

THE CENTURY BUILDING

36



36 SOUTH PENNSYLVANIA STREET ♦ INDIANAPOLIS, INDIANA



Making a Statement Has Never Been Easier

THE CENTURY BUILDING, a historic gem in the heart of downtown Indianapolis, has been a cornerstone of the city's skyline since its construction in 1901. This enduring structure has seamlessly blended its rich heritage with modern amenities, featuring a recently renovated lobby, a well-equipped fitness center, and coming soon a stunning tenant lounge.

Located in the sought-after Wholesale District within walking distance of the city's most vibrant attractions, dining and business hubs, The Century Building offers unparalleled convenience for its tenants. This fully restored masterpiece offers a modern environment for today's businesses while showcasing its historic charm, cementing it as a premier office destination in Indianapolis.



±154,000 SF, Class A office on 7 floors



Impressive building entrance blending modern design with century-old architectural elements



First floor retail accessible via building back door offers workday and after work conveniences: Coaches Tavern, Pearl Street Pizzeria & Pub, O'Reilly's Irish Bar & Restaurant, and Tin Roof (live music and dining)



Full building opportunity ideal for a business headquarter



Under building parking offers controlled and executive parking options



Renovated common halls and restrooms and modernized passenger and freight elevators



HVAC upgrades with new VRD system in place





Elevating Your 9-to-5



Walking distance to
countless restaurants,
bars, entertainment
and shopping



On-site security and
property management



Renovated fitness center
with showers, lockers and
new equipment



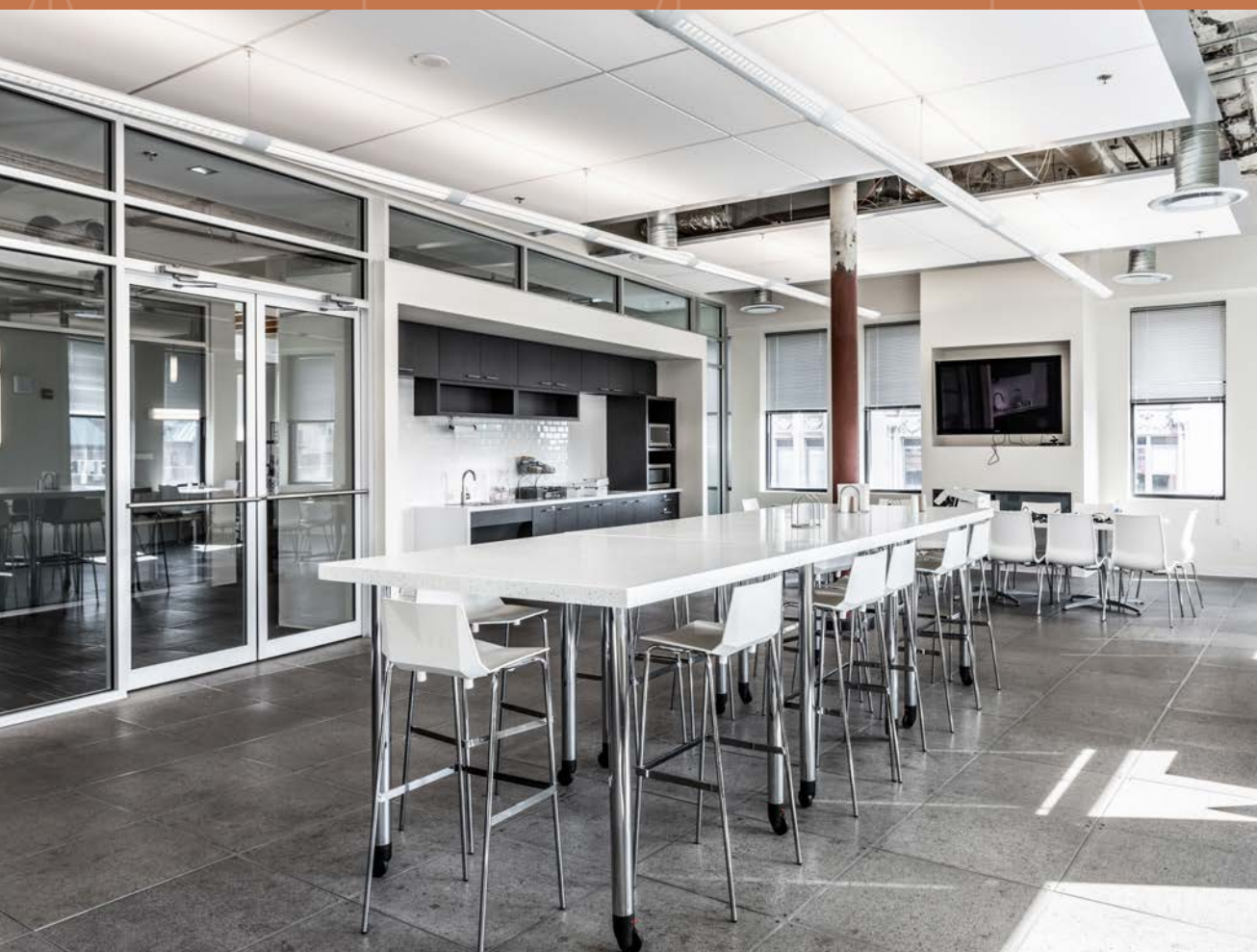
**Coming soon: an exquisite
tenant lounge** with
comfortable seating for
relaxing or collaborating



