

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.

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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.



PROPERTY HIGHLIGHTS



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



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



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



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



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



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

KEY STATISTICS

48.4 Acres
CAMPUS AREA

3.2M sf
COMPLETED AREA

3.1M sf
AREA LEASED

₹ 31,031M
MARKET VALUE

NEW DEVELOPMENTS

~387K sf
GRADE-A COMMERCIAL USE

561K sf
MIXED USE



APPROACH TO SUSTAINABILITY

IGBC GOLD
Existing Building Ratings

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