

# CANDOR TECHSPACE G1

## Gurugram

Candor TechSpace G1 is an integrated IT/ITeS campus located in Gurugram's south micro-market, close to NH-48. Developed to global standards, the campus offers efficient floor plates, flexible layouts, and modern infrastructure suited to enterprise-scale operations. Nearly 60% of the site is dedicated to landscaped green zones, including event lawns, shaded seating areas, and outdoor settings that encourage interaction and well-being. Every detail is shaped to enhance comfort, convenience, and connection – making it the workplace of choice for leading enterprises. The amenity mix brings together food courts, retail conveniences, and collaborative spaces, creating a balanced work environment. The campus provides seamless connectivity to Indira Gandhi International Airport, metro corridors, and the Dwarka Expressway.



A Grade-A office campus built to international standards, offering flexibility, connectivity, and a people-centric environment.





**PROPERTY HIGHLIGHTS**



Thoughtfully planned **amphitheater, central green, and sit-out areas** serve as key enablers of vibrant placemaking initiatives



Campus amenities include a **gym, outdoor sports zones, and premium fine dining**



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage, and automated lift access**



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



**Strategic landscape design** incorporates tranquil **green environments** that facilitate collaboration



Dedicated facilities such as a **food court, clubhouse, and banquet halls** support leisure and social gatherings

**KEY STATISTICS**

**25.2 Acres**  
CAMPUS AREA

**3.9M sf**  
GRADE-A COMMERCIAL OFFICE SPACE

**3M sf**  
AREA LEASED

**₹58.8B**  
MARKET VALUE

**NEW DEVELOPMENTS**

**61.8K sf**  
AREA RE-LEASED

**0.1K sf**  
AREA RENEWED



**APPROACH TO SUSTAINABILITY**

**IGBC PLATINUM**  
Existing Building Rating

**BEE 5 STAR**  
Rated campus

**5 STAR**  
Ratings by British Safety Council

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

**ROOFTOP SOLAR PANELS**  
For on-site generation of green power

**LOW FLOW, EFFICIENT WATER FIXTURES**  
To reduce water consumption

**EV CHARGING**  
Facility integrated

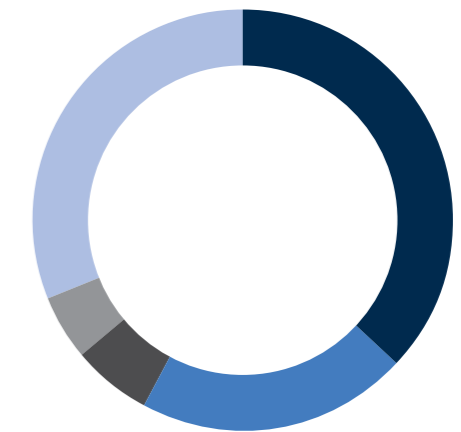
**ORGANIC SQUARE FOOT Farming**

**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
- 21% Financial Services
- 6% Consulting
- 5% Healthcare
- 31% Others

**MARQUEE TENANTS**

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- FIL India Business & Research Services Private Limited
- Cognizant Technology Solutions India Private Limited
- Wipro Limited
- Evalueserve SEZ (Gurgaon) Private Limited