

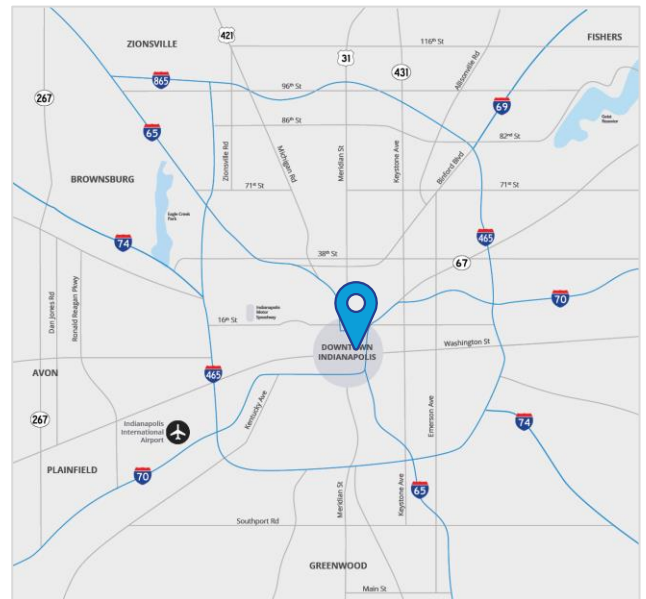


For Lease

Premier Downtown Office Space

429 N Pennsylvania St Indianapolis, IN

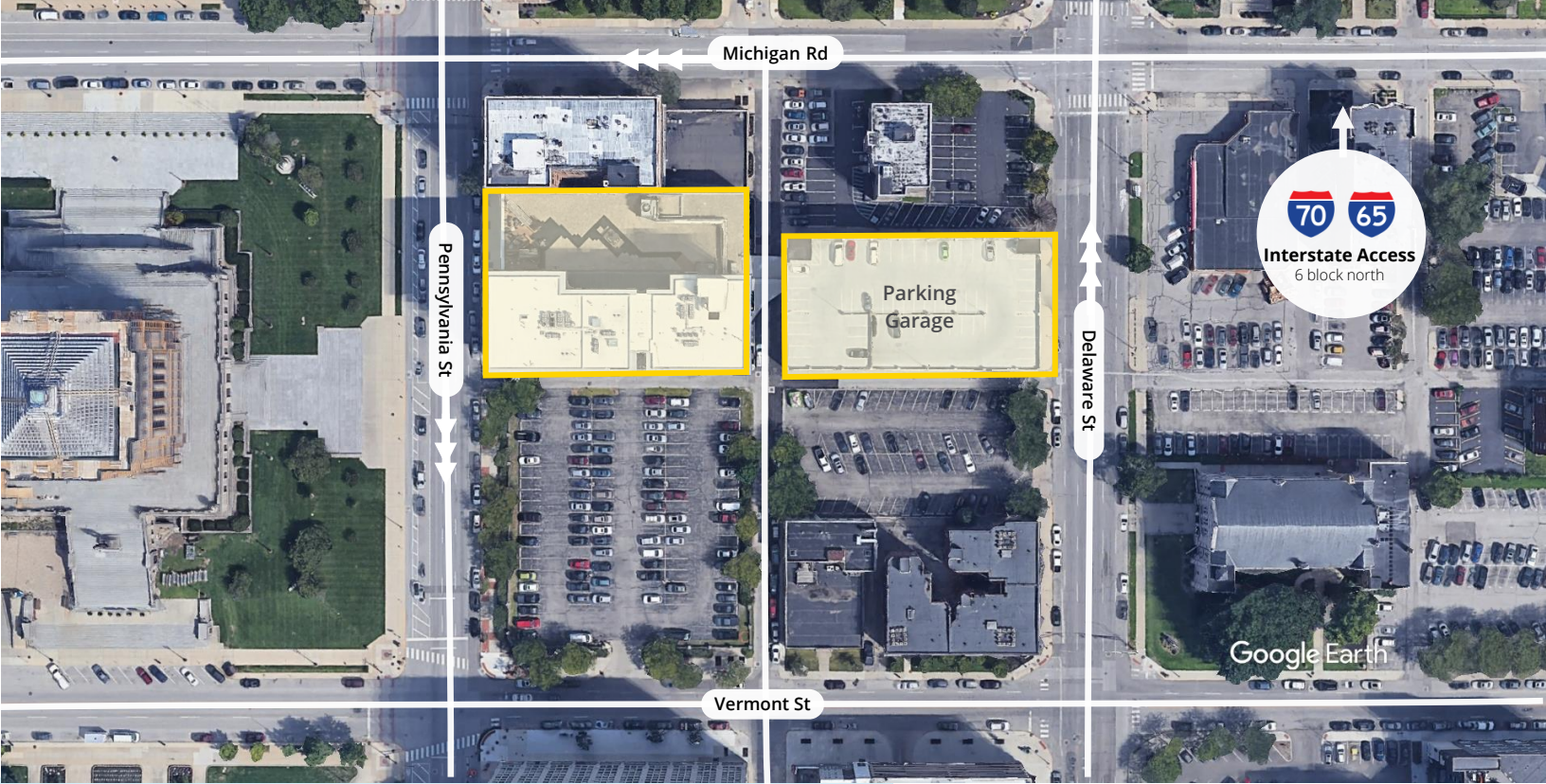
- Up to ± 58,000 SF available for lease
 - Full floor availability | 2nd floor | ± 23,239 SF
 - First floor with atrium exposure | Suite 102 | 3,597 SF
- Secured parking garage with ample spaces
- Rooftop patio space
- On-site management and maintenance
- Located within walking distance to Mass Ave, Monument Circle, and Bankers Life Fieldhouse



