



36,217 RSF

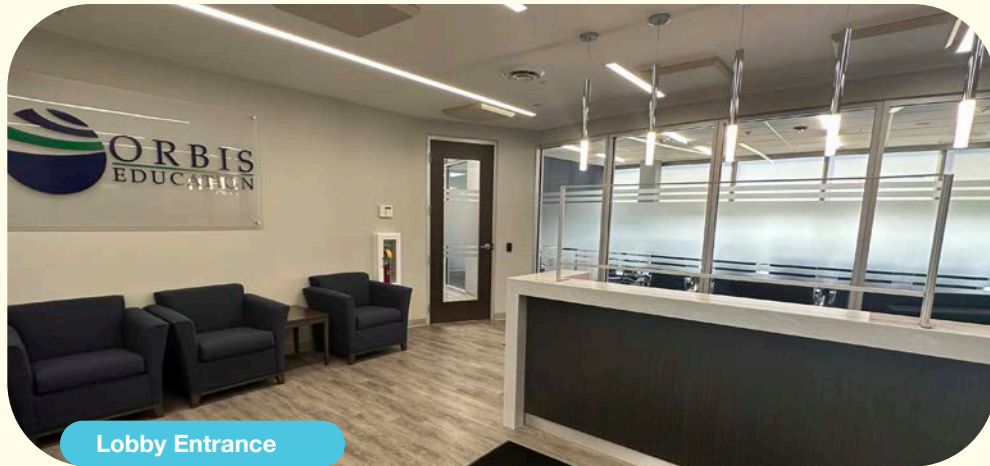
Full Floor Sublease Opportunity
With Unmatched Amenities

PLUG-AND-PLAY
FURNITURE INCLUDED

NEWMARK

VR VERITAS
REALTY

301
PENNSYLVANIA PKWY



Lobby Entrance



Workstations



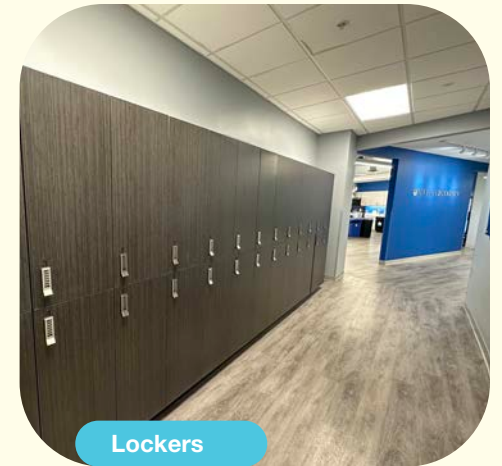
Cafe / Lounge



Private Office



Training Room



Lockers

Space

Lease Expiration: 6/30/30

Rate: Negotiable

Timing: Available

Penn on Pkwy is a Class A office park that sits at the point of I-465, where Indianapolis meets Carmel. 301 Pennsylvania Pkwy is one of the 3 office buildings in the park which boasts a large water feature and an abundance of parking. The high profile visibility on I-465 sets Penn on Pkwy apart from others making this an excellent location for any Class A tenant.