24-hour access via
key fob security



On-site parking with
numerous nearby
parking garage options



The Century Building

A Location That Expands Your Experience



200 restaurants within walking distance



Just blocks to the Red Line bus route



Walking distance to Indianapolis' most iconic destinations

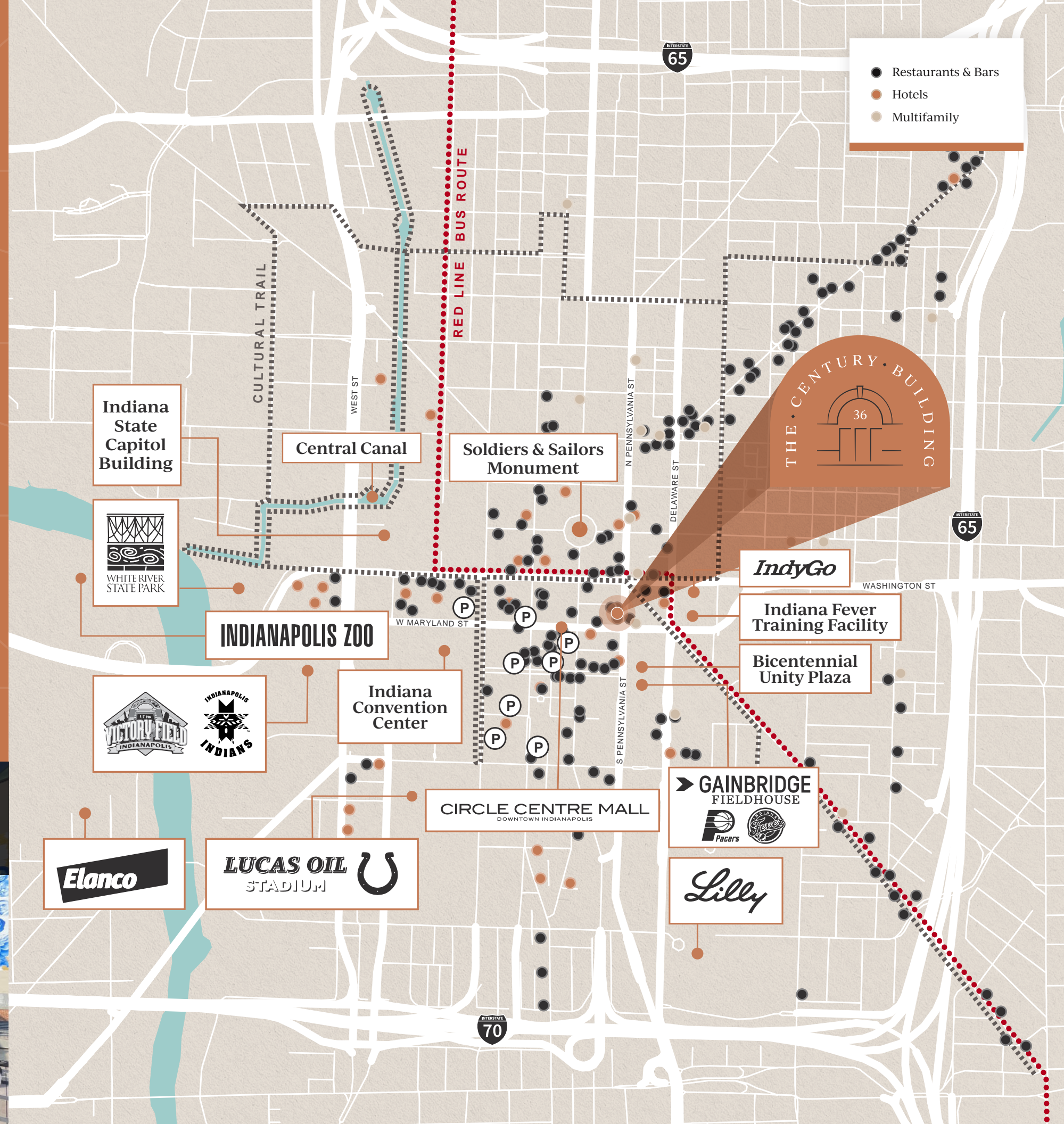


Gainbridge Fieldhouse home to the Indiana Pacers and Indiana Fever right outside your door



Next to the Cultural Trail, an 8-mile biking and walking trail connecting each of downtown Indianapolis' cultural districts and features bike share stations and public art

Adjacent to **Bicentennial Unity Plaza** a public space with a basketball court, outdoor ice rink during the winter months, captivating landscapes and art installations ▼



Work and Play Blend Seamlessly

Centrally positioned in downtown Indianapolis, The Century Building offers quick walking and driving access to the city's prime destinations.