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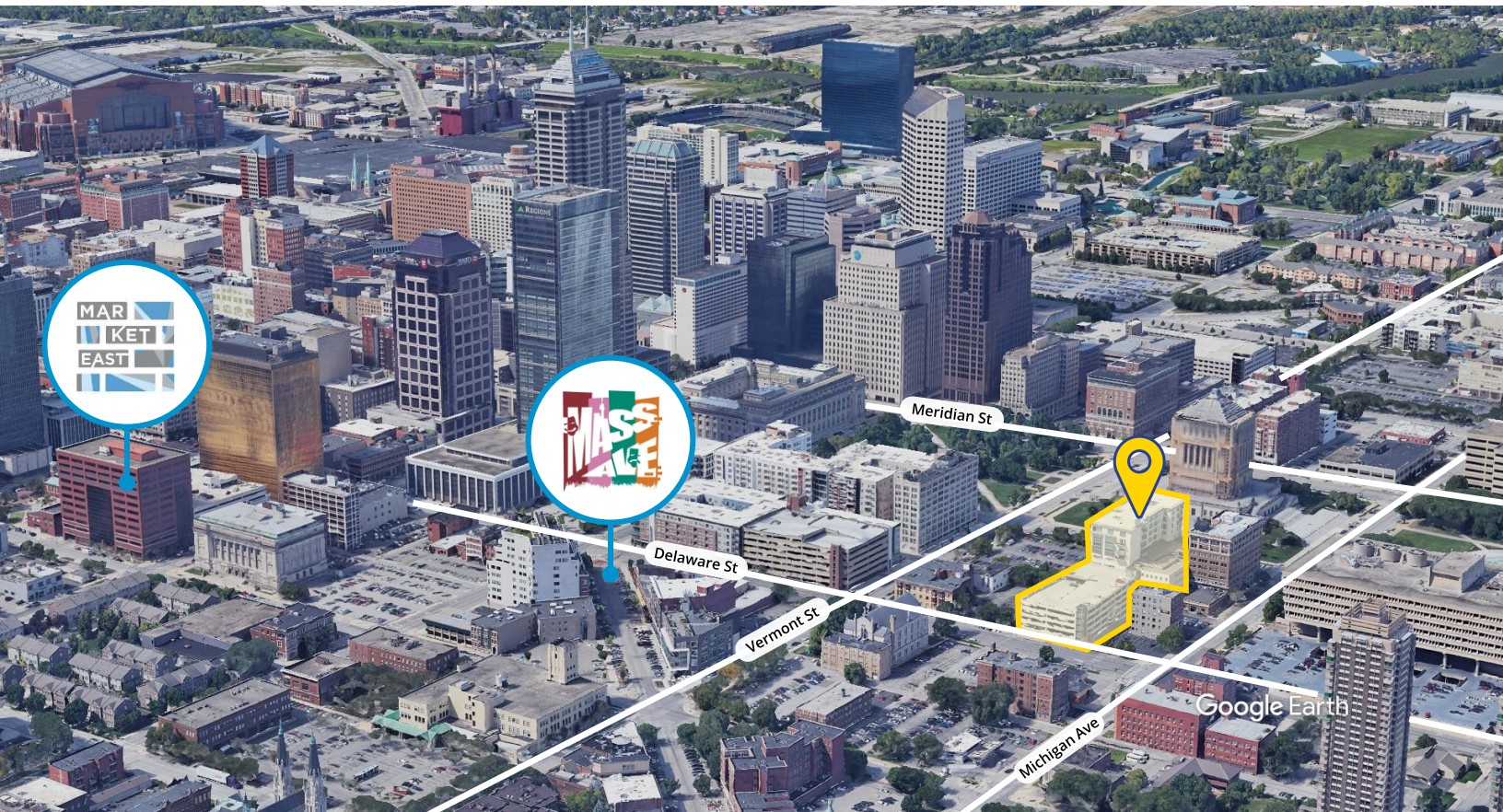
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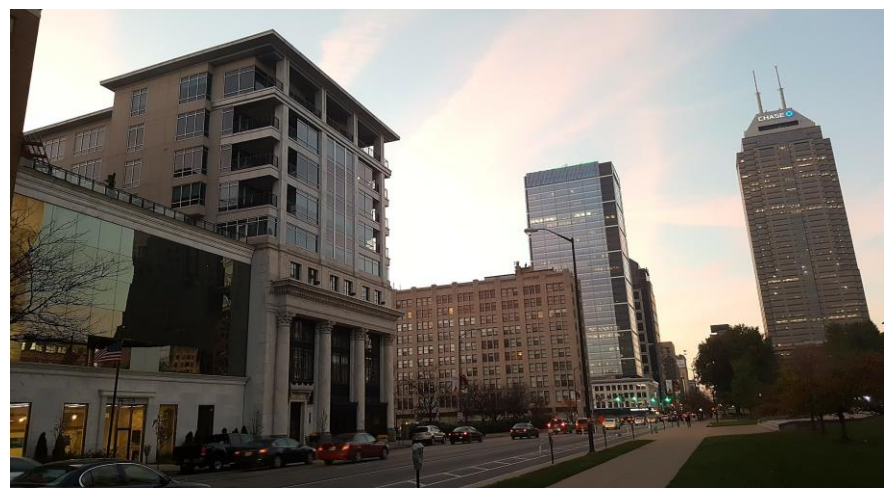
Optimal Location in Downtown Indianapolis

