



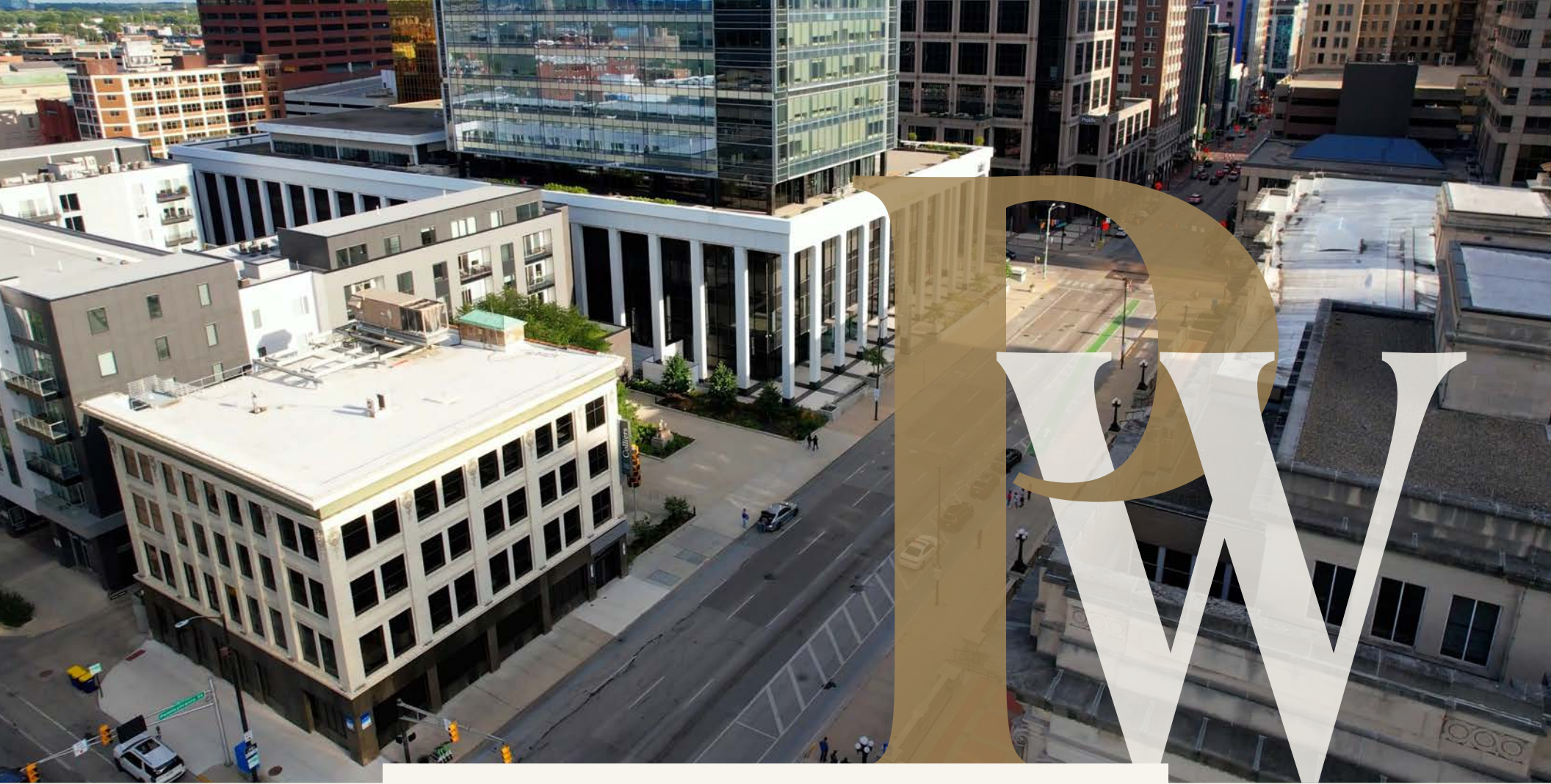
The Pennway Building

Unique Boutique Office Building
Downtown Indianapolis

FOR SALE or FOR LEASE

Colliers





Introducing The Pennway Building: Where Legacy Meets Vision

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

