



OUR PROPERTIES

# Candor TechSpace N1, Noida

2.8M sf | 19.3 Acres

Candor TechSpace N1, Noida sets itself apart as the campus-style business park in Noida's Sector 62 micro-market offering premium office space within a dynamic campus-style environment. With its captivating architecture, inviting double-height lobbies and a vibrant retail square – Binge Central, it creates a unique fusion of work and leisure. Strategically located in proximity to Delhi, it enjoys seamless connectivity to the entire National Capital Region via a 14-lane expressway and the metro rail.

**KERB RAMPS AND TACTILE MARKINGS IN DROP-OFF AREAS ENABLE UNIVERSAL ACCESSIBILITY AROUND THE CAMPUS.**

**CASE STUDY** WHERE LIFE COMES ALIVE

**B**inge Central – ‘Where life comes alive’ at Candor TechSpace N1, Noida is a dynamic retail hub, transforming the visitor's retail experience. 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 exterior pergola along the building is designed around the central theme of Placemaking and provides a shaded passage for a comfortable commute to pedestrians, along with nooks and avenues where people can meet, relax and bring their conversations alive. With curated cuisines, leading F&B brands and endless entertainment, it is the sought-after destination for shopping and dining within the campus.



Binge Central at Candor TechSpace N1, Noida

**GROSS LEASABLE AREA**  
**79,761 sf**

**LOCATION EDGE**

Located in a prime location in Noida, our office park provides excellent connectivity to public transport nodes and major NCR hubs. Just 1.5 km from the metro station, it offers convenient entry and exit points with dedicated drop-off zones for smooth accessibility and efficient traffic management.

**AMENITIES EDGE**



The campus' exceptional infrastructure and array of amenities, such as 24/7 security, smart medical facilities,



streamlined traffic management, shared mobility, power backup, banking services, daycare, a multi-cuisine food court and a salon,



make it highly desirable for tenants seeking expansion, consolidation or relocation.

**KEY HIGHLIGHTS**

**COMMITTED OCCUPANCY**  
**96%**

**COMPLETED BUILDING**  
**7**

**AREA LEASED**  
**1.9M sf**

**TENANTS**  
**59**

**WALE (YEARS)**  
**7.3**

**MARKET VALUE**  
**₹24,245M**

**SUSTAINABILITY EDGE**

With a BEE 5 Star rating, the campus features electric vehicle charging, solar panels, water-efficient landscaping and advanced waste management.

**‘BINGE CENTRAL, WHERE LIFE COMES ALIVE’ – THIS EXPERIENTIAL VIBRANT RETAIL CENTER ENRICHES THE TENANT EXPERIENCE THROUGH A HOST OF CONVENIENCE AND RETAIL STORES.**

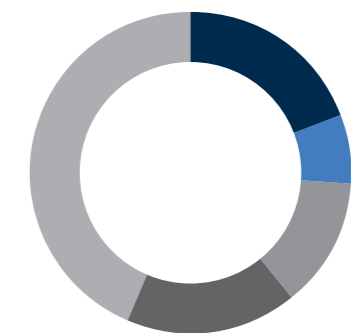


**EXCELLENCE EDGE**

The various awards, certifications and ratings received by the campus endorse its strong quality edge.

- BEE 5-star rated
- ISO 9001, 14001 and OHSAS 18001 certified
- Bureau Veritas Safeguard Label certified
- IGBC Platinum rated

**TENANCY PROFILE**



- 19% Financial Services
- 7% Technology Hardware
- 13% E-Commerce
- 17% Technology
- 44% Others

**TOP TENANTS**

(By Gross Contracted Rentals)

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