

CANDOR TECHSPACE G1

Gurugram

Candor TechSpace G1 is a premier Grade-A SEZ office campus located in Gurugram's thriving micro-market near NH-48. It is strategically developed to cater to the IT/ITeS sector, offering efficient floor plates and premium building structures that align with international quality standards. The campus includes a vibrant amenity mix that enhances tenant experience. With 60% of the area dedicated to open green spaces, it includes outdoor zones, event lawns, and seating areas that foster engagement and well-being. The development enjoys seamless connectivity to the Indira Gandhi International Airport, metro corridors, and the Dwarka Expressway, making it a preferred choice for leading global and domestic occupiers.



An intentionally designed campus environment featuring open spaces, event lawns, and shaded seating – built to support productivity, collaboration, and wellness.



KEY STATISTICS

25.2 Acres
CAMPUS AREA

3.8M sf
GRADE-A COMMERCIAL
OFFICE SPACE

3.0M sf
AREA LEASED

₹ 55,985M
MARKET VALUE

PROPERTY HIGHLIGHTS



Thoughtfully planned **amphitheater, central green, and sit-out areas** serve as key enablers of vibrant placemaking initiatives



Campus amenities include a **gym, outdoor sports zones, and premium fine dining**



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage, and automated lift access**



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



Strategic landscape design incorporates tranquil **green environments** that facilitate collaboration

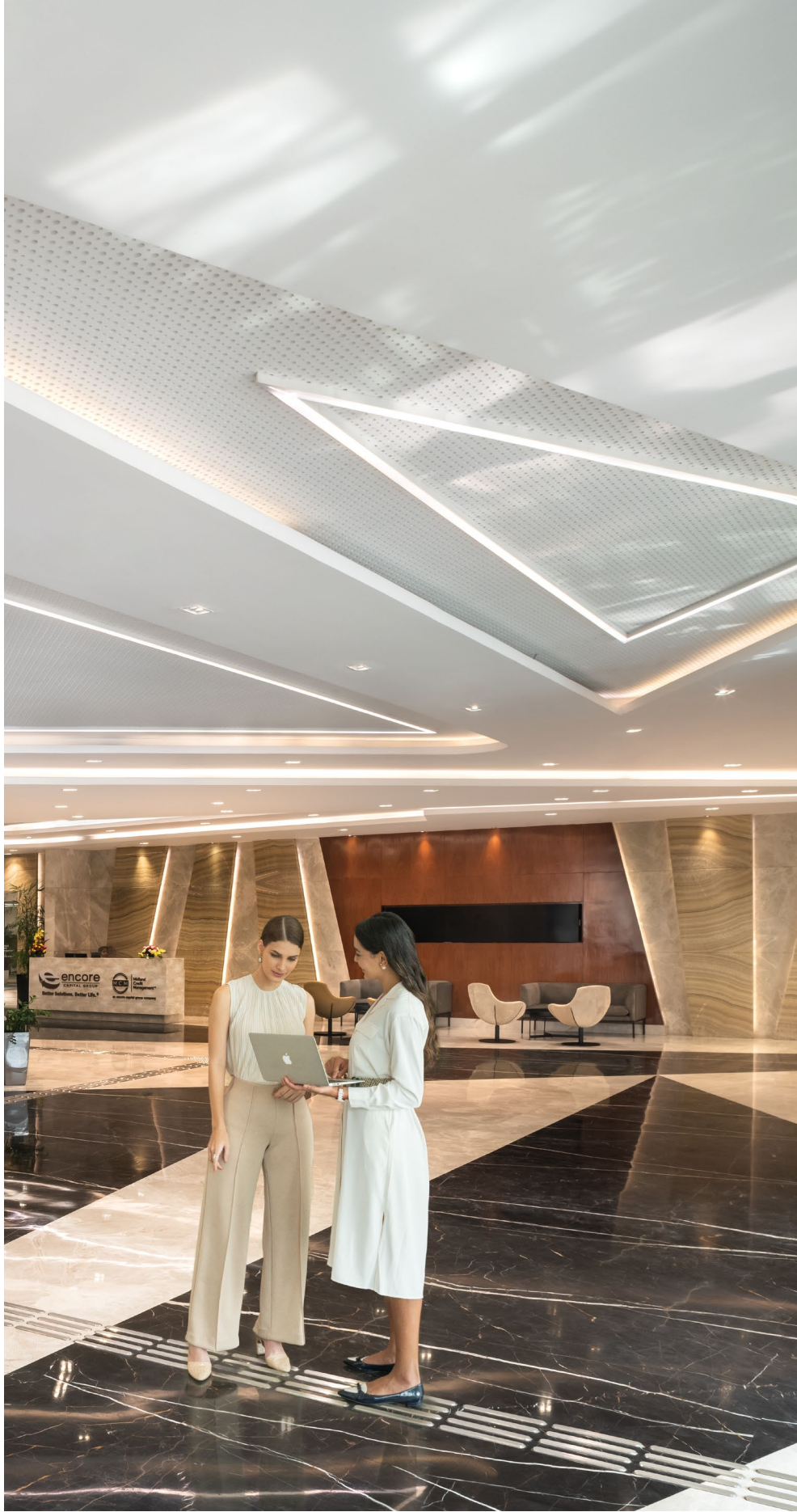


Dedicated facilities such as a **food court, clubhouse, and banquet halls** support leisure and social gatherings

NEW DEVELOPMENTS

459K sf
AREA RE-LEASED

21K sf
AREA RENEWED



APPROACH TO SUSTAINABILITY

IGBC PLATINUM
Existing Building Rating

BEE 5 STAR
Rated

BRITISH SAFETY COUNCIL
5 star

40% GREEN POWER SUPPLY
For occupied areas

ROOF-TOP SOLAR PANELS
For on-site generation of green power

LOW FLOW, EFFICIENT WATER FIXTURES
To reduce water consumption

EV CHARGING
Facility

ORGANIC SQUARE FOOT Farming

INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

100%
Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT

TENANT PROFILING
Sector-wise occupancy



- 40% Technology
- 21% Financial Services
- 6% Consulting
- 6% Healthcare
- 27% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- FIL India Business & Research Services Private Limited
- Wipro HR Services India Private Limited
- Cognizant Technology Solutions India Private Limited
- Evalueserve SEZ (Gurgaon) Private Limited