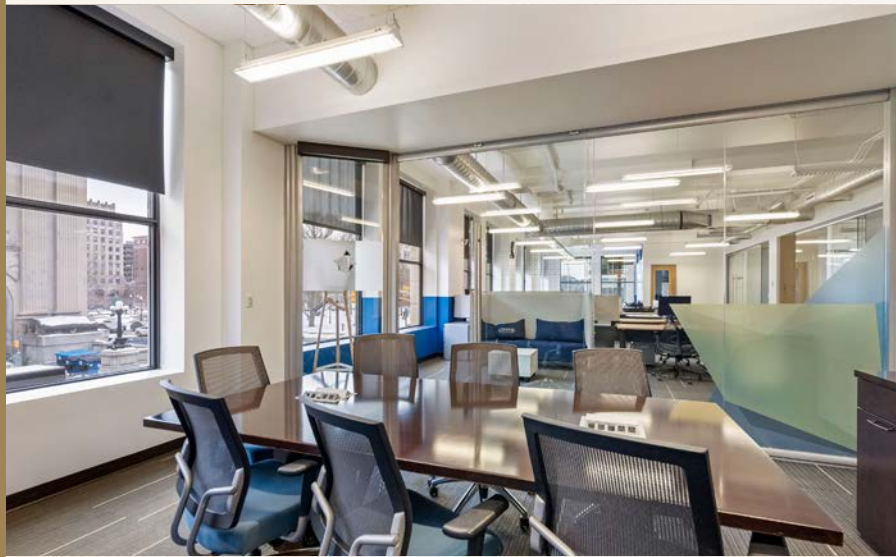
Panoramic perspectives of Downtown Indianapolis with an abundance of natural light, and open spaces for clients & co-workers to do business

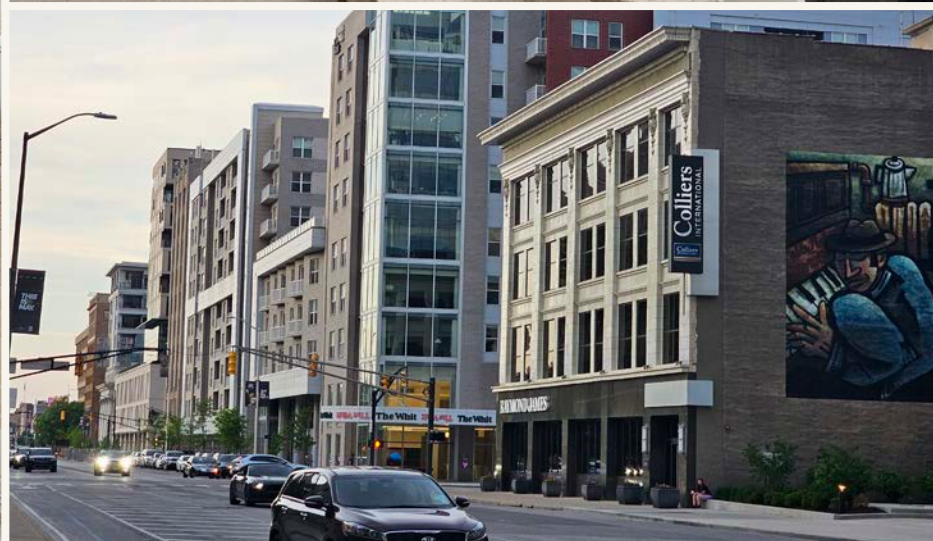




Creative Character

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.



