

# PENN ON PKWY



[www.pennonpkwy.com](http://www.pennonpkwy.com)





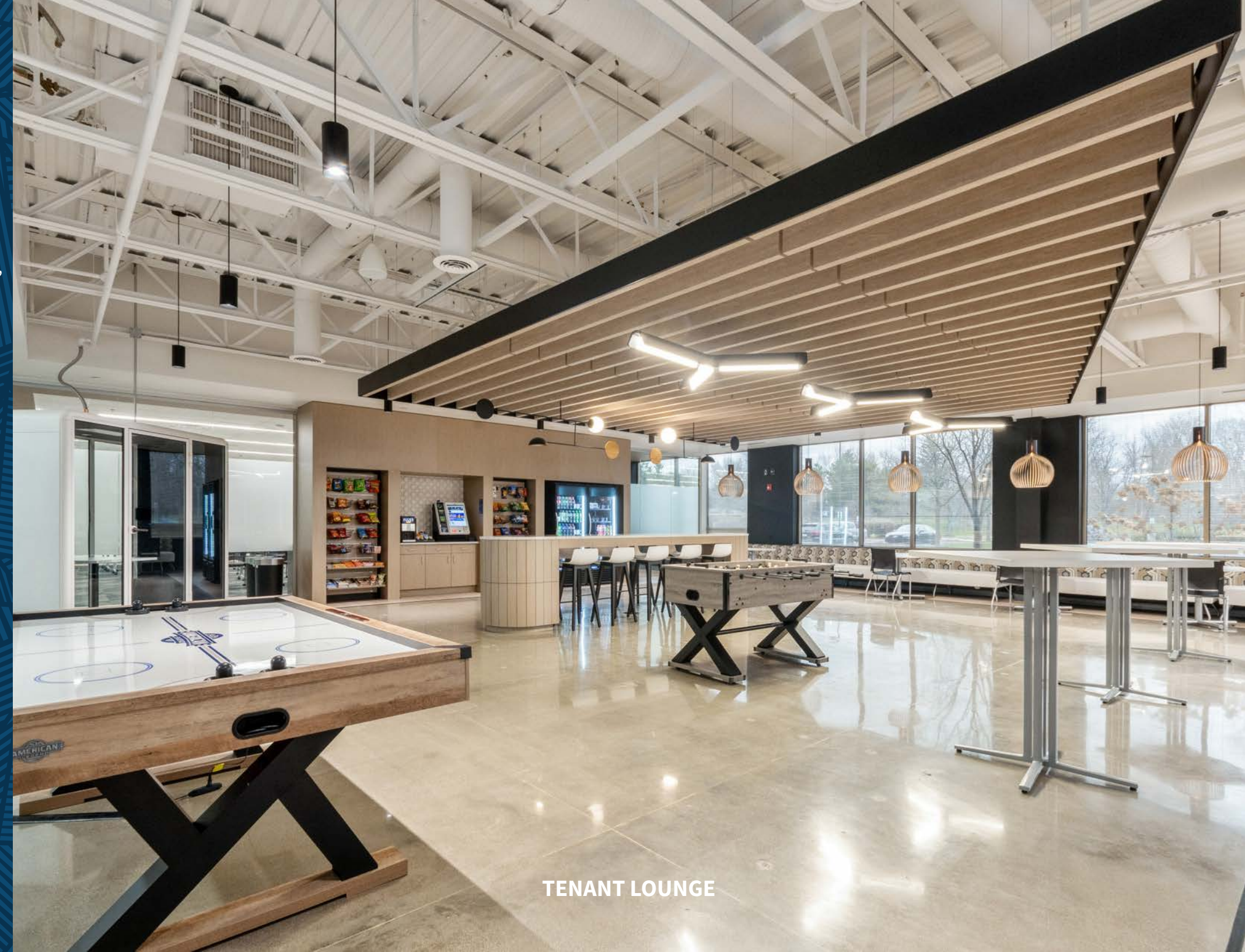


STATE OF THE ART FITNESS CENTER

## Premier Amenities

### *New. Modern. Exciting*

- Conference facility seating up to 100 people
- Fitness Center with new state-of-the-art equipment, Pelaton bikes, cardio machines, free weights, women's and men's locker room with showers
- Tenant lounge with smart vending, various seating areas, a shuffleboard table, a foosball table and connection to an outdoor courtyard with bocci ball, cornhole, giant Jenga and connect four
- Golf simulator
- A beautiful landscaped water feature with a 0.3 walking/jogging path and outdoor seating areas. The property is also only 1 mile away from the Monon Trail connection
- Putting green
- On-site Management
- Pickleball and Basketball Courts

