



# The Pennway Building

241 N Pennsylvania St

Unique Boutique Office Building  
Downtown Indianapolis

FOR SALE or FOR LEASE

Colliers







## Introducing The Pennway Building: Where Legacy Meets Vision

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Originally constructed in 1902 as **The Pennway Building**, this storied structure served as a landmark headquarters for Indiana's pioneering energy companies. Now reintroduced under its historic name, **The Pennway Building** blends a century of architectural character with a modern boutique office experience. Located at 241 North Pennsylvania Street in Downtown Indianapolis, it offers full-floor identity, exposed brick interiors, on-site parking, and LEED Gold certification—positioning it as a premier destination for tenants seeking authenticity, creativity, and a sense of place in the urban core.





## A Historic Opportunity

- Up to 25,053 SF Available
- 4 floors & lower level
  - Typical floor plate +/- 6,258 GSF
- Historic, early-century style building
- Built in 1902, renovated in 2011
- LEED GOLD Certified
- On-site sub-surface parking (**13 spaces**) & up to 40 additional spaces in neighboring Ardmore Garage
- Highly-visible building signage potential
- On-site fitness center with showers & locker room







# Dynamic Views

Panoramic perspectives of Downtown Indianapolis with an abundance of natural light, and open spaces for clients & co-workers to do business









# Creative Character

**The Pennway Building's** historically rich architectural design is showcased throughout, with a beautiful marble exterior, ornate iron staircase and elevators, and exposed brick and steel.











# Modern Amenities

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## On-site Convenience

- Kitchenette & breakroom with adjacent client lounge
- Sub-surface parking with heated entrance ramp
- Fitness center with private showers & locker room
- Key fob for secure entrance to building, suites & restrooms















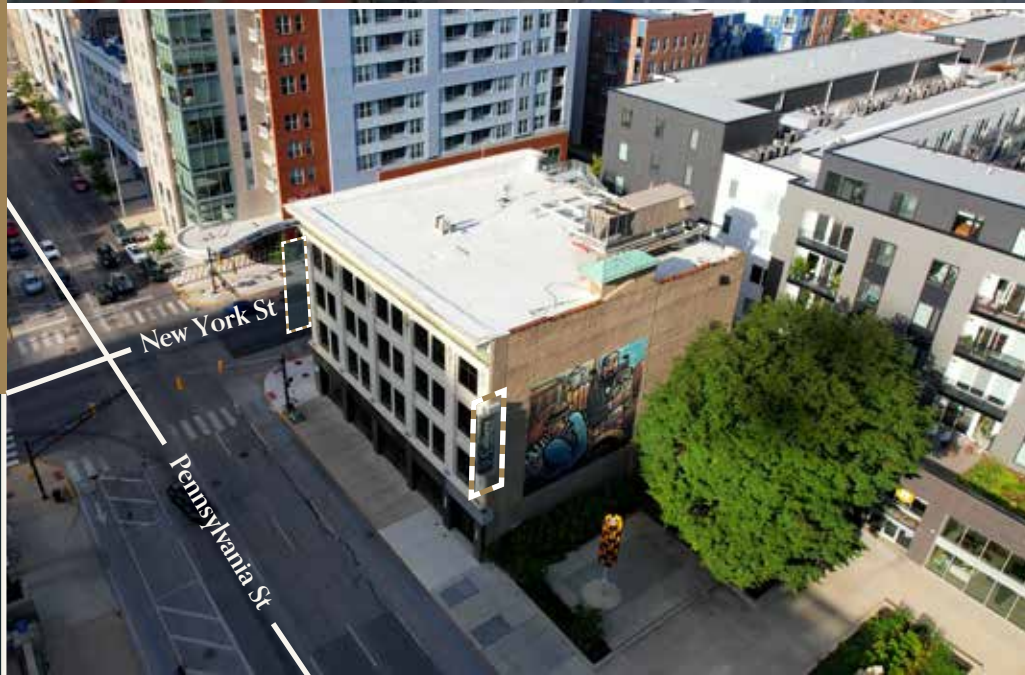
# Heart of the City

- Visibility along primary downtown thoroughfare Pennsylvania Street
- On the doorstep of popular Mass Ave Cultural Arts District & Monument Circle
- Blocks from Gainbridge Fieldhouse, Georgia Street & expanded entertainment district
- Walking distance to core CBD

