

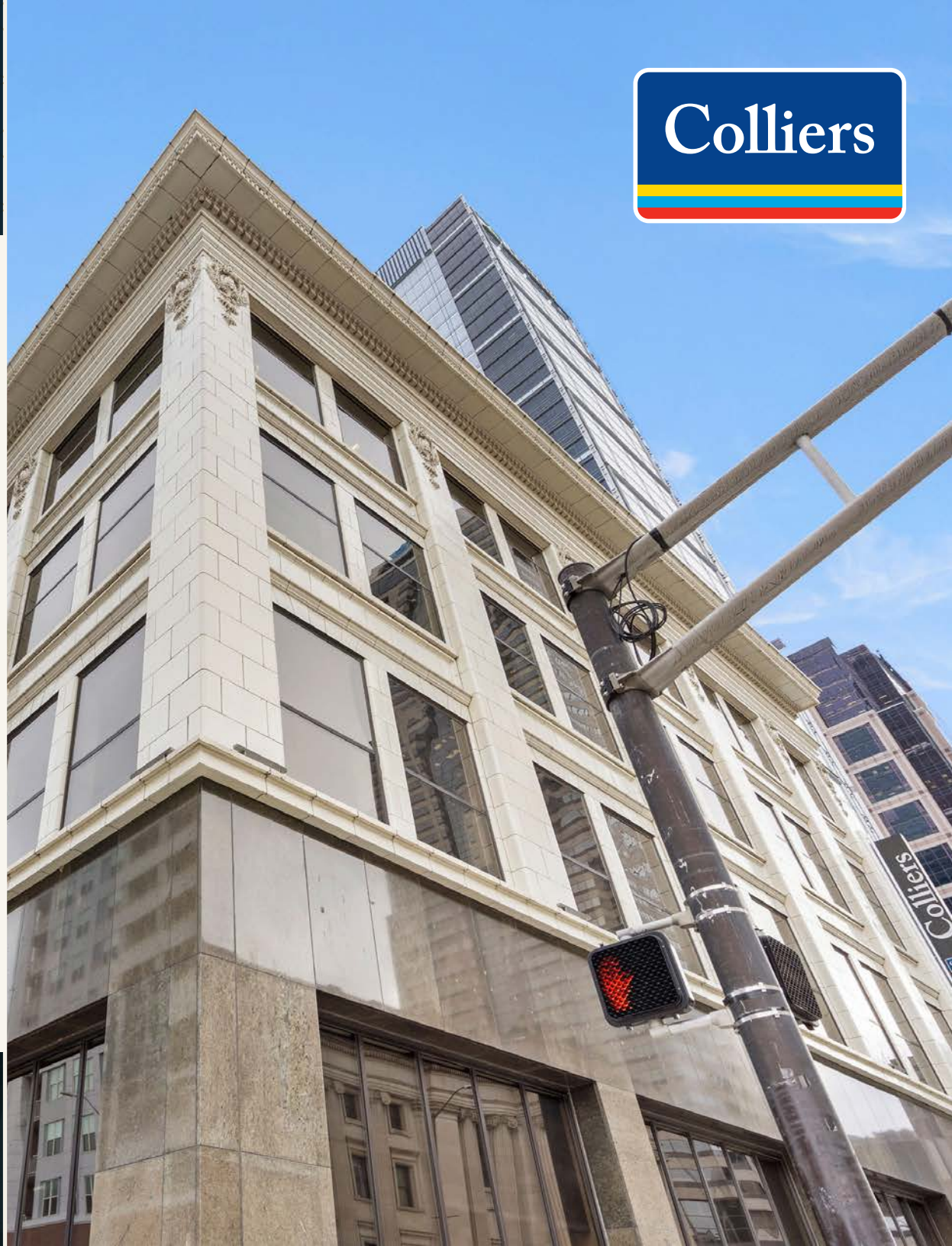
Colliers

241

NORTH PENN

Unique Boutique Office Building
Downtown Indianapolis

FOR SALE



241

NORTH PENN

A Historic Opportunity

- 31,187 SF
- 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*)
- Highly-visible building signage potential
- On-site fitness center with showers & locker room





