



OUR PROPERTIES

Candor TechSpace K1 Kolkata

Candor TechSpace K1, a Grade-A office SEZ, is a new-age work destination that redefines the workplace experience in the vibrant IT/ITeS hub of Newtown, Kolkata. The integrated campus brings together Grade-A office spaces with retail, dining, recreation and thoughtfully designed social environments to create a holistic workplace ecosystem. Designed with a strong focus on employee experience and operational efficiency, and sustainability, the campus integrates lush greenery, serene water bodies, and collaborative spaces, providing occupants with an enriching experience beyond the workspace.

Key Statistics

Campus Area
48.4 Acres

Total Leasable Area
5.9M sf

Area Leased
3.2M sf

Market Value
₹ 36,210M



The development offers a vibrant, amenity-rich environment complemented by future mixed-use integration. Anchored in Net Zero Energy operations and green certifications, it reflects a balanced focus on workplace experience, resilience, and long-term sustainability.

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Property Highlights



Convenience

- Strategically located in Rajarhat-Newtown, with the Biswa Bangla Metro Station nearby, access to the airport in under 30 minutes, and seamless connectivity to Sector V through key arterial roads
- Close to premium hotels, hospitals, malls and a dense residential catchment
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Collaboration zones, swimming pool, gymnasium, sports ground and banquet hall extend the campus experience beyond work
- Baytown, Kolkata, our upcoming mixed-use development, will be a confluence of premium office spaces, experiential retail and entertainment
- Engaging outdoor areas and collaborative hubs designed to inspire interaction and creativity



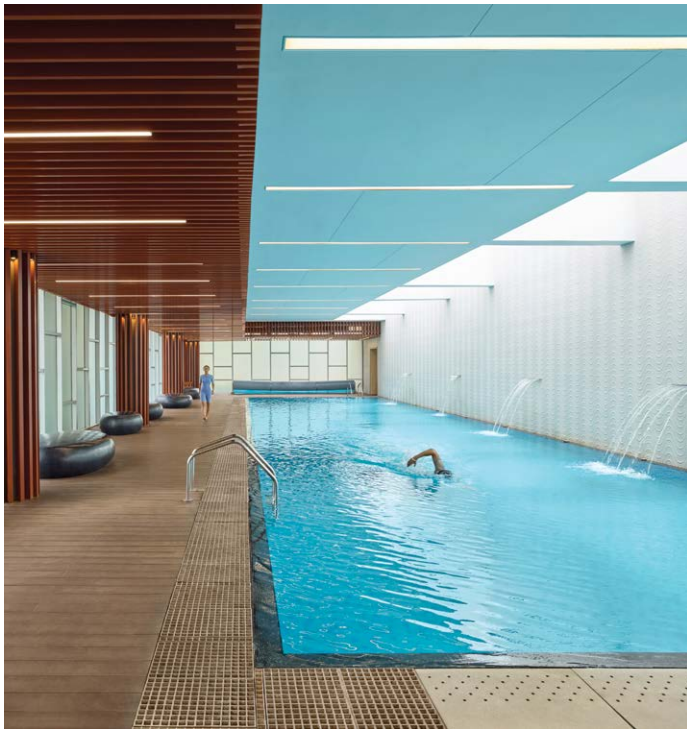
Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair access, tactile indicators, Braille signage, and automated lifts

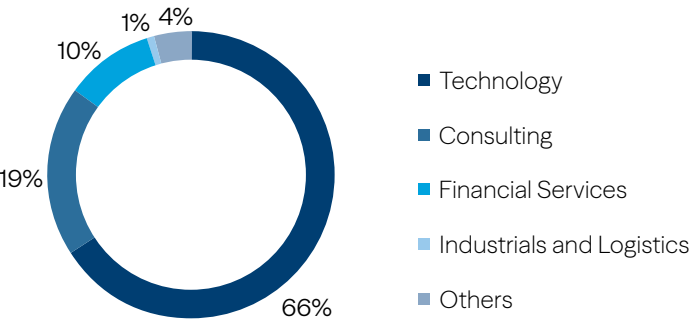


Sustainability

- Net Zero Energy campus powered entirely by green energy, aligned with portfolio-level Net Zero goals
- IGBC Gold Certified and BEE 5-Star rated



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Accenture Solutions Private Limited
- Cognizant Technology Solutions India Private Limited
- Capgemini Technology Services India Limited
- HDFC Bank Limited

