



OUR PROPERTIES

# Candor TechSpace N1, Noida

2.8 M sf | 19.3 Acres

Candor TechSpace N1 is the only business park in the Noida Sector 62 micro-market offering premium office space in a campus style setting. It is located in proximity to Delhi and enjoys superior connectivity to the rest of the National Capital Region through a 14-lane expressway and the metro rail. The campus stands apart with its fascinating architecture, dynamic lobbies with double height and a buzzing retail square with an endless options of leisure. It offers an integrated system of amenities and facilities, creating an efficient, responsive and responsible ecosystem to work in a community culture, along with ample expansion, consolidation and relocation options to occupiers.





THE LATEST ADDITION TO OUR CAMPUS IS THE UPCOMING GYM AREA AND SMAASH – ‘BINGE CENTRAL’. IT IS RETAIL BLOCK WITH A WIDE RANGE OF RETAIL OPTIONS FOR EVERY AUDIENCE. IT IS DESIGNED LIKE A PORIFEROUS CUBE WITH A SQUARE PLAN THAT IS NATURALLY VENTILATED AND BREATHES ORGANICALLY TO CREATE A PLEASANT PEDESTRIAN EXPERIENCE. THE PLAN ALSO CONNECTS THE VARIOUS TOWERS TO A MYRIAD OF FUNCTIONS AND EXPERIENCES, RANGING FROM EXPERIENTIAL RETAIL TO CURATED F&B AND ENDLESS ENTERTAINMENT.





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### AMENITIES & ASSET UPGRADES

- Grand arrival experience at Tower 5 designed to enhance tenant experience
- Revamped landscape with plantation of native plant species
- 24\*7 operational 500-seater food court/cafeterias serving a variety of quality meals to tenants
- Amphitheater and food court for enhanced tenant experience
- Convenience and retail stores, day care center, banks and ATM, pharmacy, salon, retail outlets





**KEY HIGHLIGHTS**

**77%**  
COMMITTED OCCUPANCY

**7**  
COMPLETED BUILDING

**1.5 M sf**  
OF AREA LEASED

**42**  
TENANTS

**7.0**  
WALE (YEARS)

**₹21,329M**  
MARKET VALUE

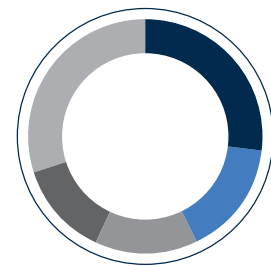
**SUSTAINABILITY FEATURES**

- Rooftop solar photovoltaic panels installed for renewable source of energy
- Water efficient landscaping – augmented by drip irrigation system
- Sewage treatment plant (STP) with ultra-filtration
- Zero water discharge campus
- 100% Organic waste recycling through composting

**TOP TENANTS (BY GROSS CONTRACTED RENTALS)**

- Barclays Shared Services Pvt. Ltd.
- Amazon Development Center India Pvt. Ltd.
- Landis Gyr Limited
- Pine Labs Pvt. Ltd.
- ION Trading India Pvt. Ltd.

**TENANCY PROFILE**



- 27% Financial Services
- 16% Technology & Technology Hardware
- 14% E-Commerce
- 13% Technology
- 30% Others