Dynamic Views

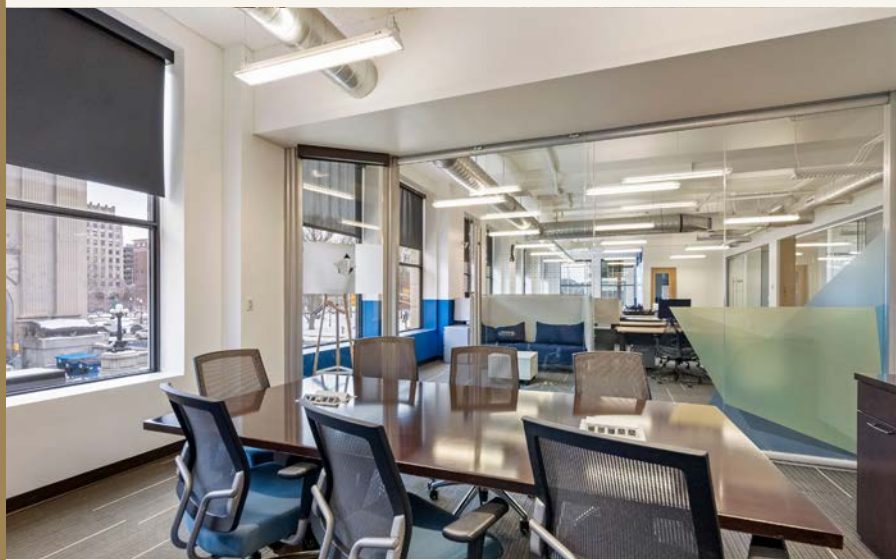
Panoramic perspectives of Downtown Indianapolis with an abundance of natural light, and open spaces for clients & co-workers to do business

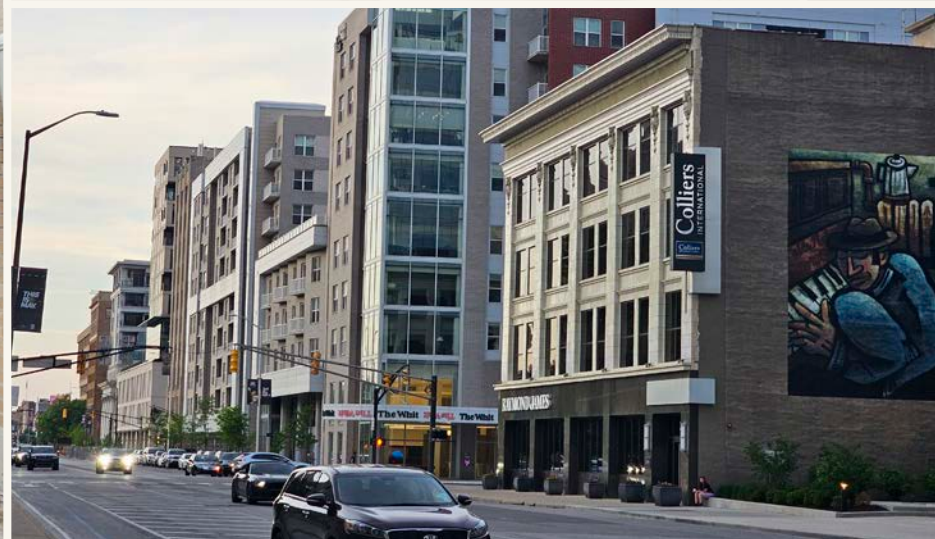




Creative Character

241 N Penn's historically rich architectural design is showcased throughout, with a beautiful marble exterior, ornate iron staircase and elevators, and exposed brick and steel