## The Scores

99	99	66
Walk	Bike	Transit



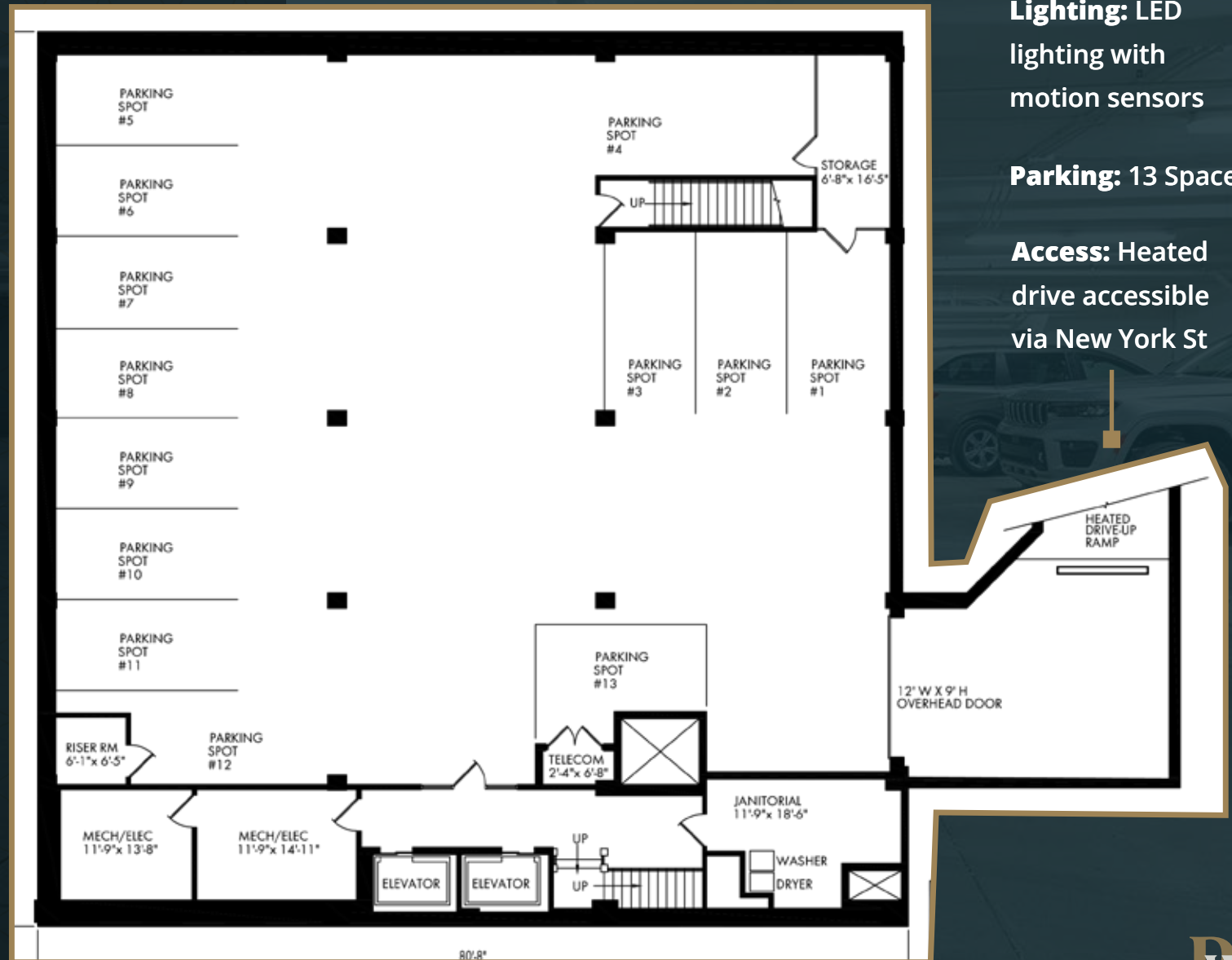




# Floor Plan

## Lower Level

6,152 SF





# Floor Plan

## 1<sup>st</sup> Floor

6,479 SF

Suite 100	5,579 RSF
<b>TOTAL</b>	<b>6,479 SF</b>





# Floor Plan

6,479 SF

## 2<sup>nd</sup> Floor

Suite 200	2,741 RSF
Suite 201	2,238 RSF
Fitness Center	1,500 RSF
<b>TOTAL</b>	<b>6,479 SF</b>