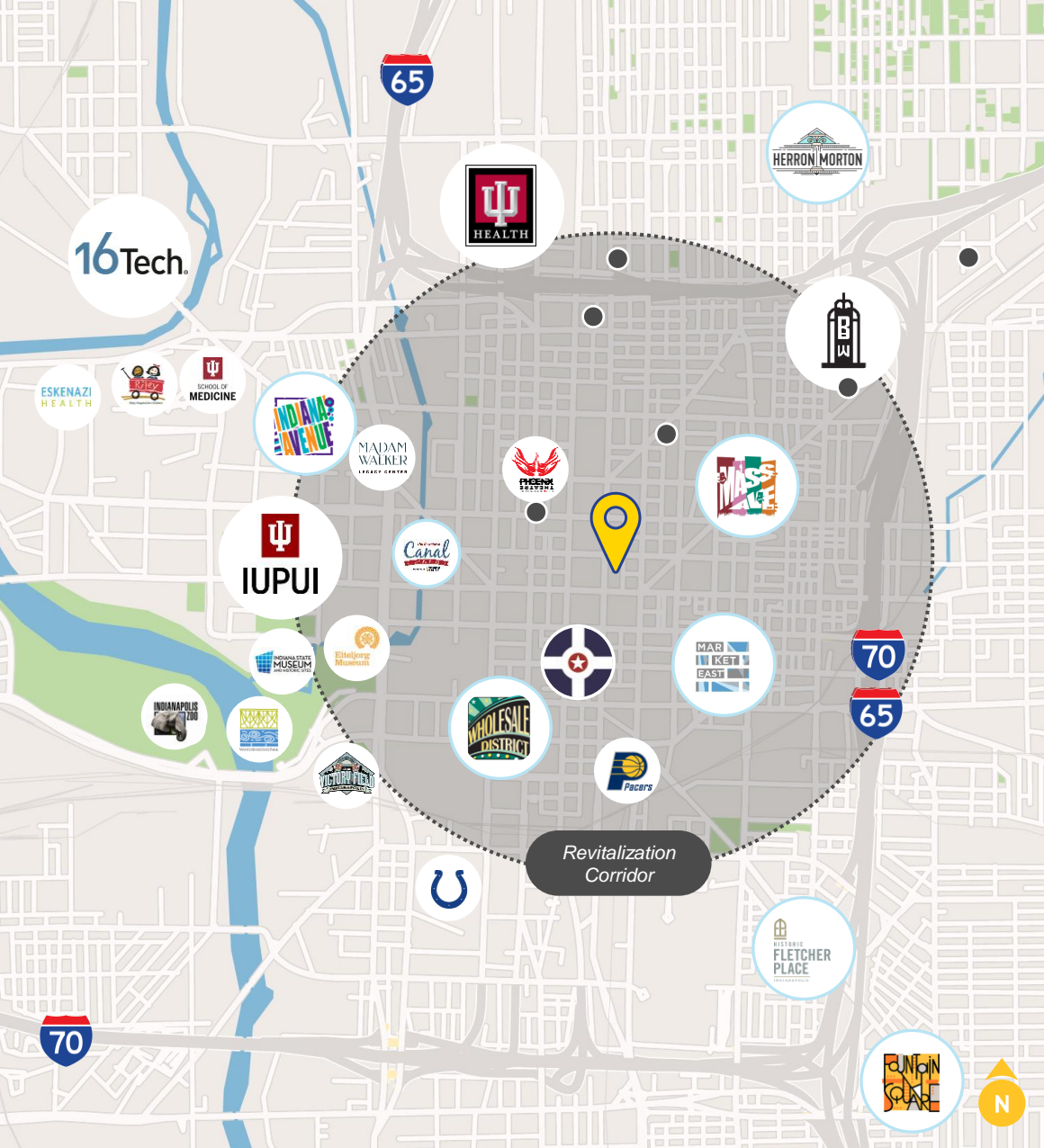
- **Instant I-65/I-70 Access**
2 blocks north to the interchange
- **Close to Culture**
Within walking distance of downtown Cultural Districts
- **Blocks away from the heart of Downtown**
Pennsylvania St provides quick access to the Mile Square
- **Go IndyGo**
4 blocks to the IndyGo RedLine - Indy's newest public transit option