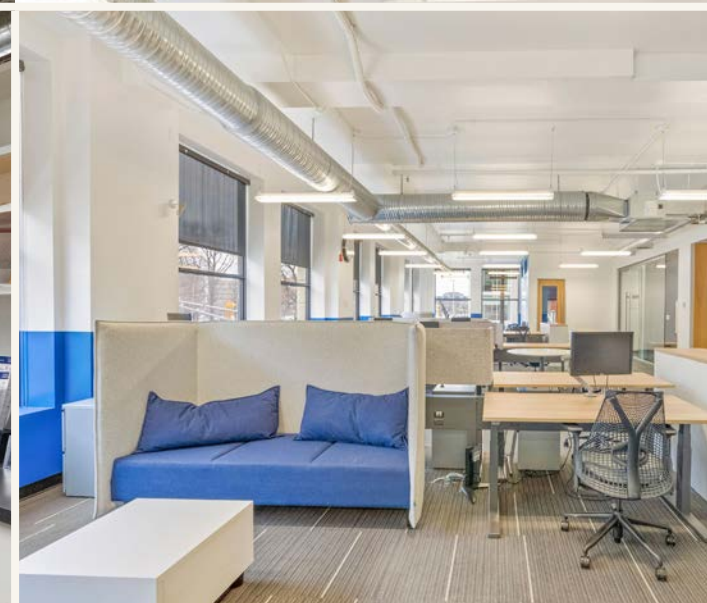


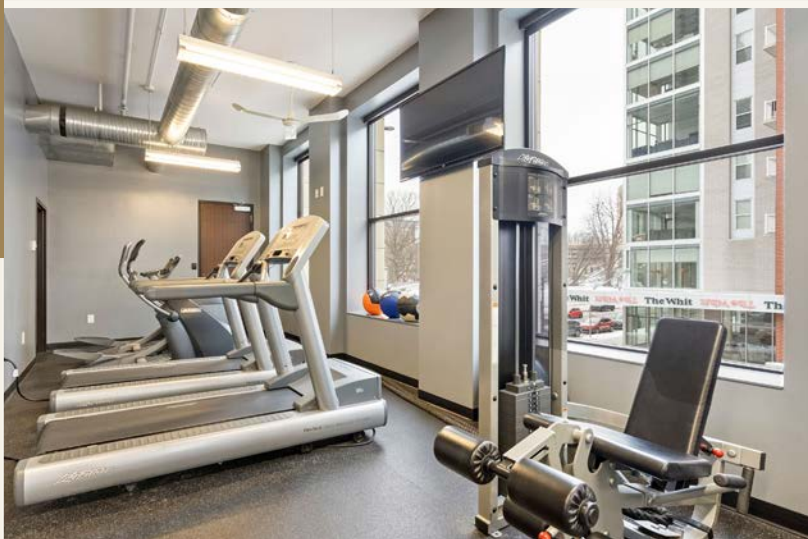
Modern Amenities

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

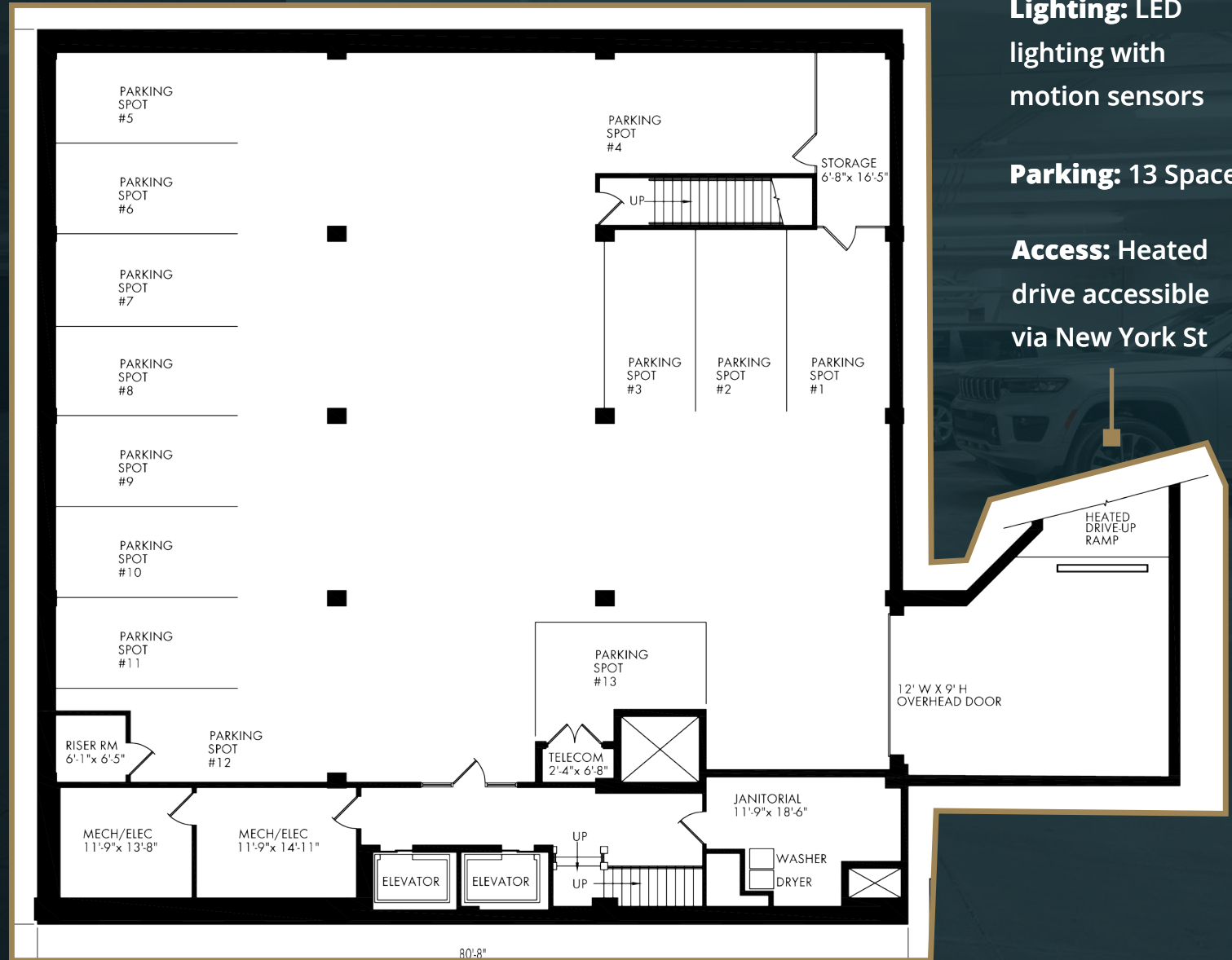
