

CANDOR TECHSPACE N2

Noida

Candor TechSpace N2 is a thoughtfully developed campus located on Noida-Greater Noida expressway. It offers modern, functional office spaces designed to support the IT/ITeS ecosystem. The campus is anchored by a vibrant central courtyard and enriched with native landscaping and tranquil green zones that foster interaction and rejuvenation. While retail details are not specified, the environment is shaped by a seamless blend of design and nature. With excellent connectivity to metro lines, arterial roads, and the city's central business district, the development provides an inspiring and well-connected workplace destination.

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The campus cultivates a serene rhythm of work through tree-lined pathways, shaded courtyards, and immersive green buffers soften the built environment.





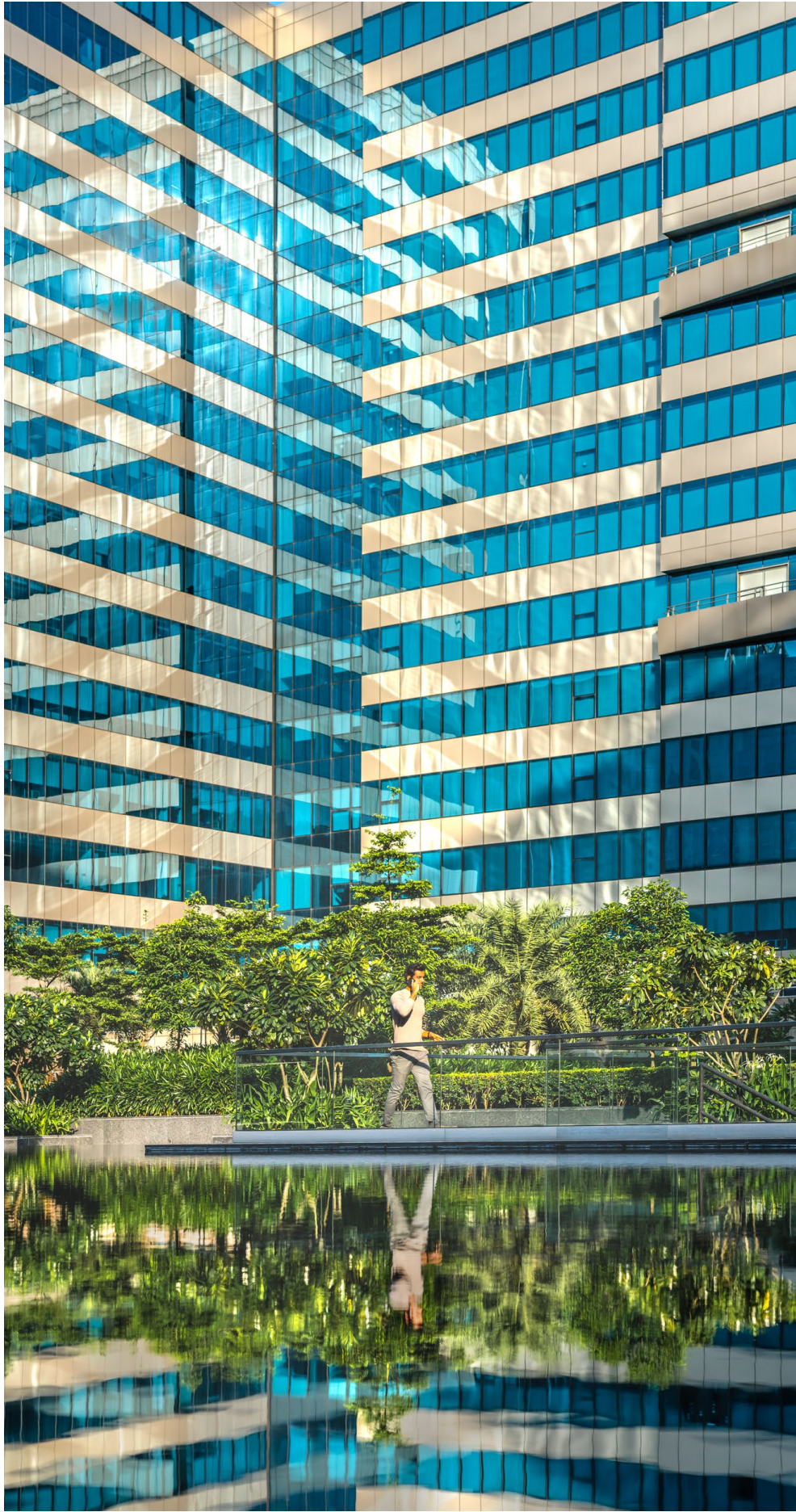
KEY STATISTICS

29.7 Acres
CAMPUS AREA

3.9M sf
GRADE-A COMMERCIAL
OFFICE SPACE

3.2M sf
AREA LEASED

₹ 45,226M
MARKET VALUE



PROPERTY HIGHLIGHTS



Thoughtfully designed areas for **relaxation, collaboration,** and **revitalization** foster daily **engagement** across the campus



Well-rounded mix of **Sports ground, badminton courts, gymnasium facilities,** and landscaped areas like a **picturesque waterbody,** shaded cabanas for relaxation



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



Inclusive by design, the campus ensures seamless mobility with **wheelchair** access, **tactile paths,** **automated lifts,** and **Braille signage**



Ample community spaces to support place making initiative



Curated retail, diverse **F&B options,** amenity blocks, curated retail, dedicated **childcare** enhance **workplace convenience**

NEW DEVELOPMENTS

374K sf
NEW LEASES

332K sf
AREA RE-LEASED

49K 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 occupied areas

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



- 40% Technology
- 21% Technology Hardware
- 16% Consulting
- 10% Telecom
- 13% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Samsung India Electronics Private Limited
- Xavient Software Solutions India Private Limited
- Qualcomm India Private Limited
- Cognizant Technology Solutions India Private Limited
- Sopra Steria India Limited