



OUR PROPERTIES

# Candor TechSpace K1, Kolkata

5.7M sf | 48.4 Acres

Candor TechSpace K1, Kolkata is a workplace destination that harmonizes aesthetics, amenities and sustainability, creating an unparalleled environment for office tenants and employees. Strategically located in the thriving IT/ITeS hub of New Town, this Grade A office park offers a grand arrival experience and an artfully curated landscape.

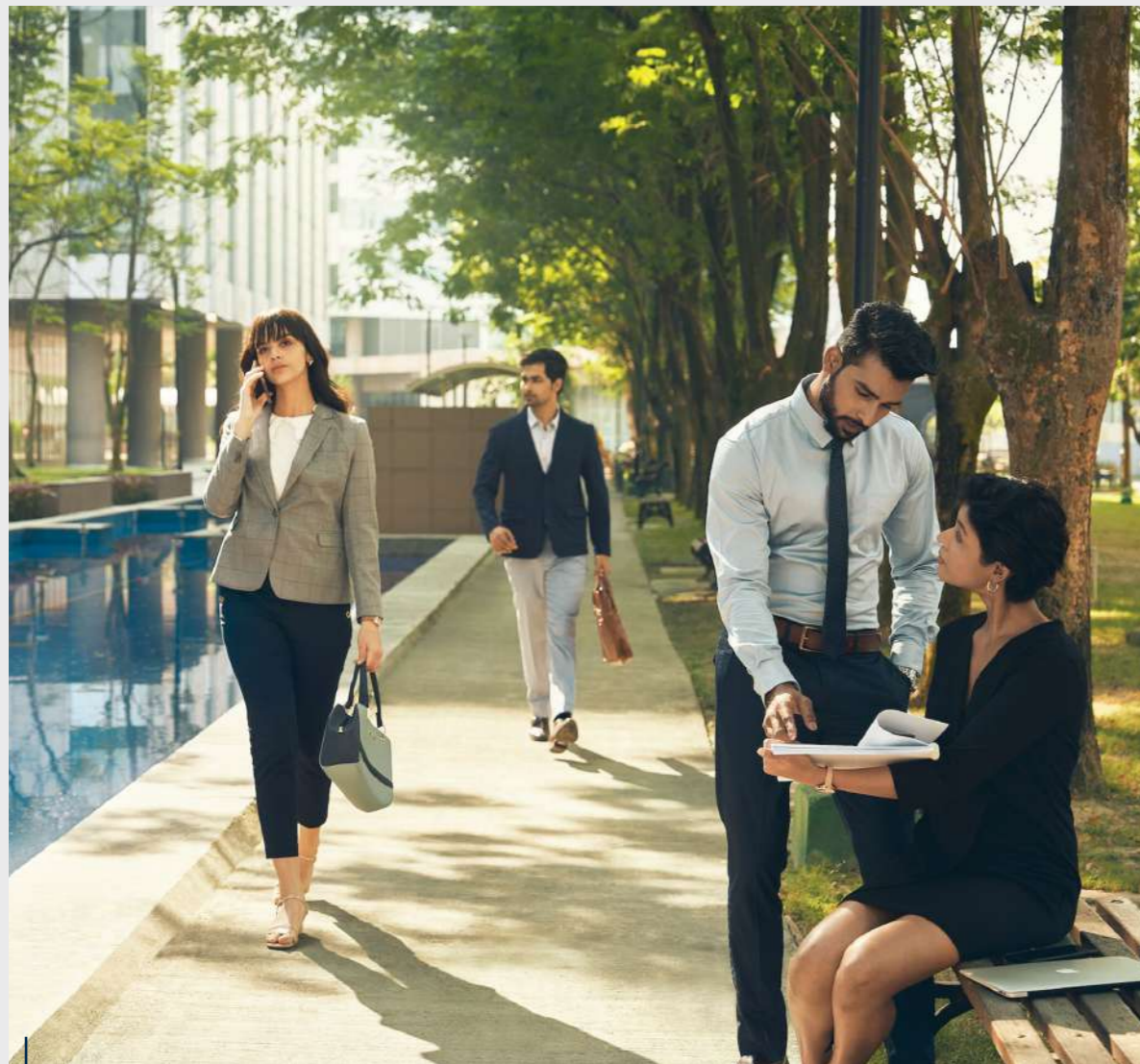
Green landscaped areas, water bodies and pleasant sit-out zones make Candor TechSpace K1, Kolkata an attractive work destination. With an optimal energy-footprint and extensive sustainable elements, Candor TechSpace K1, Kolkata exemplifies its commitment to energy efficiency. It offers abundant room for future expansion and boasts a diverse range of amenities and inviting spaces, fostering seamless connectivity and collaboration.

