



OUR PROPERTIES

Candor TechSpace K1, Kolkata

5.7 M sf | 48.4 Acres

Candor TechSpace K1 is located in a fast-growing IT/ ITeS hub of Kolkata – the New Town IT hub. As the largest campus in the city, it is crafted to elevate the everyday workplace to a world-class destination. The office park has sufficient space to accommodate future expansion for offices. It is designed to deliver a grand arrival experience, supported by a curated landscape. The campus is dotted with comfortable and attractive spots to connect and collaborate, making it an ideal choice for corporates seeking to give their employees an enhanced work experience.





**THE LUSH GREEN CAMPUS
HAS BEEN DESIGNED
WITH OPTIMAL ENERGY
FOOTPRINT AND
EXTENSIVE SUSTAINABLE
FEATURES, MAKING
THE CAMPUS ENERGY
EFFICIENT.**





OUR PROPERTIES

AMENITIES & ASSET UPGRADES

- 300-seater food court and a 400-seater banquet; Proposed base kitchen with an option to deliver multi-cuisine meals.
- Temperature controlled swimming pool, health club, gym.
- Medical facilities with pharmacy and wellness center; Proposed medical center with physician.
- Sports zone with proposed area for football, basketball, badminton and cycling facilities.
- Convenience and retail outlets with prominent brands, creche/ day care center, banking facilities, banquet hall, salon.





KEY HIGHLIGHTS

84%

COMMITTED OCCUPANCY

12

COMPLETED BUILDING

2.6 M sf

OF AREA LEASED

39

TENANTS

7.5

WALE (YEARS)

₹25,920M

MARKET VALUE

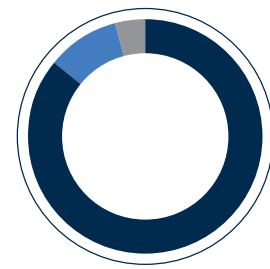
SUSTAINABILITY FEATURES

- 6,000+ trees and 13 waterbodies, creating a biodiverse microclimate
- Rooftop solar photovoltaic panels installed for renewable source of energy
- Water efficient landscaping – augmented by drip irrigation system
- 100% Organic waste recycling through composting

TOP TENANTS (BY GROSS CONTRACTED RENTALS)

- Cognizant Technology Solutions India Pvt. Ltd.
- Tata Consultancy Services Ltd.
- Accenture Solutions Pvt. Ltd.
- Capgemini Technology Services India Ltd.
- Genpact India Pvt Ltd.

TENANCY PROFILE



- 86% Technology
- 10% Consulting
- 4% Others