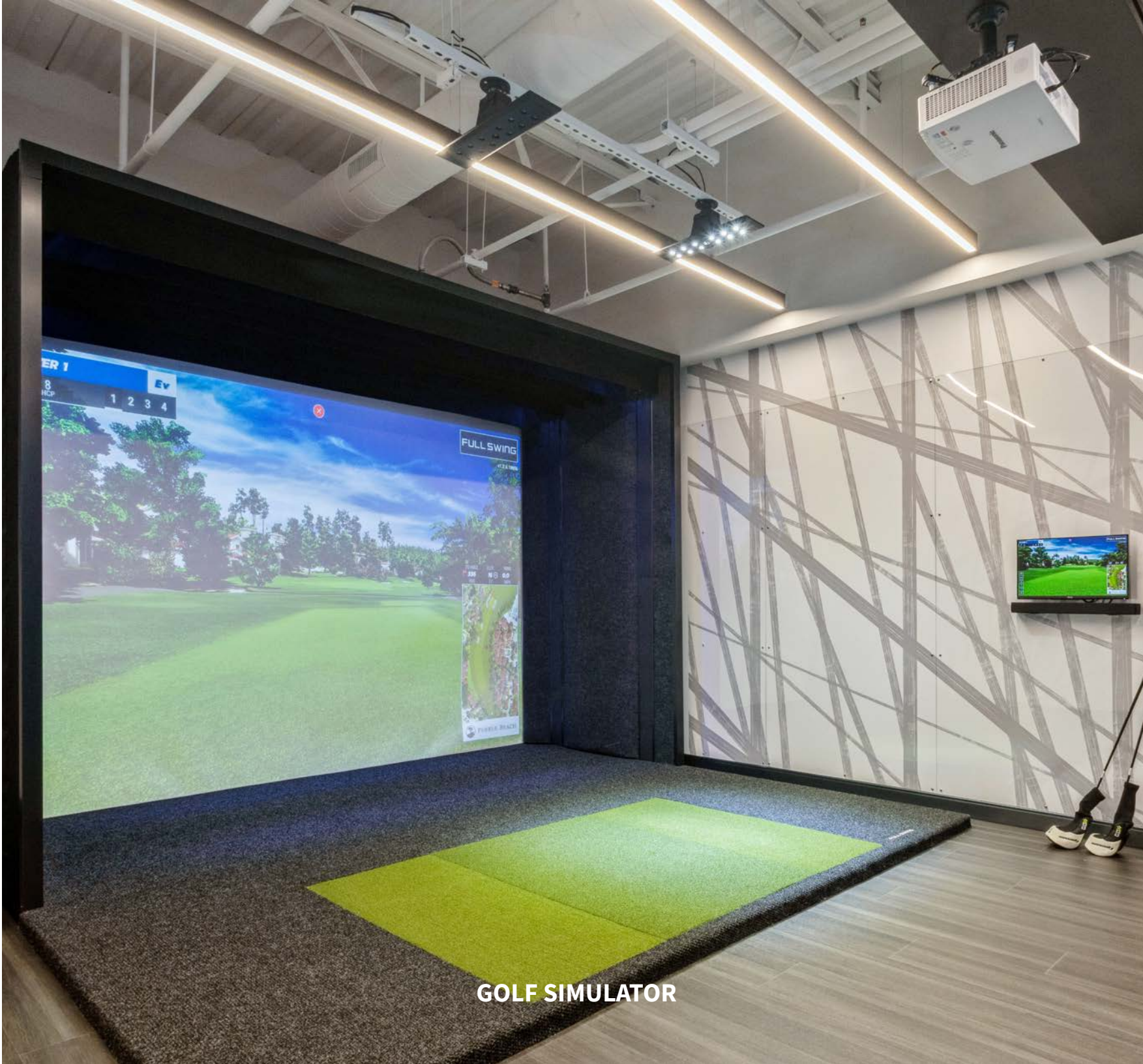


TENANT LOUNGE





PICKLEBALL & BASKETBALL COURTS

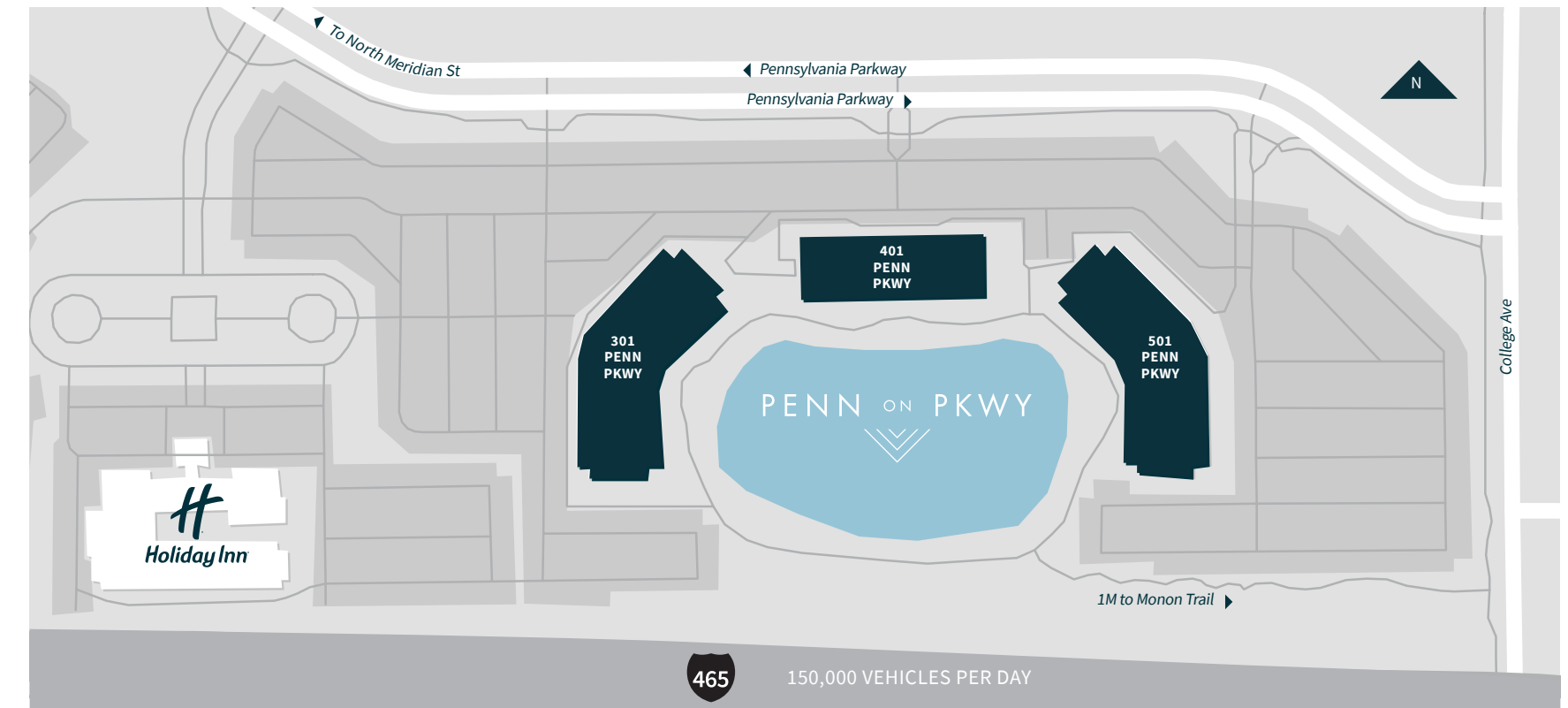


GOLF SIMULATOR





CONFERENCE ROOM



**PENN ON PKWY** is a Class A office park sitting at the point where two large cities collide, where Indianapolis meets Carmel. The park is comprised of 3 office parks and a large water feature with an abundance of parking. The high-profile visibility on I-465 sets Penn on Pkwy apart from others making it an excellent location for any tenant.

