

AIRTEL CENTER

Gurugram

Airtel Center is a landmark Grade-A office campus and the headquarters of Bharti Airtel. This built-to-suit campus combines intelligent planning, contemporary aesthetics, it offers a refined work environment supported by lifestyle amenities that foster well-being and collaboration. Strategically located near NH-48 and Indira Gandhi International Airport, the campus ensures seamless connectivity and reflects the sophistication of a modern workplace.



Airtel Center reflects a considered approach to workplace architecture – blending efficiency, elegance, and everyday functionality in a seamless experience.



KEY STATISTICS

4.7 Acres
CAMPUS AREA

0.7M sf
TOTAL LEASABLE AREA

0.7M sf
AREA LEASED

₹ 12,701M
MARKET VALUE



PROPERTY HIGHLIGHTS



Natural light optimization through thoughtful **courtyard-style architecture**



Sustainable **design with lifestyle amenities** that enhance **work-life vibrancy**



Grand arrival zone with **lush landscaping** and **generous spatial proportions**



Central hub featuring **retail, food courts, and seating zones** for daily engagement



Wellness-oriented spaces with **fitness infrastructure** for **physical and mental health**



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety

APPROACH TO SUSTAINABILITY

LEED PLATINUM

Core and Shell

BEE 5 STAR

Rated

WELL EQUITY

Rated

ON-SITE SOLAR PANELS

To produce green energy

ELECTRO STATIC (ES) FILTERS

For enhanced energy efficiency and improved air quality

RAINWATER HARVESTING

For groundwater recharge

LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

EV CHARGING

Facility

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

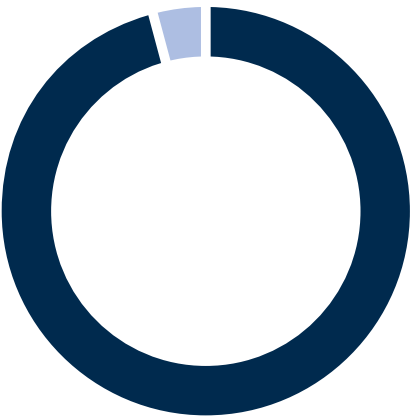
Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



■ 96% Telecom

■ 4% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beetel Teletech Limited
- Bharti Foundation
- Nxtra Data Limited