INDIANAPOLIS
INTERNATIONAL AIRPORT



14 MIN DRIVE

BROAD RIPPLE



22 MIN DRIVE

GAINBRIDGE FIELDHOUSE

Home of the Indiana Pacers and Indiana Fever



3 MIN WALK

LUCAS OIL STADIUM

Home of the Indianapolis Colts



14 MIN WALK ♦ 3 MIN DRIVE

CARMEL



26 MIN DRIVE

KEYSTONE AT THE CROSSING



28 MIN DRIVE

VICTORY FIELD

Home of the Indianapolis Indians



14 MIN WALK ♦ 8 MIN DRIVE

MASS AVE



12 MIN WALK ♦ 3 MIN DRIVE

Discover
Indianapolis

50.23 MILLION
VISITORS
to downtown
Indianapolis annually

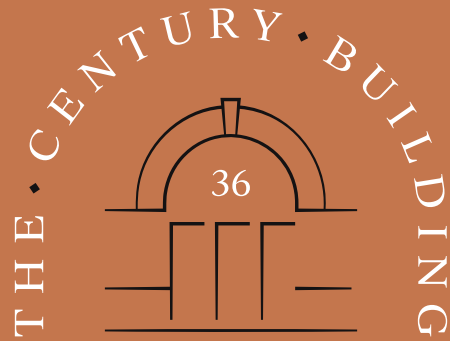
#5 IN THE U.S.
for Cost of Doing
Business
- CNBC 2024

Rising tech scene with
1,700% GROWTH
SINCE 2006
- Forbes

Anchored by
8 FORTUNE
1,000
COMPANIES

SECOND
BEST STATE
IN THE U.S.
for starting a business
- Forbes 2024

4 MAJOR
INTERSTATES
intersect the Indianapolis
metro area making
commuting a breeze



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◆
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