

CANDOR TECHSPACE N1

NOIDA

Candor TechSpace N1 is the only business park in Noida's Sector 62 micro-market, offering premium office spaces in a campus-style environment. Designed by renowned architects Ricardo Bofill Taller De Arquitectura (RBTA), the campus introduces a first-of-a-kind social and retail destination in Noida. Strategically located near the capital and well-connected to NH-24 expressway, metro stations, and the airport, this Grade-A office space delivers a unique high-street experience to the occupants.

The campus stands apart with its fascinating architecture, dynamic lobbies with double height and a buzzing retail square, Binge central as an experiential F&B destination offering multiple culinary options.





KEY STATISTICS

19.3 Acres
CAMPUS AREA

2.9M sf
TOTAL LEASABLE AREA

1.9M sf
AREA LEASED

₹26,647M
MARKET VALUE

NEW DEVELOPMENTS

93K sf
NEW LEASE

68K sf
AREA RE-LEASED

90K sf
AREA RENEWED

₹20M
INVESTED FOR ASSET
UPGRADATION

PROPERTY HIGHLIGHTS



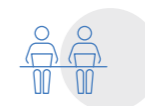
Dynamic outdoor spaces
and collaborative hubs
fostering engagement



On-site solutions:
daycare, food court, salon,
retail, medical facilities,
pharmacy and ATM services



Inclusive design with
wheelchair support, tactile
indicators, lift access,
and braille signages for
accessibility



COWRKS offers a range of
well-equipped premium,
flexible managed
workspaces



24/7 security, traffic
management, shared
mobility, and power backup
for safety and convenience



Premium amenities:
amphitheater, multi-cuisine
café, lounges, restaurants



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



APPROACH TO SUSTAINABILITY

IGBC PLATINUM
Existing Building Rating

ES FILTER
Equipped AHU's

UNIVERSAL ACCESSIBILITY
and **INCLUSIVE DESIGN**
features

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

ROOFTOP SOLAR PHOTOVOLTAIC
PANELS installed for
renewable source of energy

LOW-FLOW FIXTURES
For reduced water
consumption

50%
Regularly occupied
spaces are **DAYLIT**

EV CHARGING
Facilities

100%
Organic waste recycling
through composting

HIGH-SRI
Treatment to mitigate
the heat island effect

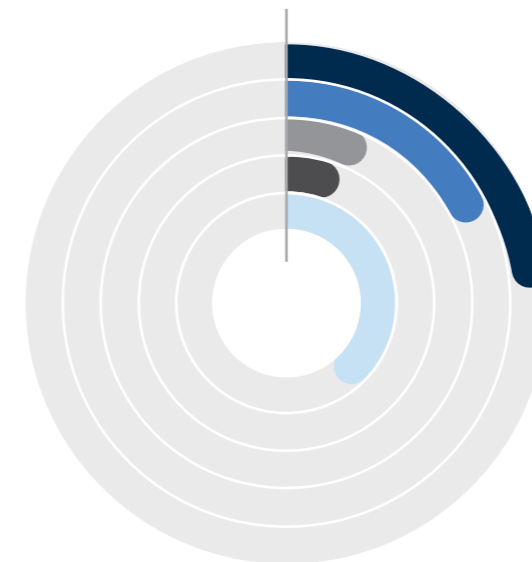
On-site **WASTEWATER TREATMENT**
and reuse for
non-domestic purposes

BEE 5 STAR
Rating

40%
Green Energy supply
for occupied areas



TENANT PROFILING
Sector-wise occupancy



- 24% Technology
- 18% Financial Services
- 9% Industrial and Logistics
- 8% Healthcare
- 41% Others

MARQUEE TENANTS
(As per Gross Contracted Rentals)

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

