

# **CANDOR TECHSPACE K1**

## Kolkata

Candor TechSpace K1 stands as the largest campus-style development in Eastern India, anchored in Kolkata's high-growth IT/ITeS hub of Newtown. This Grade-A office park blends expansive green landscapes and tranquil water bodies with collaborative zones, offering a work environment that inspires connection and well-being. Strategically positioned with excellent connectivity to thriving social infrastructure and in proximity to metro stations and the international airport, the campus ensures unmatched commuting convenience. With future-ready provisions for mixed-use expansion, it creates a compelling setting for modern enterprises focused on scale and sustainability.

With 100% green power and eco-conscious planning, Candor TechSpace K1 transforms the workspace into an immersive experience - where lush landscapes, vibrant water elements, and social zones define sustainable workspace.





#### **KEY STATISTICS**

**48.4** Acres **CAMPUS AREA** 

> 3.2M sf COMPLETED AREA

> 3.1M sf AREA LEASED

₹ 31,031M MARKET VALUE



## **PROPERTY HIGHLIGHTS**



State-of-the-art health club, gym, crèche, sports grounds, banquet hall, temperaturecontrolled indoor pool, and varied F&B options



On-site healthcare support including a **pharmacy** and round-the-clock **paramedic services** for occupant well-being



A wide array of retail outlets, banking services, dining options, and salons to cater to various lifestyle needs



Thoughtfully designed for all with wheelchair access, tactile indicators, Braille signage, and automated lifts



Engaging outdoor areas and collaborative hubs designed to inspire **interaction** and creativity

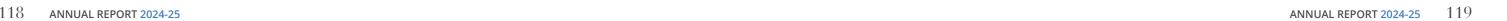


Tech-enabled campus with RFID/restricted entry and 24x7 CCTV surveillance for enhanced safety

#### **NEW DEVELOPMENTS**

~387K sf GRADE-A COMMERCIAL USE

> 561K sf MIXED USE



**APPROACH TO SUSTAINABILITY** 

## **IGBC GOLD**

**Existing Building Ratings** 

**BROOKFIELD INDIA REAL ESTATE TRUST** 

## **BEE 5 STAR**

Rated

## **BRITISH SAFETY COUNCIL**

5 star

## 100%

**Green powered campus** 

## **ROOF-TOP SOLAR PANELS**

For on-site generation of green power

## LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

## **EV CHARGING**

**Facility** 

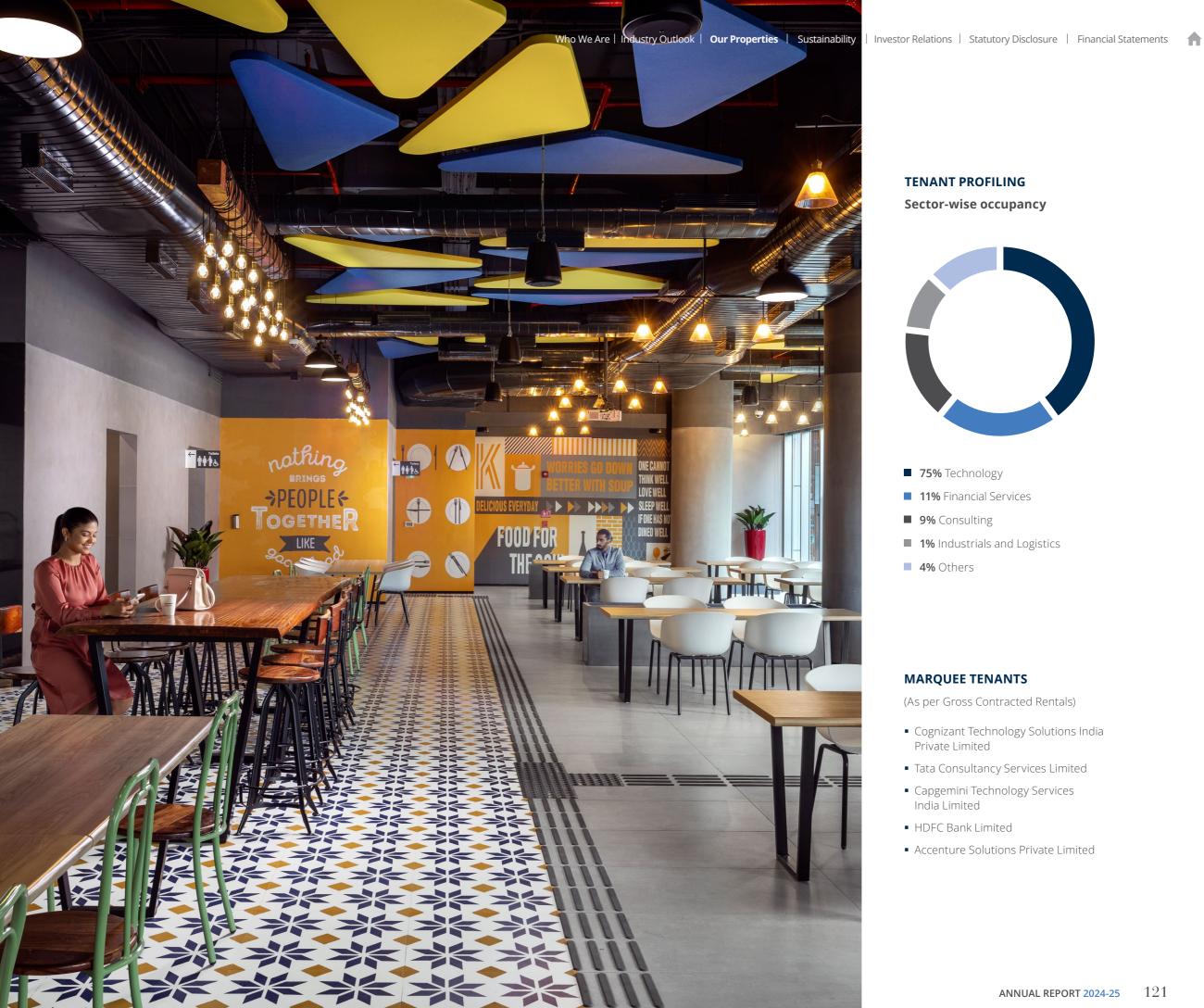
## 6,000+ TREES

Creating a biodiverse microclimate

## **INDOOR AIR**

**QUALITY (IAQ)**Monitoring in common areas

**ON-SITE ORGANIC WASTE TREATMENT** 



#### **TENANT PROFILING**

**Sector-wise occupancy** 



- **75%** Technology
- 11% Financial Services
- 9% Consulting
- 1% Industrials and Logistics
- **4%** Others

#### **MARQUEE TENANTS**

(As per Gross Contracted Rentals)

- Cognizant Technology Solutions India Private Limited
- Tata Consultancy Services Limited
- Capgemini Technology Services India Limited
- HDFC Bank Limited
- Accenture Solutions Private Limited