



CANDOR TECHSPACE N1

Noida

Candor TechSpace N1 is a landmark campus-style mixed-use development located in Noida's Sector 62, offering premium Grade-A office spaces within a thoughtfully master-planned environment. Designed by the globally renowned Ricardo Bofill Taller de Arquitectura (RBTA), the campus features striking double-height lobbies and vibrant social hubs that enhance the workplace experience. The development is anchored by a standout high-street retail concept and curated amenities, including Binge Central, an experiential F&B destination with diverse culinary options. Landscaped zones and architectural detailing contribute to a vibrant and engaging setting. With direct access to NH-24, metro stations and the airport, and its proximity to the national capital, the campus provides seamless connectivity across key nodes of the NCR.



A distinct destination with its immersive arrival zones, lifestyle-led retail promenade, and leisure spaces that energize the everyday workplace experience.





KEY STATISTICS

19.3 Acres
CAMPUS AREA

~2.0M sf
GRADE-A COMMERCIAL
OFFICE SPACE

2M sf
AREA LEASED

₹ 27,413M
MARKET VALUE



PROPERTY HIGHLIGHTS



Vibrant **outdoor zones** and **collaborative hubs** designed to enhance interaction and workplace energy



Flexible workspaces with **seamless floor integration** and **built-in coworking options** via COWRKS



Premium lifestyle amenities include an **amphitheater**, **multi-cuisine cafés**, **lounges**, **restaurants**, and **Bingo Central**



Comprehensive on-site services such as **banking**, **daycare**, **medical support**, **salon**, **retail outlets**, and **food courts**



Round-the-clock campus safety and mobility enabled through **24/7 security**, **traffic coordination**, **shared transport**, and **power backup**



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

NEW DEVELOPMENTS

136.9K sf
NEW LEASES

94K sf
AREA RE-LEASED

289K sf
AREA RENEWED

APPROACH TO SUSTAINABILITY

IGBC PLATINUM

Existing Building Ratings

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

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



- 23% Technology
- 20% Financial Services
- 9% Industrials and Logistics
- 7% Healthcare
- 41% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Barclays Global Service Centre Private Limited
- ION Trading India Private Limited
- LTIMINDTREE Limited
- Landis Gyr Limited
- Amazon Development Centre (India) Private Limited