



OUR PROPERTIES

# Candor TechSpace N2, Noida

4.5 M sf | 29.7 Acres

Candor TechSpace N2, Sector 135, Noida is one of the most prominent and visible campuses in the emerging IT/ITeS corridor of the city with huge frontage on the Noida Expressway. It is well connected with the metro station and has direct access to the 12-lane signal-free Noida Expressway, Noida CBD, Ghaziabad and East Delhi. The campus is planned around a central vista and its two amenity blocks providing an array of F&B options. The newly added tower 11's reflection in a water body is reflective of the ambience of the iconic Taj Mahal. The campuses' unique alignment with the natural elements of the Sun, Air and Earth along with native landscape create microclimate and pause points with a universal appeal.





THE CAMPUS, INCLUDING ITS UPCOMING TOWER 11A, IS FOCUSED ON CRAFTING EXPERIENCES AND MAXIMIZING EFFICIENCY WITH EXPANSIVE GREEN LANDSCAPES. IT OFFERS A WORK DESTINATION THAT BLURS THE LINE BETWEEN A WORKSPACE AND A PLACE OF WELLBEING AND COMMUNITY ENGAGEMENT.





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### AMENITIES & ASSET UPGRADES

- Grand arrival experience with inclusive workplaces, transfer escalators, triple height lobbies, destination-controlled high speed lifts, 9-lane entry/exit and 73m wide porch
- Double-height food court on the second floor, with the provision of an added mezzanine floor for future expansion
- High-performance glazing system to allow minimal heat gain while maximizing pleasant daylight ingress; Outdoor view across 91% of the campus
- Live-work-play ecosystem with landscaped environments, integrated green terraces as break-out area, large sit-out areas, lawns and outdoor recreational zones
- Interactive spaces, cafeteria, creche, convenience store, gymnasium, sports facilities, multipurpose hall banquets, medical facilities and ambulance





**KEY HIGHLIGHTS**

**80%**  
COMMITTED OCCUPANCY

**13**  
COMPLETED BUILDING

**2.9 M sf**  
OF AREA LEASED

**41**  
TENANTS

**8.2**  
WALE (YEARS)

**₹40,967M**  
MARKET VALUE

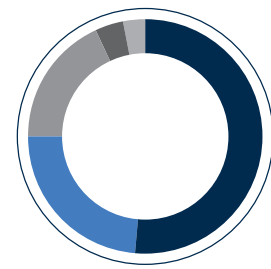
**SUSTAINABILITY FEATURES**

- 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)**

- Samsung India Electronics Pvt. Ltd.
- Genpact India Private Limited
- Accenture Solutions Pvt. Ltd.
- Sopra Steria India Ltd.
- Xavient Software Solutions India Pvt. Ltd.

**TENANCY PROFILE**



- 52% Technology
- 24% Consulting
- 18% Technology Hardware
- 4% Healthcare
- 2% Others