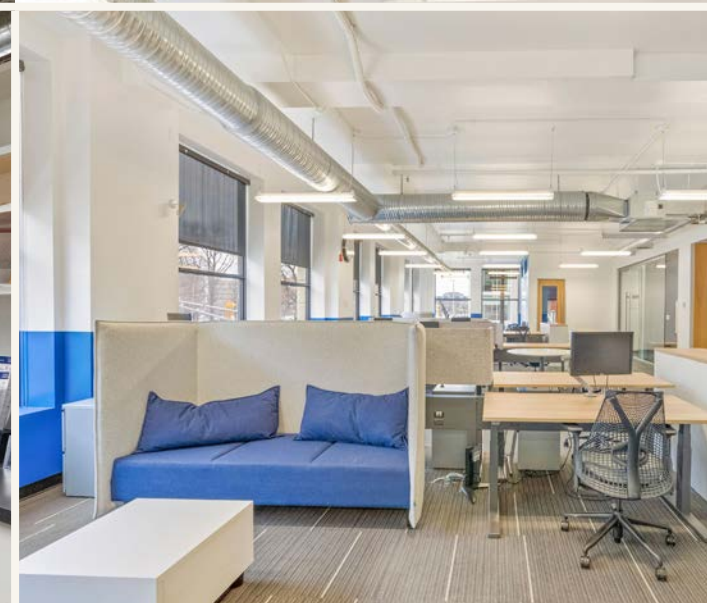


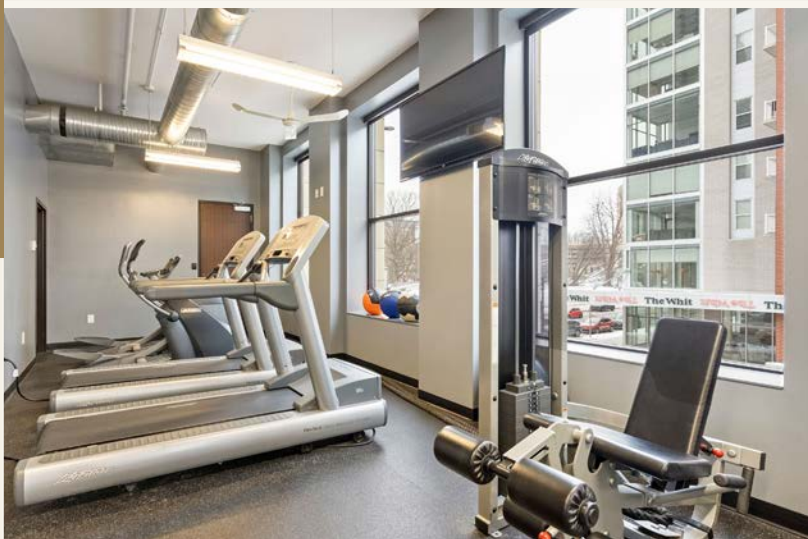
Modern Amenities

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

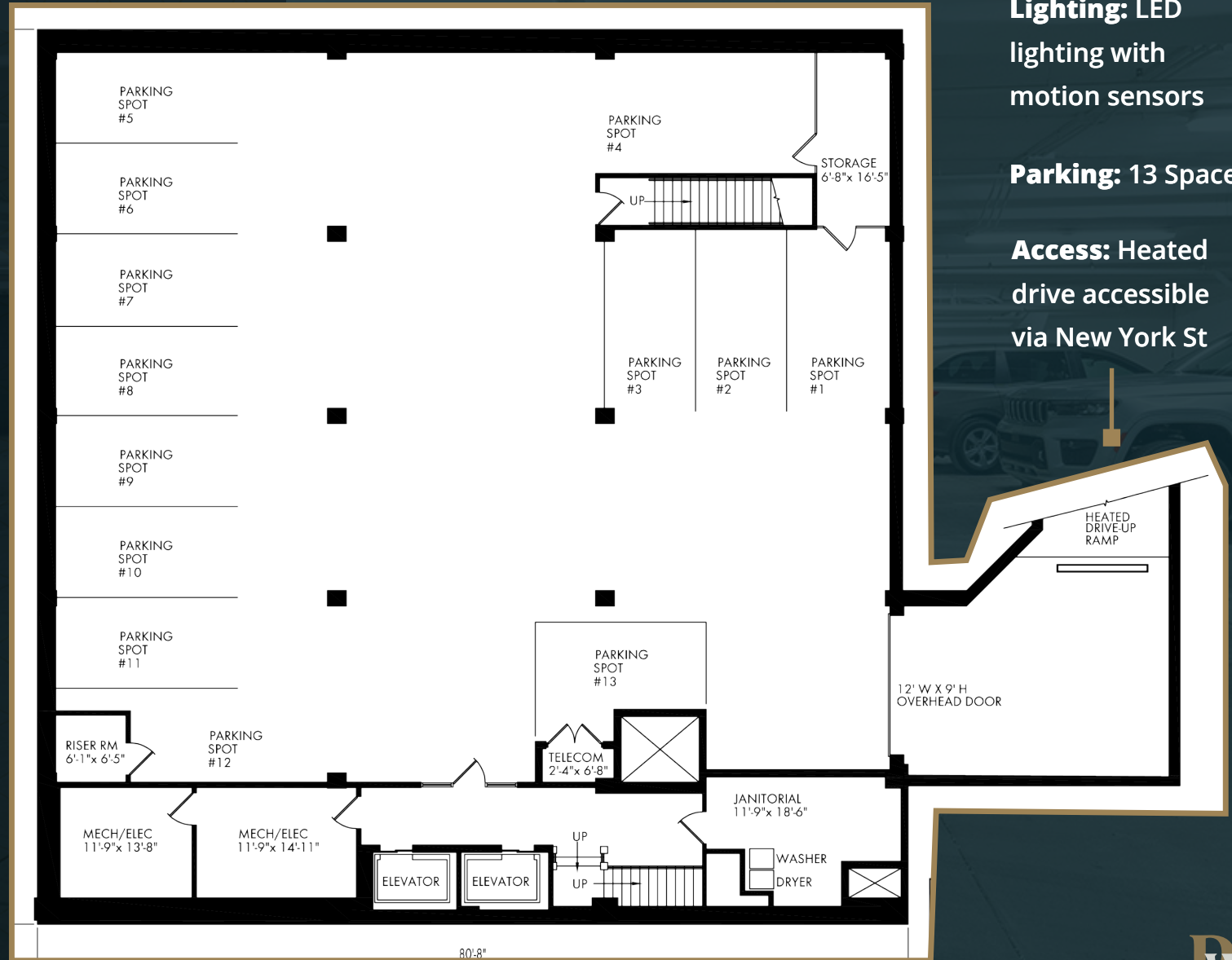
99	99	66
Walk	Bike	Transit



Floor Plan

Lower Level

6,152 SF



Floor Plan

6,479 SF

1st Floor

Suite 100	5,579 RSF
TOTAL	6,479 SF



Floor Plan

6,479 SF

2nd Floor