**A**  
CLASS

**ENERGY STAR**  
CERTIFIED

**LARGE**  
FLOORPLATES

**CARMEL**  
SUBMARKET

**I-465**  
VISIBILITY & SIGNAGE

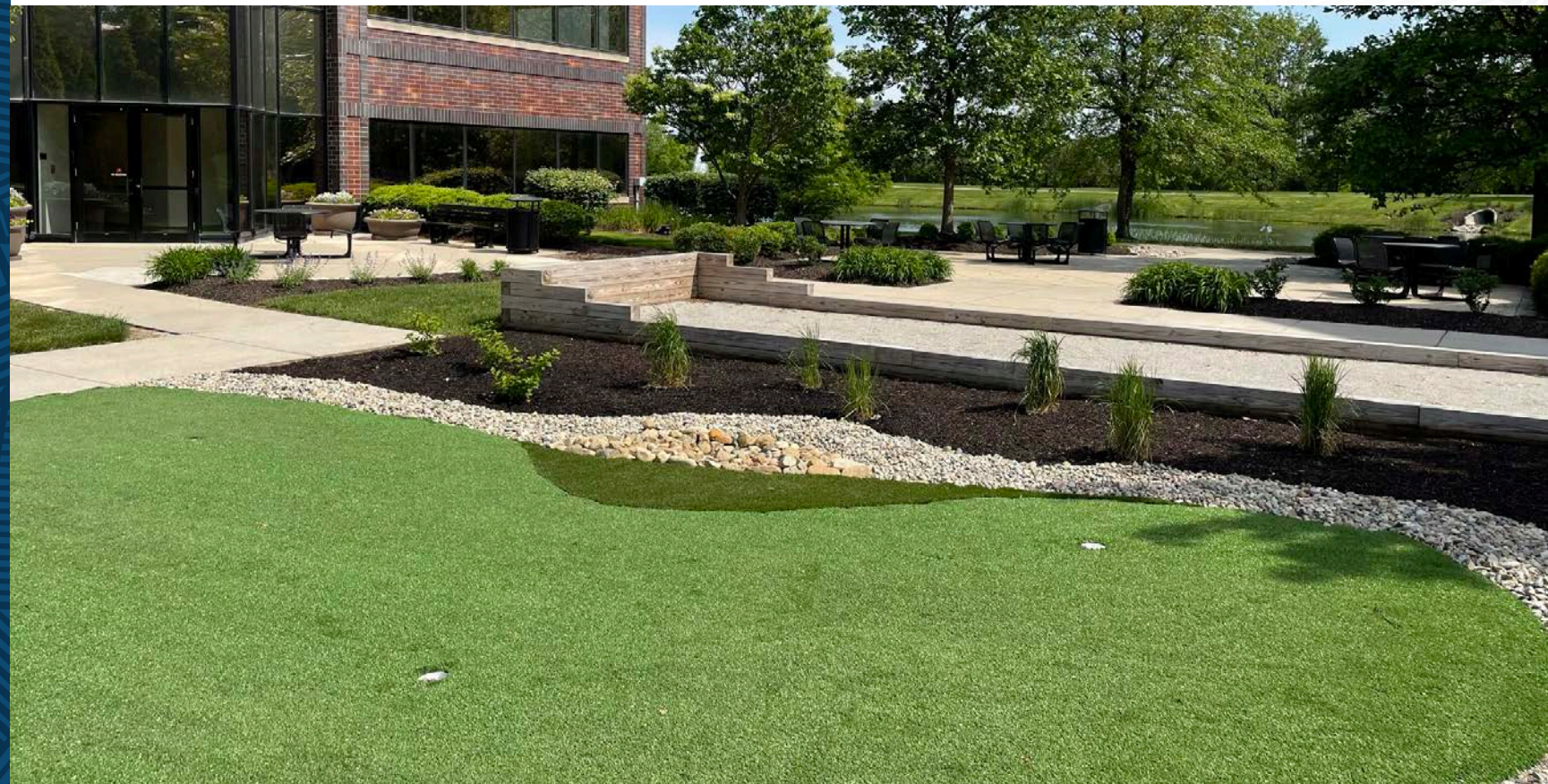




Address	Floors	Typical Floorplate	Net Rentable Area	Year Completed	Year Renovated	Ceiling Height	Parking
301 Pennsylvania Parkway Indianapolis, IN 46280	4	34,000 s.f.	133,399 r.s.f.	2006	2022	Slab-to-slab 14' Finished 10' ceilings	3.8/1000



Address	Floors	Typical Floorplate	Net Rentable Area	Year Completed	Year Renovated	Ceiling Height	Parking
401 Pennsylvania Parkway Indianapolis, IN 46280	3	21,000 s.f.	60,851 r.s.f.	1988	2023	Slab-to-slab 13'5" Finished 9' ceilings	3.8/1000



Address	Floors	Typical Floorplate	Net Rentable Area	Year Completed	Year Renovated	Ceiling Height	Parking
501 Pennsylvania Parkway Indianapolis, IN 46280	4	36,000 s.f.	135,296 r.s.f.	2006	2023	Slab-to-slab 14' Finished 10' ceilings	3.8/1000



