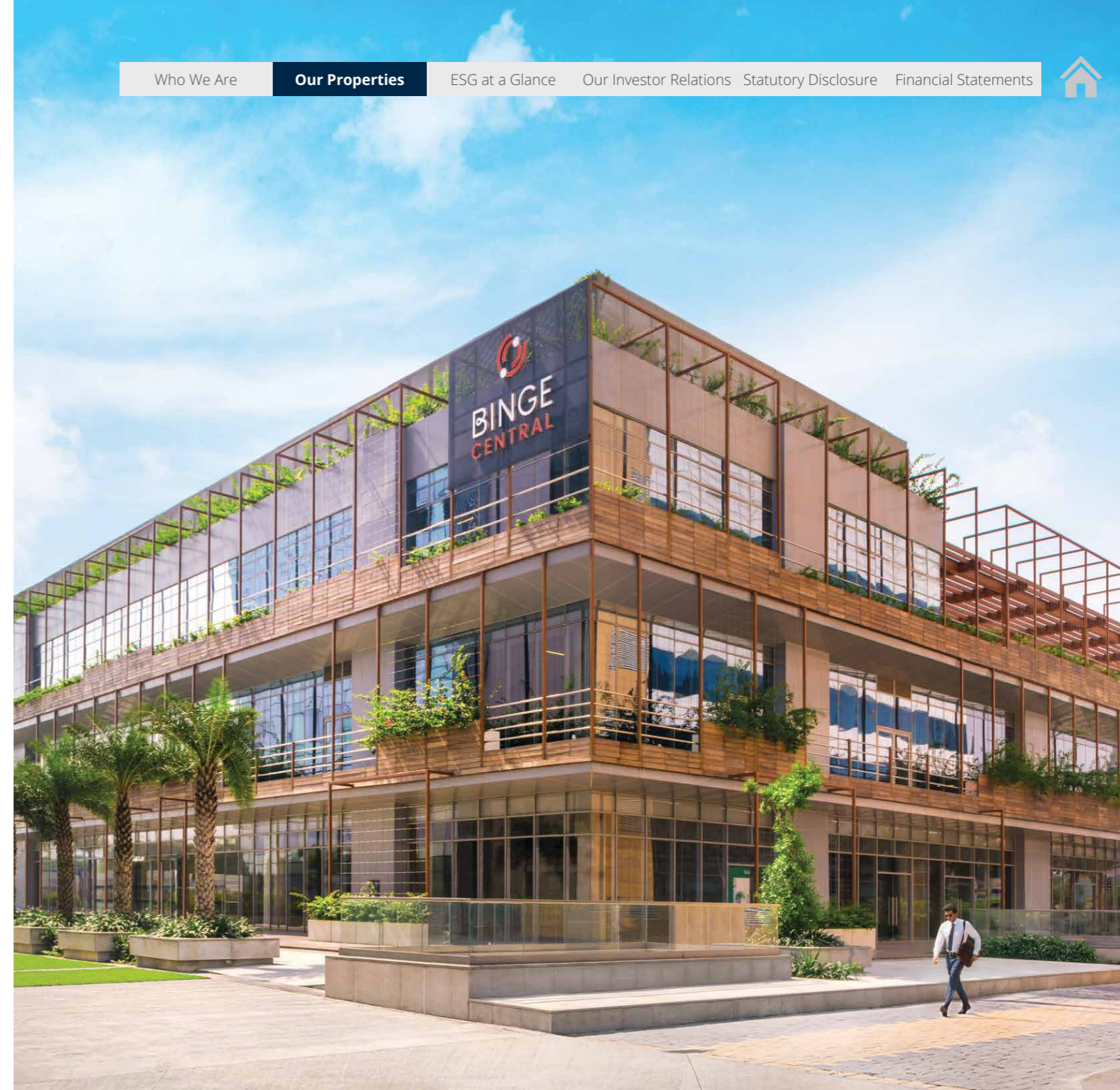
- Energy efficiency and reduced carbon footprint through LED lighting and rooftop solar panels
- Zero water discharge through drip irrigation system for landscaping and sewage treatment plant (STP) with ultra-filtration
- EV-ready campus promoting cleaner transportation
- 100% organic-waste recycling through composting

**KEY STATISTICS AND HIGHLIGHTS**

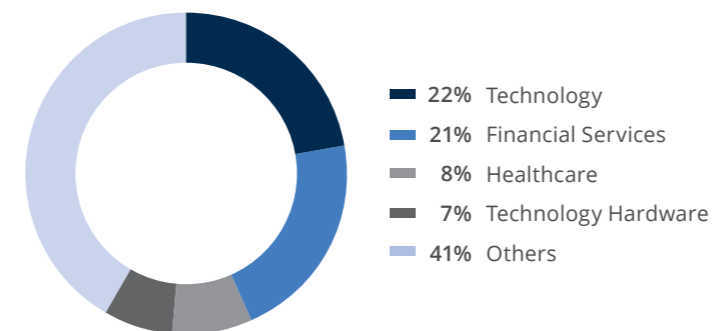
<b>COMMITTED OCCUPANCY</b> 97%	<b>COMPLETED BUILDING</b> 7	<b>AREA LEASED</b> 1.9M sf
<b>TENANTS</b> 63	<b>WALE (YEARS)</b> 8.4	<b>MARKET VALUE</b> ₹25,296M

**H1 FY2024 HIGHLIGHTS**

- 119.3K sf of new leases, 86.8K sf of area re-leased and 235.4K sf of area renewed
- ₹52.1M of ongoing asset upgrades (landscaping, external developments, ongoing fitouts, installation of PNG kits in DG sets) and tenant improvement projects



**GROSS CONTRACTED RENTALS BY TENANT SECTOR**



**TOP TENANTS**

(As per Gross Contracted Rentals)

- Barclays Global Service Centre Private Limited
- LTIMindtree Limited
- Amazon Development Centre (India) Private Limited
- Innovaccer Analytics Private Limited
- Landis Gyr Limited