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



Floor Plan

3RD Floor

6,479 SF

Suite 300	6,479 RSF
TOTAL	6,479 SF

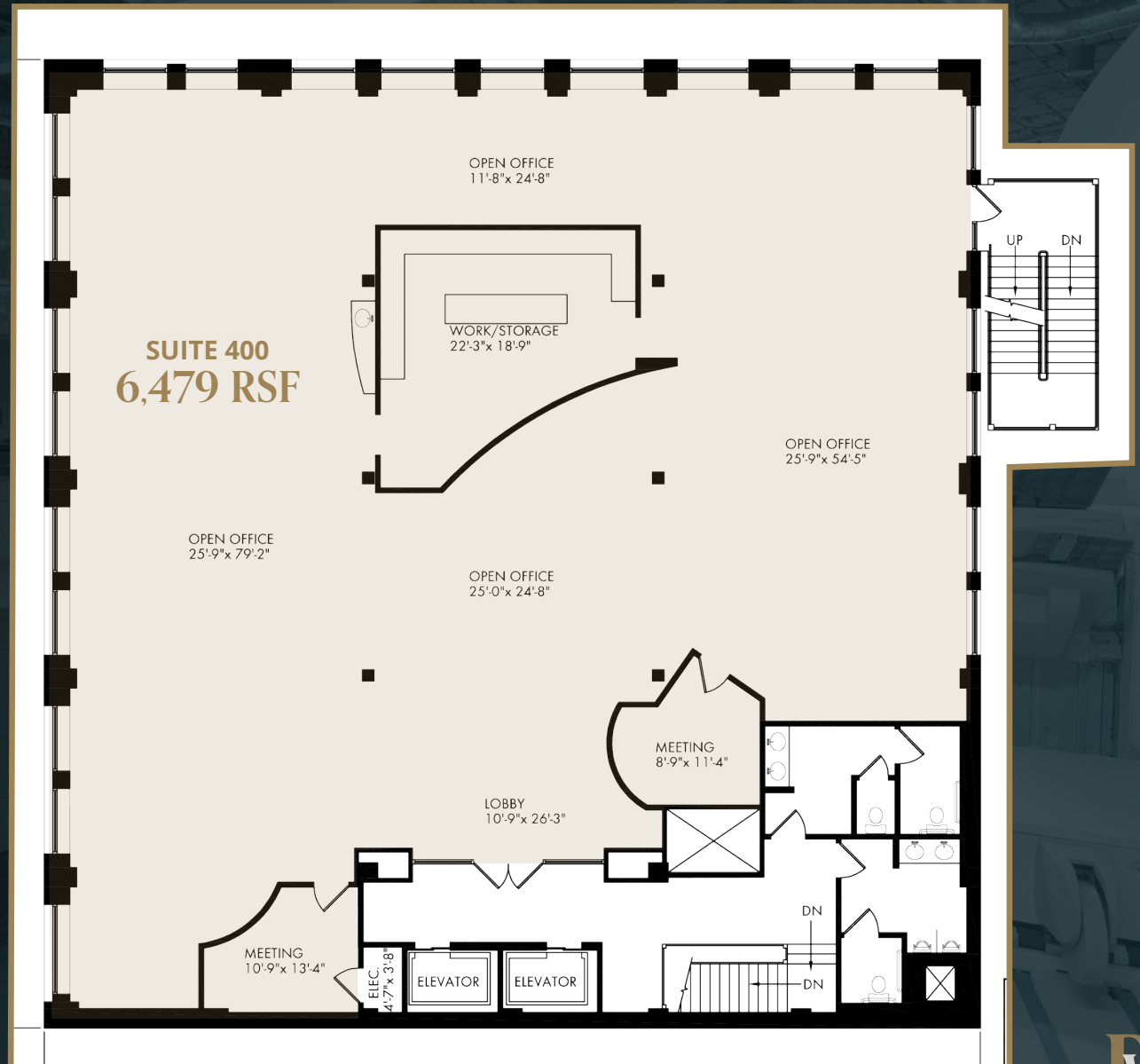


Floor Plan

4th Floor

6,479 SF

Suite 400	6,479 RSF
TOTAL	6,479 SF





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ANDREW URBAN SIOR CCIM
+1 317 713 2167
andrew.urban@colliers.com

AARON SNODDY
+1 317 713 2106
aaron.snoddy@colliers.com