The Scores

99	99	66
Walk	Bike	Transit

Floor Plan

Lower Level

6,152 GSF



Floor Plan

1st Floor

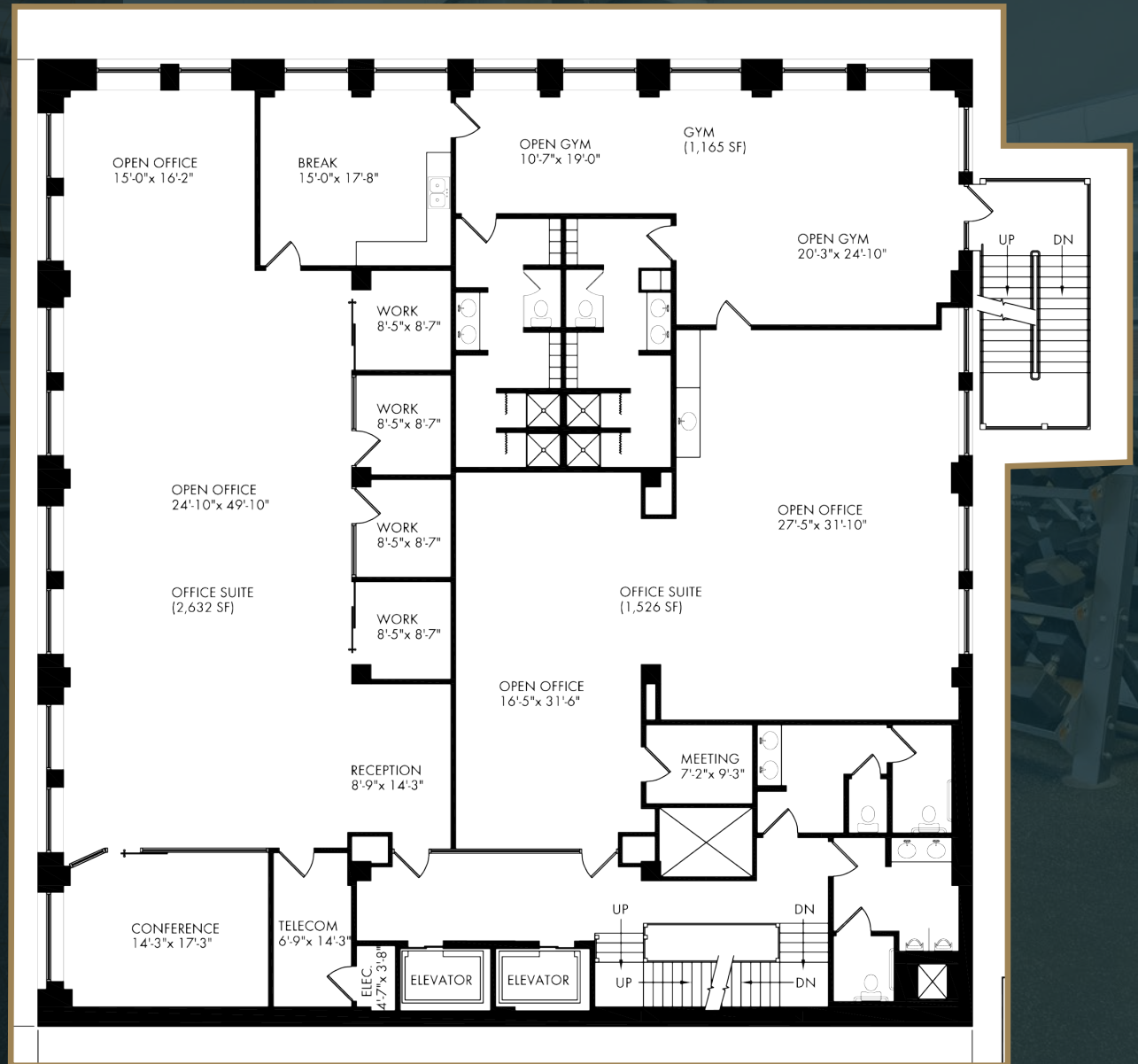
6,272 GSF



Floor Plan

