



OUR PROPERTIES

Airtel Center Gurugram

The Airtel Center is a premium Grade-A corporate facility that combines state-of-the-art infrastructure with an array of lifestyle amenities, achieving an ideal balance between work and rejuvenation. The award-winning, built-to-suit campus sets a new standard for modern workspaces by integrating innovative design with functionality. The campus reflects sophistication through courtyard-style planning, a refined arrival experience and a strong architectural presence. Integrated lifestyle amenities support everyday convenience, while landscaped seating spaces create a vibrant setting beyond the office floor. Supported by sustainable infrastructure, operational technology and strong access to NH-48, metro links and the airport, Airtel Center offers a cohesive workplace environment for a leading enterprise.

Key Statistics

Campus Area

4.7 Acres

Total Leasable Area

0.7M sf

Area Leased

0.7M sf

Market Value

₹ 14,284M



Airtel Center offers contemporary aesthetics and a refined work environment, complemented by lifestyle amenities that foster wellbeing and collaboration.

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Property Highlights



Design

- Foot over bridge, cycling track and shuttle service support easier movement
- Courtyard-style design supports natural light penetration across the building
- Grand drop-off, spacious lobby and central seating areas enhance the arrival experience



Experience

- Food court, retail outlets, day care, indoor sports zone and training room support daily convenience
- Food and beverage spaces and central seating areas create a work environment beyond 9 to 5



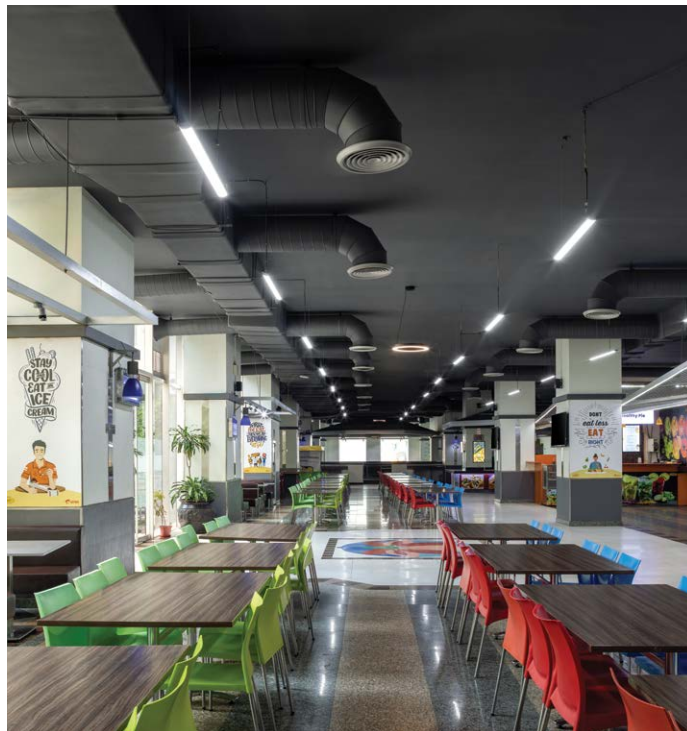
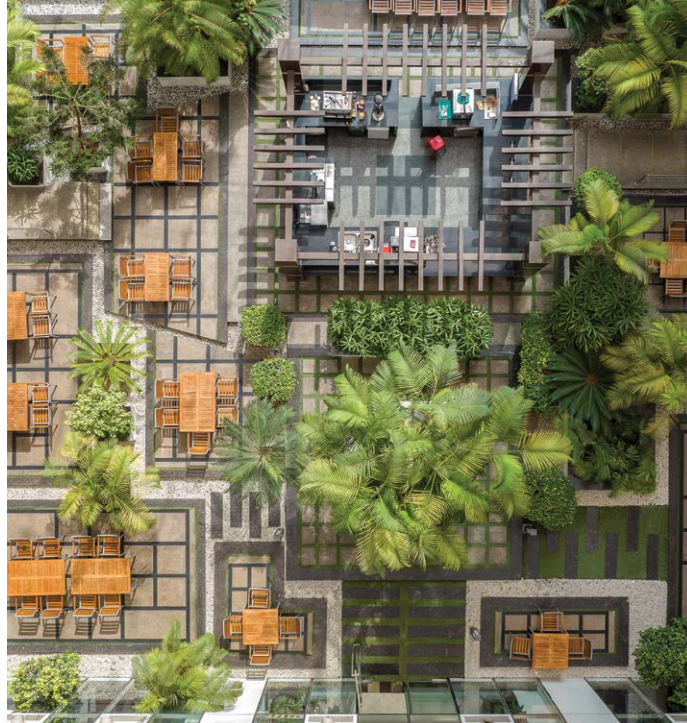
Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features that promote universal access

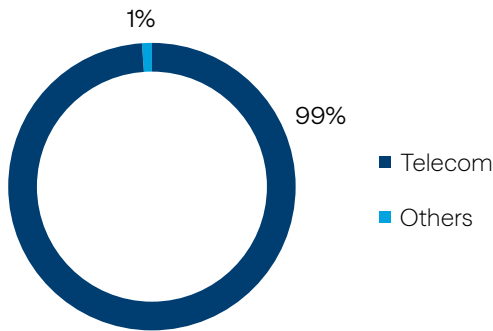


Sustainability

- EDGE Advanced certification and a BEE 5-Star-rated centralized chilled-water HVAC system, ESP filters, rooftop solar panels, EV charging infrastructure, rainwater harvesting and organic composting support sustainable operations



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beutel Teletech Limited
- Nxtra Data Limited
- Bharti Foundation