Fitness Facility



Golf Simulator



Tenant Lounge



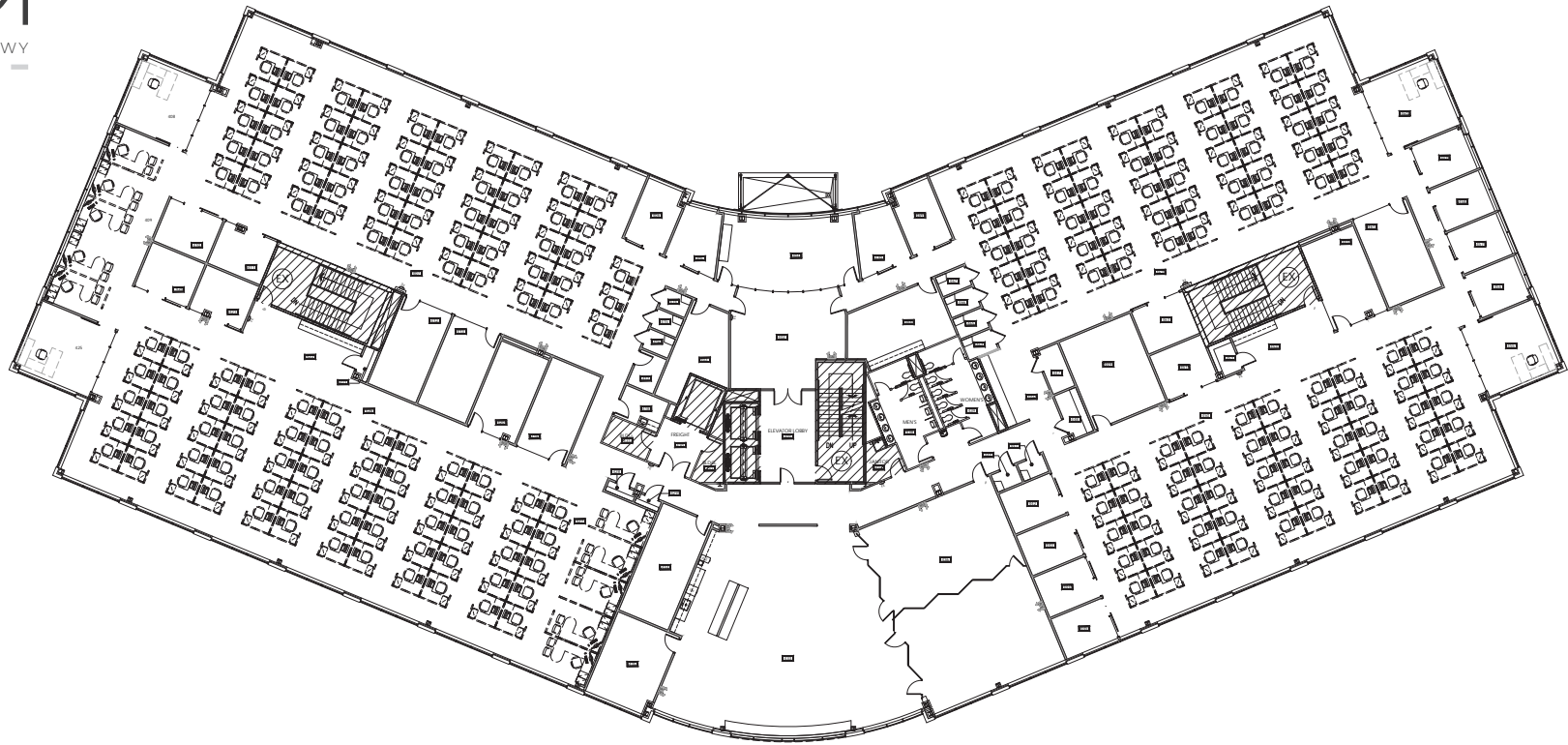
Conference Facility



Walk Path / Pond

Amenities

- Tenant Lounge with Smart Vending and Gaming
- Fitness Center with State-of-the-Art Equipment
- Golf Simulator
- Outdoor Putting Green and Bocce Ball Court
- Showers and Lockers
- Conference Facility for up to 100 People
- Courtyard with a Park-Like Setting with Walking Trail
- 24 Hour Access / Security System



