

CANDOR TECHSPACE N2

NOIDA

Candor TechSpace N2 is one of the prominent SEZ office spaces in Sector 135, Noida's emerging IT/ IteS corridor, it offers excellent connectivity transportation networks and Noida Central business district. The campus is thoughtfully designed to create a harmonious environment that caters both convenience and experience. Its unique integration with natural elements and native landscaping distinguishes its appeal from traditional workspaces, elevating everyday experiences.

The welcoming aesthetic carefully integrates the campus with nature, resulting in a unique microclimate achieved by incorporating a reflective central waterbody and strategically placing pause points with sit-outs around the central greens.





KEY STATISTICS

29.7 Acres
CAMPUS AREA

4.6M sf
TOTAL LEASABLE AREA

3.1M sf
AREA LEASED

₹ 44,669M
MARKET VALUE

NEW DEVELOPMENTS

154K sf
NEW LEASE

113K sf
AREA RE-LEASED

35K sf
AREA RENEWED

₹ 194M
INVESTED FOR ASSET
UPGRADATION

PROPERTY HIGHLIGHTS



Fosters rejuvenation through central courtyard and water body and spaces for relaxation, collaboration, and revitalization



Offers amenities like badminton courts cabana zone, retail, F&B options, and childcare facilities



Applied conversion of 0.4M sf area around the pre-established structures



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



Comprehensive accessibility with wheelchair support, tactile indicators, lifts, and braille signage



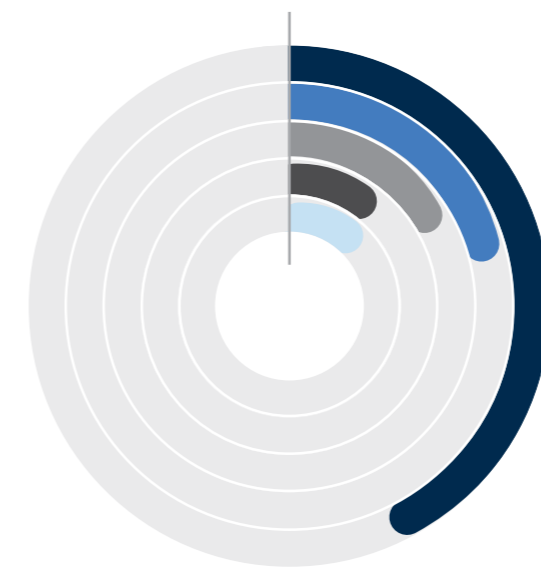
APPROACH TO SUSTAINABILITY

<p>IGBC PLATINUM Existing Building Rating</p> <hr/> <p>50% Regularly occupied spaces are DAYLIT</p> <hr/> <p>EV CHARGING Facilities</p> <hr/> <p>40% Green Energy supply for occupied areas</p>	<p>ES FILTER Equipped AHU's</p> <hr/> <p>ROOFTOP SOLAR PHOTOVOLTAIC PANELS installed for renewable source of energy</p> <hr/> <p>Centralized BMS SYSTEM</p> <hr/> <p>LOW-FLOW FIXTURES For reduced water consumption</p>	<p>BEE 5 STAR Rating</p> <hr/> <p>HIGH-SRI Treatment to mitigate the heat island effect</p> <hr/> <p>On-site WASTEWATER TREATMENT and reuse for non-domestic purposes</p> <hr/> <p>100% Organic waste recycling through composting</p>
--	--	--



TENANT PROFILING

Sector-wise occupancy



- 42% Technology
- 21% Technology hardware
- 17% Consulting
- 10% Telecom
- 10% 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