

# CANDOR TECHSPACE G2

## GURUGRAM

Candor TechSpace G2, one of the largest office parks in Gurugram, is an IGBC Platinum-rated workspace and a Grade-A office SEZ. Its proximity to NH48 and Airport within 30 minutes provides convenient access to transportation networks, social infrastructures, and lifestyle amenities, making it an ideal environment for corporates to connect and rejuvenate. The universally accessible campus features amenity blocks, a grand arrival experience, and a central spine upgrade designed for seamless pedestrian movement. The thoughtful blend of amenities and retail options fosters engagement and contributes to an elevated work-life experience.

With the combination of robust infrastructure, captivating artistic landscape, and proximity to essential social amenities, Candor TechSpace G2 sets the benchmark to modern workspace aesthetics.







KEY STATISTICS

28.5 Acres  
CAMPUS AREA

4.1M sf  
TOTAL LEASABLE AREA

3.9M sf  
AREA LEASED

₹ 44,894M  
MARKET VALUE

PROPERTY HIGHLIGHTS



State-of-the-art amenities include a **gym, indoor and outdoor sports facilities, vibrant dining options, a crèche, rejuve terrace and a dedicated retail block**



Safety measures feature **emergency services, a wellness center, fire safety systems**



Universally accessible features such as **wheelchair support, tactile indicators, lift entry/exit, and wide gates** ensure mobility for all



Retrofitted **air handling units (AHUs)** with **electrostatic filters** maintain healthy air quality



Campus facilities include **Visitor management system, data back-up along with RFID based parking** for enhanced security



Area under **conversion of 0.4M sf\***

*\*Includes 0.3M sf area under application. Refer earnings slide 17 (Q2 FY2025)*

NEW DEVELOPMENTS

51K sf  
NEW LEASES

51K sf  
AREA RE-LEASED

7K sf  
AREA RENEWED

₹ 43M  
INVESTED FOR ASSET UPGRADATION





**APPROACH TO SUSTAINABILITY**

**CLIMATE-RESPONSIVE FAÇADE**  
design with **DGU GLAZING**  
across all office floors

**MERV 13+ FILTERS**  
in AHUs to minimize  
indoor air pollutants

**50%**  
Regularly occupied spaces  
are **DAYLIT**

**EV CHARGING**  
facilities

**IGBC PLATINUM**  
Existing Building Rating

On-site  
**WASTEWATER TREATMENT**  
and reuse for  
non-domestic purposes

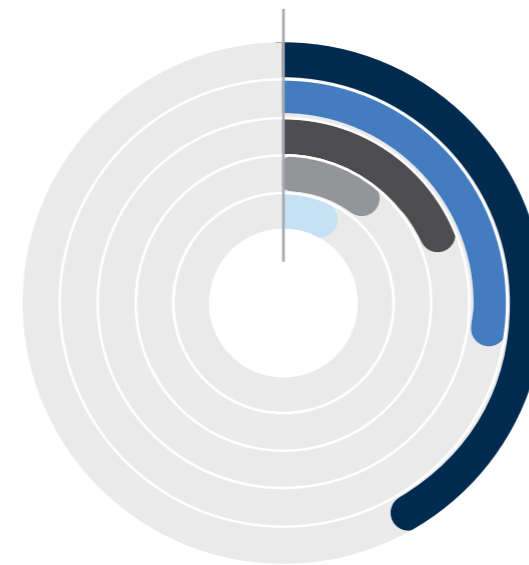
**40%**  
Green power supply for  
occupied areas

**LOW-FLOW FIXTURES**  
For reduced water  
consumption

**BEE 5 STAR**  
Rating



**TENANT PROFILING**  
Sector-wise occupancy



**MARQUEE TENANTS**  
(As per Gross Contracted Rentals)

- Accenture Solutions Private Limited
- Natwest Digital Services India Private Limited
- Amdocs Development Centre India LLP
- TLG India Private Limited
- Carelon Global Solutions India LLP