

# AIRTEL CENTER

## GURUGRAM

The Airtel Center, is a premium Grade-A corporate facility that harmoniously combines state-of-the-art infrastructure with an array of lifestyle amenities, achieving an ideal balance between work and rejuvenation. Strategically positioned adjacent to NH-48 and Indira Gandhi International Airport, the campus ensures ease of connectivity for employees, clients, and stakeholders. It stands as a distinctive architecture that represents modern corporate elegance, striking the positive work-life balance.

The award-winning, built-to-suit campus, sets a new standard for modern workspaces by seamlessly integrating innovative design with functionality.







KEY STATISTICS

4.7 Acres  
CAMPUS AREA

0.7M sf  
TOTAL LEASABLE AREA

0.7M sf  
AREA LEASED

₹ 12,431M  
MARKET VALUE

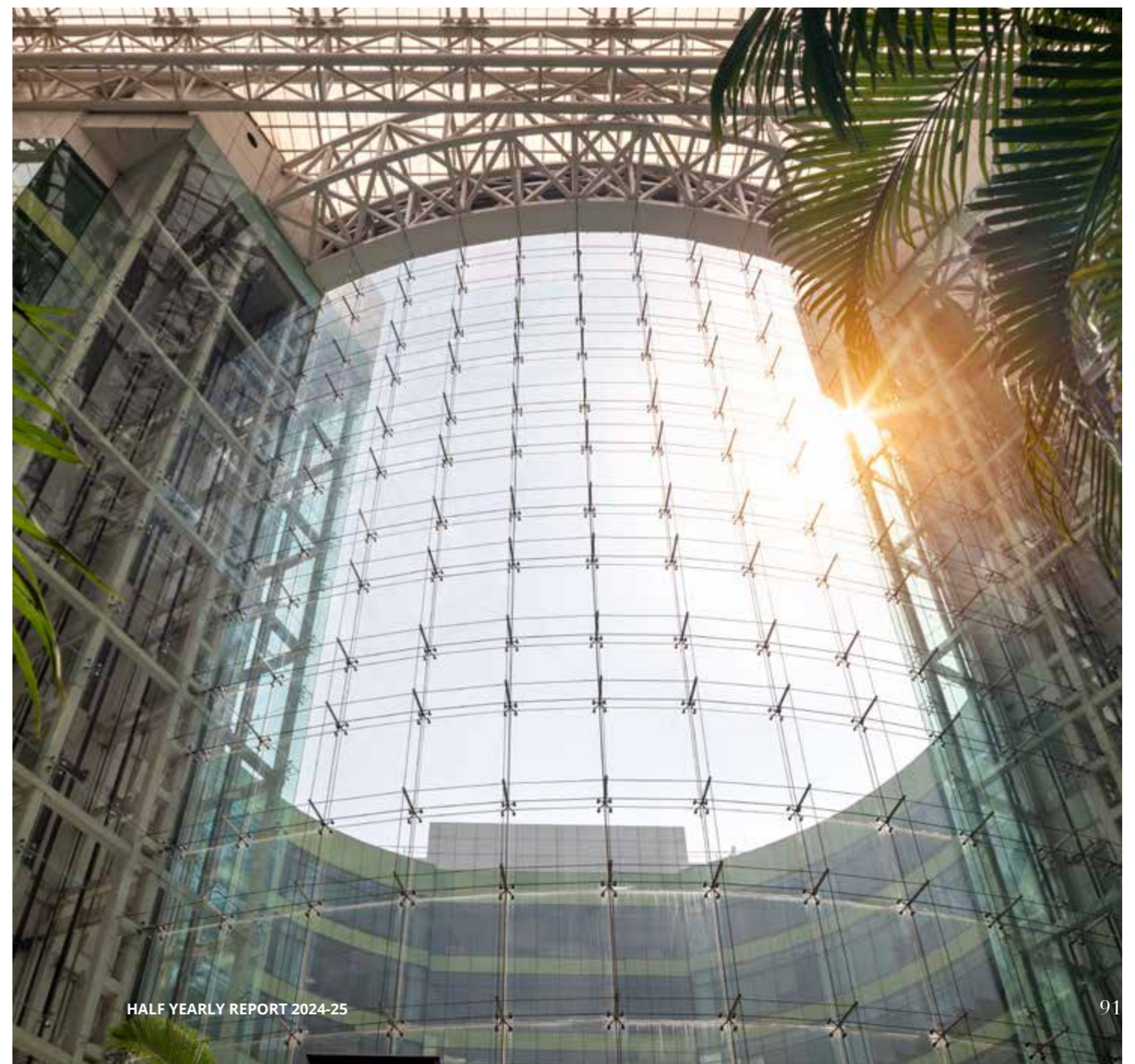
PROPERTY HIGHLIGHTS



Landscaped outdoor areas offering premium aesthetics



Integrated lifestyle amenities like food court, gymnasium, daycare, indoor sports zone, and supermarket





### APPROACH TO SUSTAINABILITY

#### LEED O+M

Existing Building Rating

#### BEE 5 STAR

Rating

#### 90 KWP

Rooftop solar panels

#### EFFICIENT CENTRALIZED

Chilled water system

#### EV CHARGING

Facility integrated

#### ES FILTER

Equipped AHUs

#### RAINWATER HARVESTING

Tank and pits

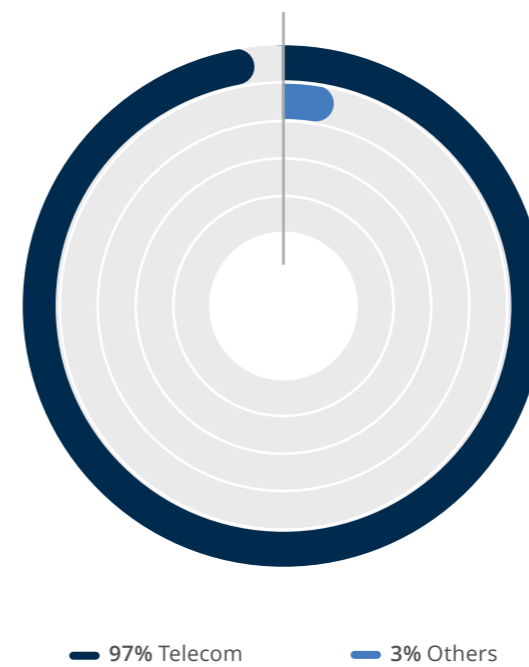
#### ORGANIC COMPOSTING

Plant set up in the premises



### TENANT PROFILING

#### Sector-wise occupancy



### MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beetel Teletech Limited
- Bharti Foundation