

AIRTEL CENTER

Gurugram

Airtel Center, the headquarters of Bharti Airtel, is a built-to-suit corporate campus designed to combine efficiency with modern workplace sophistication. The development integrates intelligent planning with contemporary aesthetics, creating a setting that supports collaboration, productivity, and well-being. Lifestyle amenities, open spaces, and curated facilities complement its office environment, offering employees a balanced experience within the campus. Its location near NH-48 and Indira Gandhi International Airport ensures seamless regional and global connectivity, making it a highly accessible address for clients, partners, and employees. The campus reflects a workplace that is both functional and forward-looking, setting benchmarks in corporate architecture.

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Built-to-suit headquarters that blend intelligent design, lifestyle amenities, and global connectivity into a seamless workplace experience.





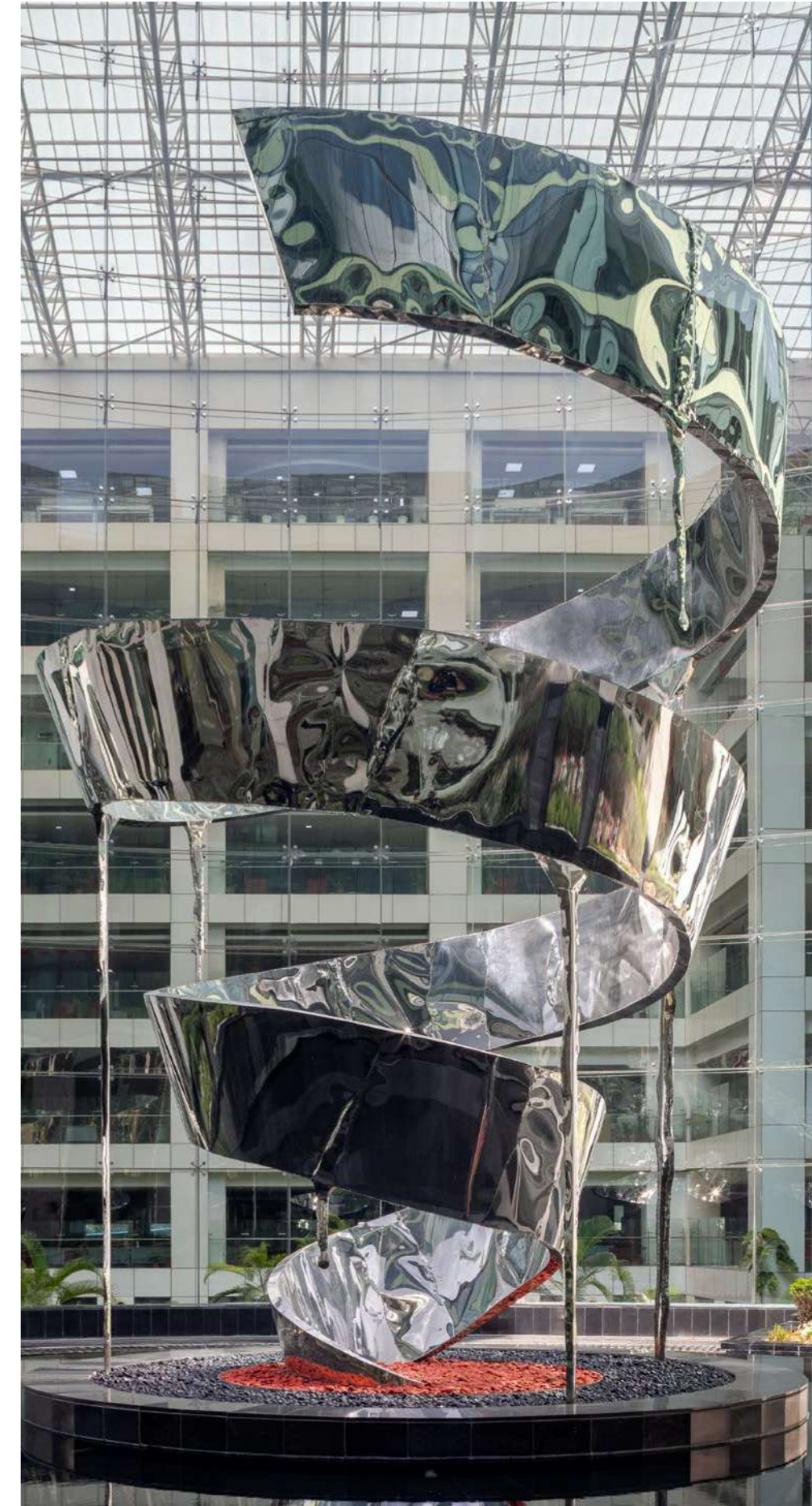
KEY STATISTICS

4.7 Acres
CAMPUS AREA

0.7M sf
TOTAL LEASABLE AREA

0.7M sf
AREA LEASED

₹13.7B
MARKET VALUE



PROPERTY HIGHLIGHTS



Natural light optimization through thoughtful **courtyard-style architecture**



Sustainable **design with lifestyle amenities** that enhance **work-life vibrancy**



Grand arrival zone with **lush landscaping** and **generous spatial proportions**



Central hub featuring **retail, food courts, and seating zones** for daily engagement



Wellness-oriented spaces with **fitness infrastructure** for **physical and mental health**



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

APPROACH TO SUSTAINABILITY

LEED PLATINUM
Core and Shell rating

BEE 5 STAR
Rated

WELL EQUITY
Rated

SOLAR PANELS
For on-site generation of green power

ELECTRO STATIC (ES) FILTERS
For enhanced energy efficiency and improved air quality

RAINWATER HARVESTING
For groundwater recharge

LOW FLOW, EFFICIENT WATER FIXTURES
Reducing water consumption

EV CHARGING
Facility integrated

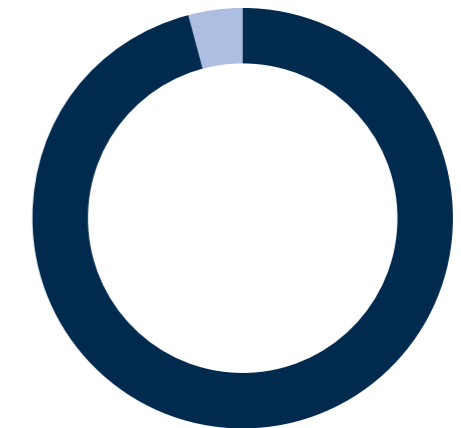
INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

100%
Wastewater Recycled and Reused

ON-SITE
Organic waste treatment



TENANT PROFILING
Sector-wise occupancy



- 96% Telecom
- 4% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beetel Teletech Limited
- Bharti Foundation