

OUR PROPERTIES

Candor TechSpace N2 Noida

Candor TechSpace N2 is a campus-style Grade-A office development in Sector 135, along the Noida-Greater Noida Expressway. Built for IT/ITeS occupiers seeking scale and access, the campus brings together efficient workplace infrastructure, landscaped greens and natural design elements. Central courtyards, shaded pathways and tree-lined sit-outs create a calm setting that supports interaction, collaboration and wellbeing through the workday. Curated amenities, collaborative zones and recreational spaces add balance to the everyday workplace experience. Supported by IGBC Platinum-rated design, air quality measures and a clear decarbonization roadmap, the campus combines productivity with long-term environmental responsibility. Its connectivity to metro lines and key business districts further strengthens its position as a strategic workplace destination.

Key Statistics

Campus Area
29.7 Acres

Total Leasable Area
4.7M sf

Area Leased
3.7M sf

Market Value
₹ 49,410M



Characterized by strategic connectivity and high-capacity access, the campus brings together collaborative spaces, lifestyle amenities, and curated placemaking to create a vibrant environment. A focus on safety, inclusivity, and high-performance systems enhances resilience, while sustainability-led design supports occupant well-being and long-term performance.

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Property Highlights



Convenience

- Direct access to the Noida-Greater Noida Expressway
- Seamless connectivity to the DND Flyway with close proximity to the national capital, metro stations and the airport
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways with nine-lane entry and exit gates. Designed for smooth vehicular movement



Experience

- Collaborative open areas, a sports arena, a sports terrace with a cabana zone and rejuvenating landscaped spaces create a dynamic public realm
- Badminton courts, curated F&B, an amenity block with retail outlets, a crèche and placemaking initiatives spanning arts, culture, fitness and community events sustain a vibrant on-campus life
- A central courtyard creating a calm and dedicated environment supporting collaboration and interaction



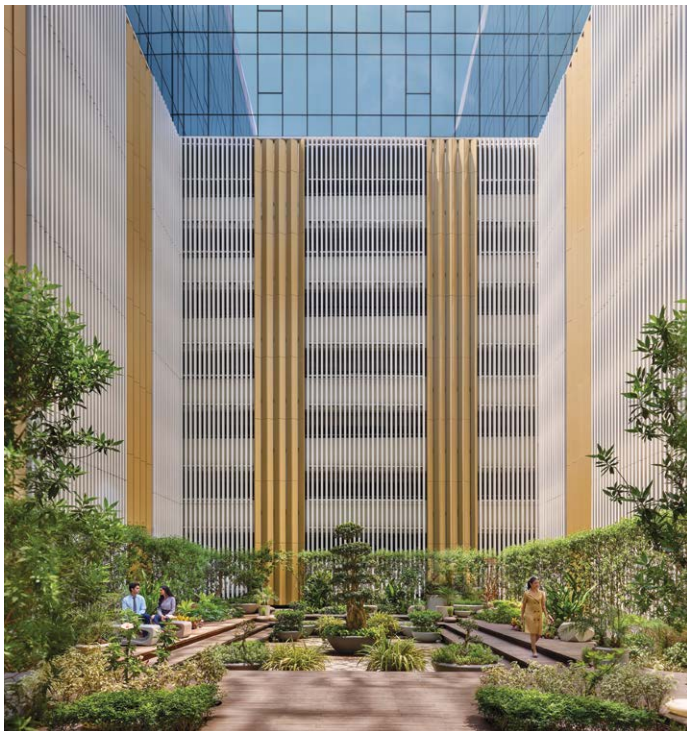
Features

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



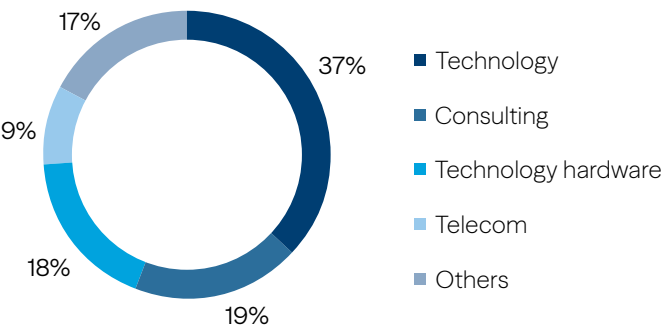
Sustainability

- BEE 5-Star-rated development equipped with MERV 13 filters, delivering high-efficiency filtration of fine particulate matter and supporting healthier, more productive indoor environments
- Recognized by the British Safety Council and accredited with ISO certifications



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Xavient Software Solutions India Private Limited
- Samsung India Electronics Private Limited
- Sopra Steria India Limited
- Qualcomm India Private Limited
- Cognizant Technology Solutions India Private Limited



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