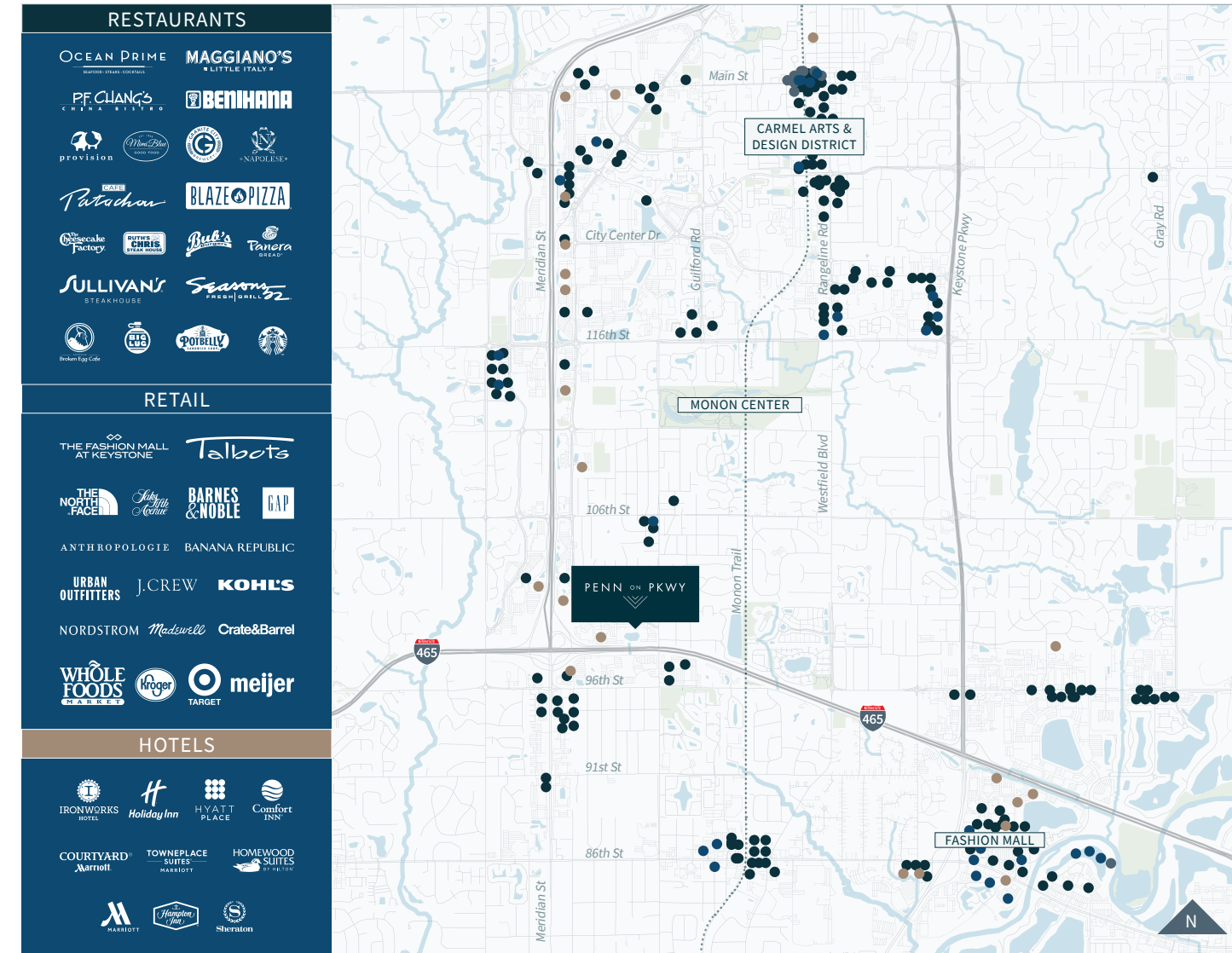
## Key Location

Penn on Pkwy sits where Indianapolis meets Carmel at the point of I-465. The building boasts clear visibility from the heavily traveled I-465, with well over 150,000 vehicles passing daily. The park has convenient access via Pennsylvania Parkway, located just off the Meridian Corporate Corridor.



## Area Amenities

Penn on Pkwy is surrounded by an abundance of dining, retail and recreational venues. The property is in close proximity to several hotels, including a newly renovated, \$1 million, 171-room Holiday Inn located within walking distance just west of the Property. Carmel City Center as well as the Carmel Arts & Design District are within 10 minutes of Penn on Pkwy, providing easy access to the vibrant downtown neighborhood with a mix of retail, restaurants and entertainment.



## Carmel Accolades

**#1** BEST SUBURB TO LIVE  
IN AMERICA  
*Money Magazine - 2021*

**#1** BEST PLACE TO RAISE  
A FAMILY IN INDIANA  
*Niche - 2022*

**#1** BEST CITY IN INDIANA FOR  
FIT LIFESTYLE  
*Bar Bend - 2020*



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## FOR LEASING INFORMATION:

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