

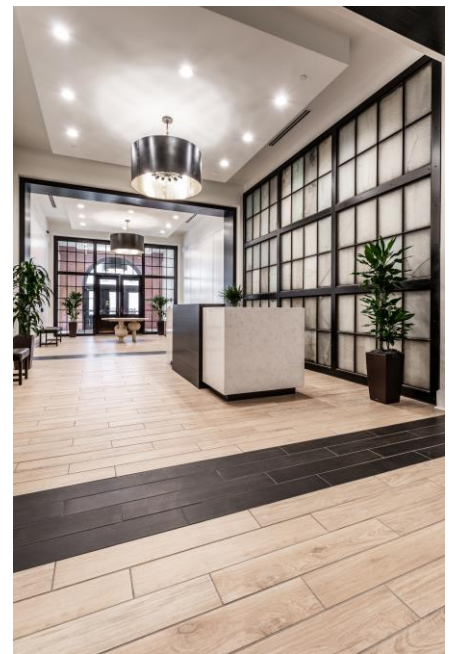
POTENTIAL PLUG N' PLAY



Historic & Unique | Century Building

FOR LEASE | 36 S Pennsylvania Street | Indianapolis, IN

- Newly renovated with forthcoming fitness center!
- Up to ± 90,000 SF contiguous space available
- Furniture in place / Plug n' Play opportunity
- Best parking options in CBD (controlled and executive parking under building)
- Great window lines and natural light throughout
- Major HVAC upgrades – new VRD system in place
- Located in the transforming Wholesale District, walking distance to many top-notch amenities
- Security and property management on-site
- On-site food and drink: Coaches Tavern, Pearl Street Pizzeria & Pub, O'Reilly's Irish Bar & Restaurant and Tin Roof



RICH FORSLUND

Executive Vice President

317.713.2172

rich.j.forslund@colliers.com

MATT LANGFELDT

Executive Vice President & Co-Market Leader

317.713.2173

matt.langfeldt@colliers.com



colliers.com/indianapolis

Fully Renovated Lobby







PROPERTY INFORMATION	
Total Area	± 154,000
# of Floors	8
Elevator(s)	3 passenger, 1 freight
Access	Fob security system with 24/7 access. Secured building with camera monitoring.
Data	High speed on-site
Year Built	1901
Restrooms	Central
Submarket	CBD
Rental Rates	\$23.00 PSF Full Service
Zoned	CBD
Interstate Access	Strong access to I-465, I-70 and I-65
Misc.	Janitorial / Maintenance / New VRD system

NEARBY RESTAURANTS

- | | |
|-----------------------------|----------------------------------|
| Au Bon Pain | Punchbowl Social |
| Buffalo Wild Wings | Nada |
| Burger Study | Ram Restaurant & Brewery |
| Café Patachou | Spoke & Steele |
| Champps | St. Elmo Steakhouse |
| Chipotle Mexican Grill | The District Tap |
| Five Guys | Tin Roof |
| Fogo De Chao | Tony's Steaks & Seafood |
| Giorgio's Pizza | Winner's Circle Pub, Grille, OTB |
| Harry & Izzy's | Yardhouse |
| Hyde Park Prime Steakhouse | Yolk |
| Jimmy John's | |
| Mikado | |
| Morton's The Steakhouse | |
| Napolese Pizzeria | |
| Oceanaire Seafood Room | |
| Pearl Street Pizzeria & Pub | |
| P.F. Chang's | |
| Potbelly Sandwich Shop | |
| Prime 47 | |

NEARBY HOTELS

- Conrad Indianapolis
- Courtyard by Marriott
- Crowne Plaza
- Embassy Suites
- Hampton Inn
- Hilton Garden Inn
- Hilton Inn Hotel & Suites
- Home2 Suites
- Homewood Suites
- Hyatt Regency
- Indianapolis Marriott
- JW Marriott
- Le Meridien Indianapolis
- Omni Severin Hotel
- Residence Inn by Marriott
- Sheraton
- The Alexander Hotel
- The Westin

WALK SCORE: 95

Numerous amenities within walking distance

TRANSIT SCORE: 65

Many nearby public transportation options

BIKE SCORE: 96

Excellent, flat bike lanes

RICH FORSLUND
Executive Vice President
317.713.2172
rich.j.forslund@colliers.com

MATT LANGFELDT
Executive Vice President & Co-Market Leader
317.713.2173
matt.langfeldt@colliers.com



colliers.com/indianapolis