**GREEN LANDSCAPED AREAS, WATER BODIES AND PLEASANT SIT-OUT ZONES MAKE CANDOR TECHSPACE K1, KOLKATA AN ATTRACTIVE WORK DESTINATION.**

**CASE STUDY** **NURTURING ECOLOGICAL SUSTENANCE**

**C**andor TechSpace K1, Kolkata seamlessly blends nature and the designed environment, embracing biodiversity with more than 7,000 trees and 15 waterbodies. This thriving ecosystem supports diverse flora and fauna while maintaining the ecological balance.

Our commitment to sustainability is evident from the plantation of native and indigenous species, enhancing both the aesthetics and the ecological value of our campus. Our efforts at the Kolkata campus have resulted in the reduction of 196 MT of carbon absorption, making a significant impact on our carbon footprint.



Central Spine  
Candor TechSpace K1, Kolkata

**REDUCTION IN CARBON FOOTPRINT  
DUE TO PLANTATION**  
**196MT**

**LOCATION EDGE**

Candor TechSpace K1, Kolkata enjoys a strategic location with easy access to the nearby social infrastructure. It overlooks a key junction of two major 48m wide arterial roads, offering excellent frontage and high visibility for businesses.

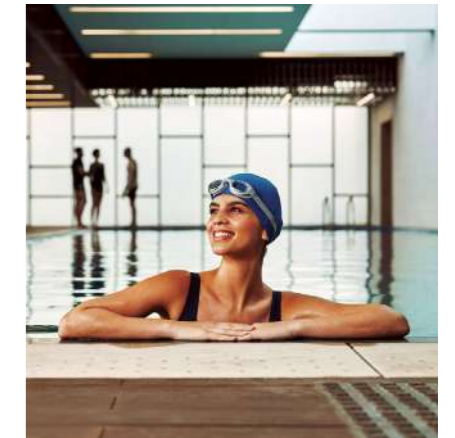
**AMENITIES EDGE**



Experience a thriving campus with F&B options, retail outlets, crèche and essential healthcare facilities that include a pharmacy and a



24/7 paramedic service with an ambulance. Enjoy the convenience of temperature-controlled indoor pool, well equipped gym and an



upgraded amenity block consisting of a food court and a banquet hall for collaboration.

**KEY HIGHLIGHTS**

**COMMITTED  
OCCUPANCY**  
**84%**

**COMPLETED  
BUILDING**  
**12**

**AREA  
LEASED**  
**2.6M sf**

**TENANTS**  
**38**

**WALE  
(YEARS)**  
**7.1**

**MARKET  
VALUE**  
**₹27,013M**

**SUSTAINABILITY EDGE**

The campus stands out for its commitment to sustainability, featuring a biodiverse environment with more than 7,000 trees helping us in carbon sequestration.

The incorporation of rooftop solar panels ensures the use of renewable power, while drip irrigation system contributes to water conservation. Additionally, an electric vehicle charging

station and the implementation of a 100% organic waste recycling program further demonstrates our dedication to creating a sustainable environment.

**24/7 SECURITY, CCTV SURVEILLANCE,  
POWER BACKUP.**

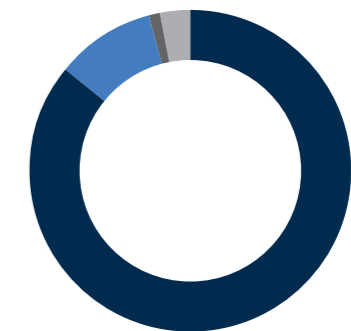


**EXCELLENCE EDGE**

The campus has several awards, certifications and ratings to its credit.

- 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

**TENANCY PROFILE**



- 86% Technology
- 10% Consulting
- 1% Telecom
- 3% Others

**TOP TENANTS**

(By 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