

# CANDOR TECHSPACE N2

## Noida

Candor TechSpace N2, in Sector 135 along the Noida–Greater Noida Expressway, is a campus-style development that integrates workspaces with landscaped greens and natural design elements. The development features a central courtyard, shaded pathways, and tree-lined sit-outs that create a calm environment while supporting collaboration and interaction. Designed to spark ideas and elevate everyday experiences, it embodies a workspace that inspires. Native landscaping and tranquil buffers contribute to a workplace that balances productivity with well-being. Amenities and curated facilities within the campus complement this setting, making it attractive to IT/ITeS enterprises seeking scale and accessibility. Excellent connectivity to metro lines, arterial roads, and the central business district elevated Candor TechSpace N2 a location that is both strategic and refreshing in character – a workspace that inspires.



Blending native landscapes, shaded courtyards, and modern offices, Candor TechSpace N2 delivers a campus experience rooted in balance and connectivity.





KEY STATISTICS

**29.7 Acres**  
CAMPUS AREA

**4.6M sf**  
GRADE-A COMMERCIAL  
OFFICE SPACE

**3.4M sf**  
AREA LEASED

**₹47.8B**  
MARKET VALUE

PROPERTY HIGHLIGHTS



Thoughtfully designed areas for **relaxation, collaboration, and revitalization** foster daily **engagement** across the campus



Well-rounded mix of **Sports ground, badminton courts, gymnasium facilities**, and landscaped areas like a **picturesque waterbody, shaded cabanas** for relaxation



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



Inclusive by design, the campus ensures seamless mobility with **wheelchair access, tactile paths, automated lifts, and Braille signage**



**Ample community spaces** to support place making initiative



Curated retail, diverse **F&B options**, amenity blocks, curated retail, dedicated **childcare enhance workplace convenience**

NEW DEVELOPMENTS

**182.2K sf**  
NEW LEASES

**179.7K sf**  
AREA RE-LEASED

**18.6K sf**  
AREA RENEWED



**APPROACH TO SUSTAINABILITY**

**IGBC PLATINUM**

Existing Building Rating

**BEE 5 STAR**

Rated

**5 STAR**

Rating by British Safety Council

**40%**

Green Energy supply for occupied areas

**ROOFTOP SOLAR PHOTOVOLTAIC PANELS**

Installed for renewable source of energy

**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

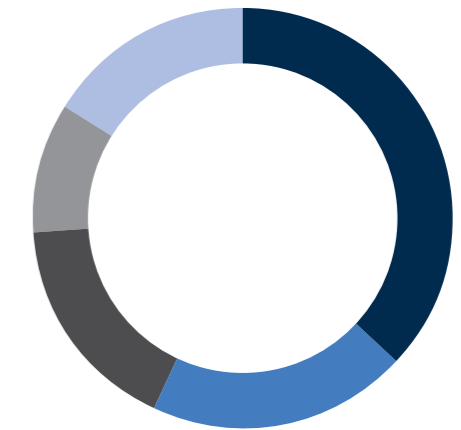
**ON-SITE**

Organic waste treatment



**TENANT PROFILING**

**Sector-wise occupancy**



- 37% Technology
- 20% Technology Hardware
- 17% Consulting
- 10% Telecom
- 16% 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