Historic Office
Building w/
Creative
Opportunities





Surrounded by Economic Progress

North

Sits immediately south of Herron-Morton Place neighborhood — experiencing a rejuvenation of commercial and residential redevelopment. Situated at gate of 16th St revitalization corridor.

West

Recent IUPUI campus expansion — new hub of medical and research institutes — tapping into the 16 Tech urban innovation district.

South

Continued explosion of residential and commercial development in Mass Ave and Lockerbie Square districts.

East

Surge of redevelopment activity along 10th St, serving as a catalyst to transform the nearby Woodruff Place and Windsor Park areas

Proximity to Unprecedented Development

- Box Factory Indy**
 Redeveloped, innovative space for creative users with 20,000 SF of indoor bouldering facility. Fitness areas, yoga, outdoor courtyard, tap room, and full-service café
- 421 Penn**
 \$15 M mixed-use improvement project targeted for completion in 2022. The project includes 232 residential apartments and a pool on the fifth floor.
- Bottleworks**
 12-acre redevelopment in the heart of Mass Ave that will include a food hall, shopping district, entertainment area, residential living, office buildings, and hotel.
- The Stutz**
 4-story, 450,000 SF mixed use retail and office redevelopment of the historic Stutz Building situated between Senate and Capitol Avenue.
- Library Square**
 3 apartment communities within a 2-block walk — newly construction or extensive remodel — The Congress, The Plaza, The Ambassador.
- Nine + Eighteen**
 new construction of 125K SF multi-family project at 918 Ft Wayne Ave.

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