2nd Floor

6,246 GSF



Floor Plan

3RD Floor

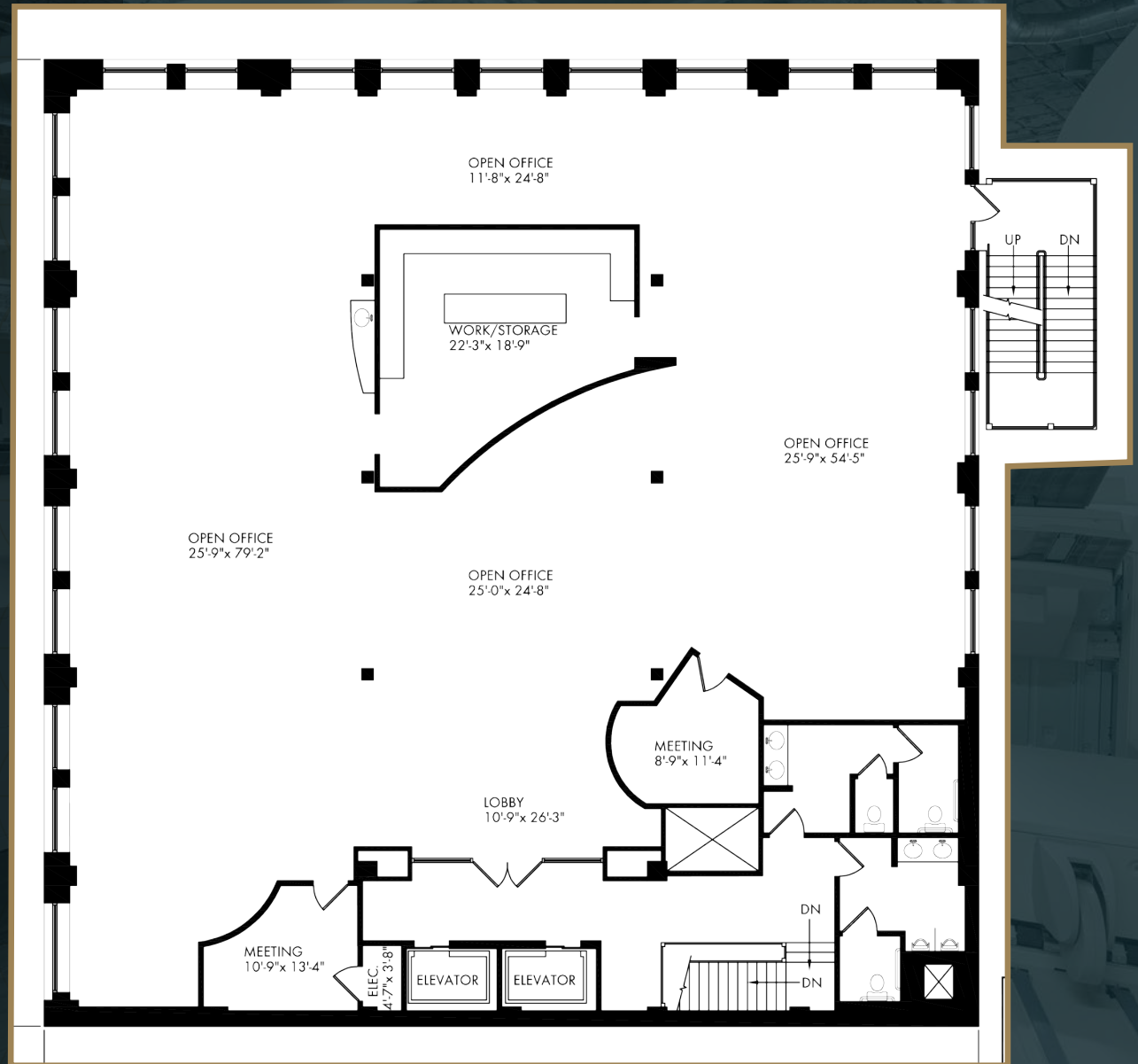
6,251 GSF



Floor Plan

4th Floor

6,266 GSF



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