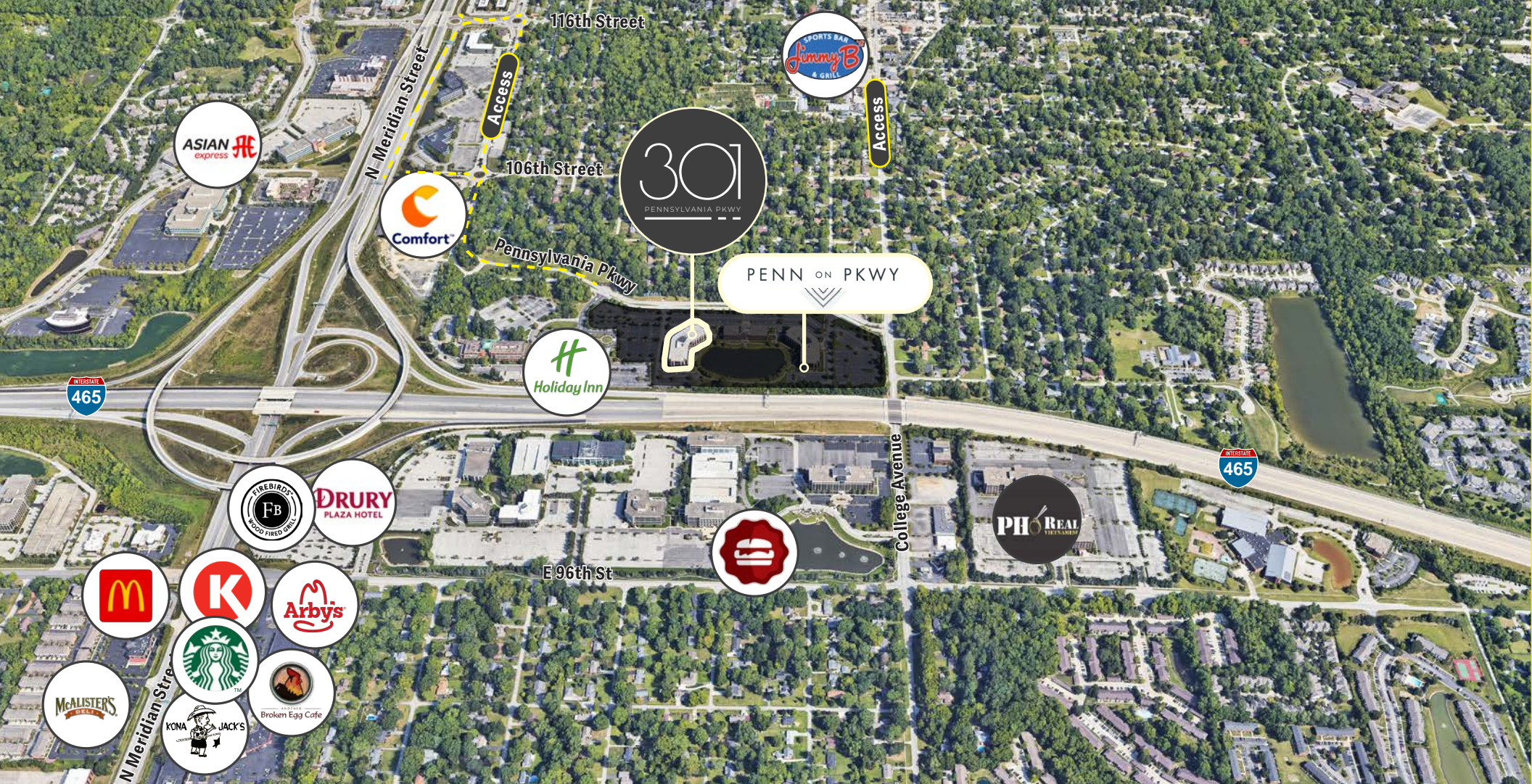
4th Floor - 36,217 RSF (Divisible)

Floor Plan

Workstations	218	Conference Rooms	9
Private Offices	12	Phone Booths	7
Huddle Rooms	10	Workrooms	3

Including:

- Large Training Room
- Wellness Room
- Podcast Room
- Day Lockers
- Large Cafe and Lounge



Area Map

- Excellent access and highly visible from I-465 & Meridian Street
- Beautifully landscaped plaza overlooking lake with walking path
- Park amenities include a 100-seat Conference Center, Lulu's Cafe, and the Radisson Hotel with its full-service restaurant and conference facility
- On-site property management, local ownership, electronic card access system

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Park-Like Setting

A beautifully landscaped property and water feature with a 0.3 mile walking/jogging path with outdoor seating areas. The property is also 1 mile away from the Monon Trail connection.



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At Penn on Pkwy - 301 Pennsylvania Pkwy, Indianapolis, IN 46280

301
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