# Floor Plan

## 3<sup>RD</sup> Floor

6,479 SF

Suite 300	6,479 RSF
<b>TOTAL</b>	<b>6,479 SF</b>



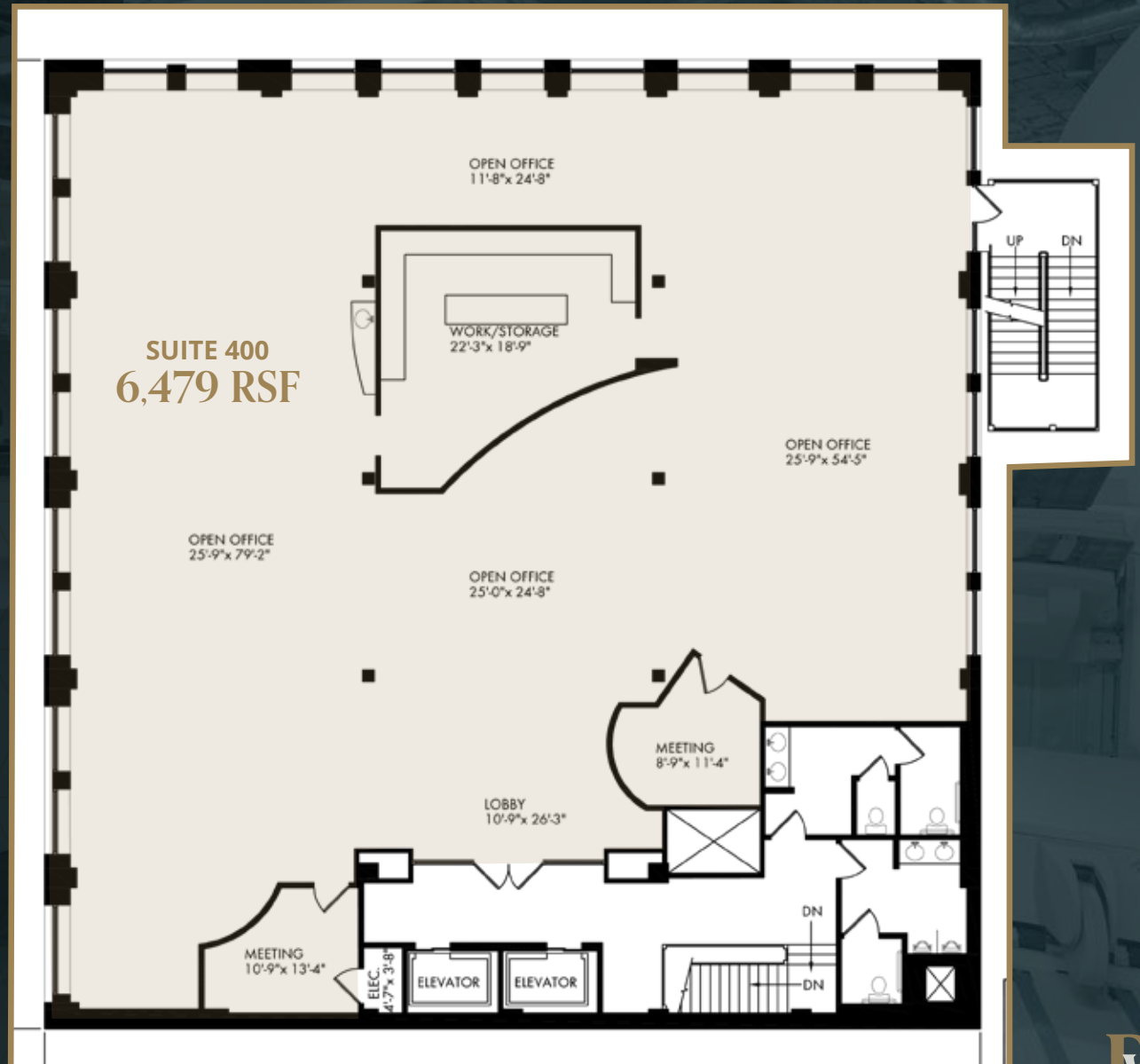


# Floor Plan

## 4<sup>th</sup> Floor

6,479 SF

Suite 400	6,479 RSF
TOTAL	6,479 SF







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SCAN FOR MORE



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