



# The Whit

307 N Pennsylvania Street Indianapolis, IN 46204

**Retail/Office Space for Lease**  
**1,600 to 3,793 SF on Pennsylvania Street**

## Description

Ideally situated at the northeast corner of N. Pennsylvania Street and New York Street near the Central Business District of Indianapolis, The Whit is a brand-new, state of the art 334-unit luxury apartment development that rises nine (9) stories over the downtown Indianapolis skyline. These luxurious rental units will have unmatched views of the city and University Park, as well as the finest amenity package and features available in the Indianapolis market. The property encompasses the city block once occupied by the Indianapolis Star, and this commercial space offers up to 3,793 square feet with direct frontage on North Pennsylvania Street (over 12,000 cars per day drive past this site). The Whit features resort-style community amenities include a state-of-the-art fitness center, rooftop pool and lounge, and access to a connected, covered parking garage. The infill location of The Whit, along with the commercial spaces available at this first-class project, appeals to individuals looking for convenient access to all Indianapolis' major employment centers, while providing close access and ideal proximity to Massachusetts Avenue (known as "Mass Ave."), one of Indianapolis' most vibrant cultural and commercial neighborhoods.

## Location

With direct frontage on North Pennsylvania Street, this commercial (office and/or retail) space at The Whit is strategically located between the urban density of the Central Business District and only one (1) block from Massachusetts Avenue ("Mass Ave."), which is the epicenter of Indianapolis' most desirable food and destination entertainment districts. The development benefits from its close proximity to the Central Business District, The Indiana Convention Center, The Old National Centre (Murat Theatre), The Athenaeum – Rathskeller, Bankers Life Fieldhouse, and Circle Center Mall.

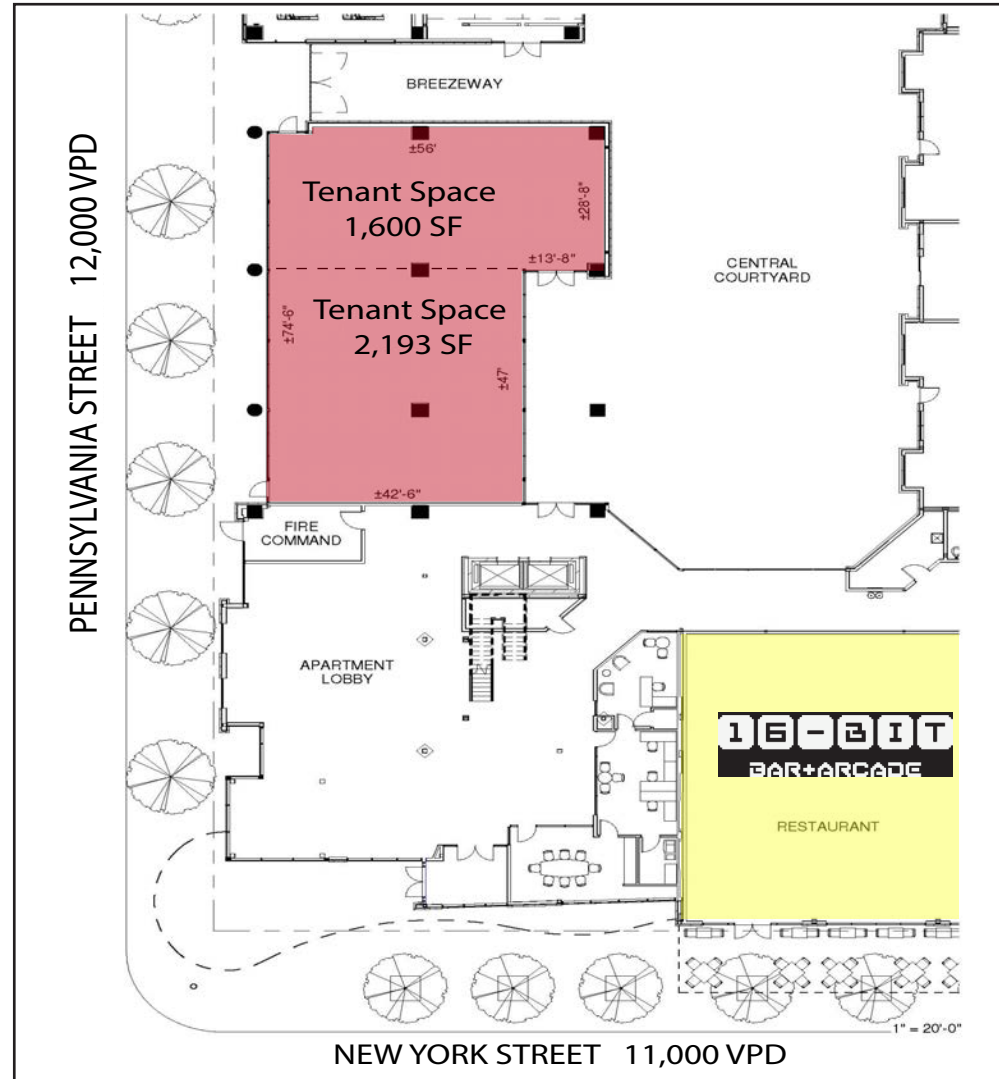
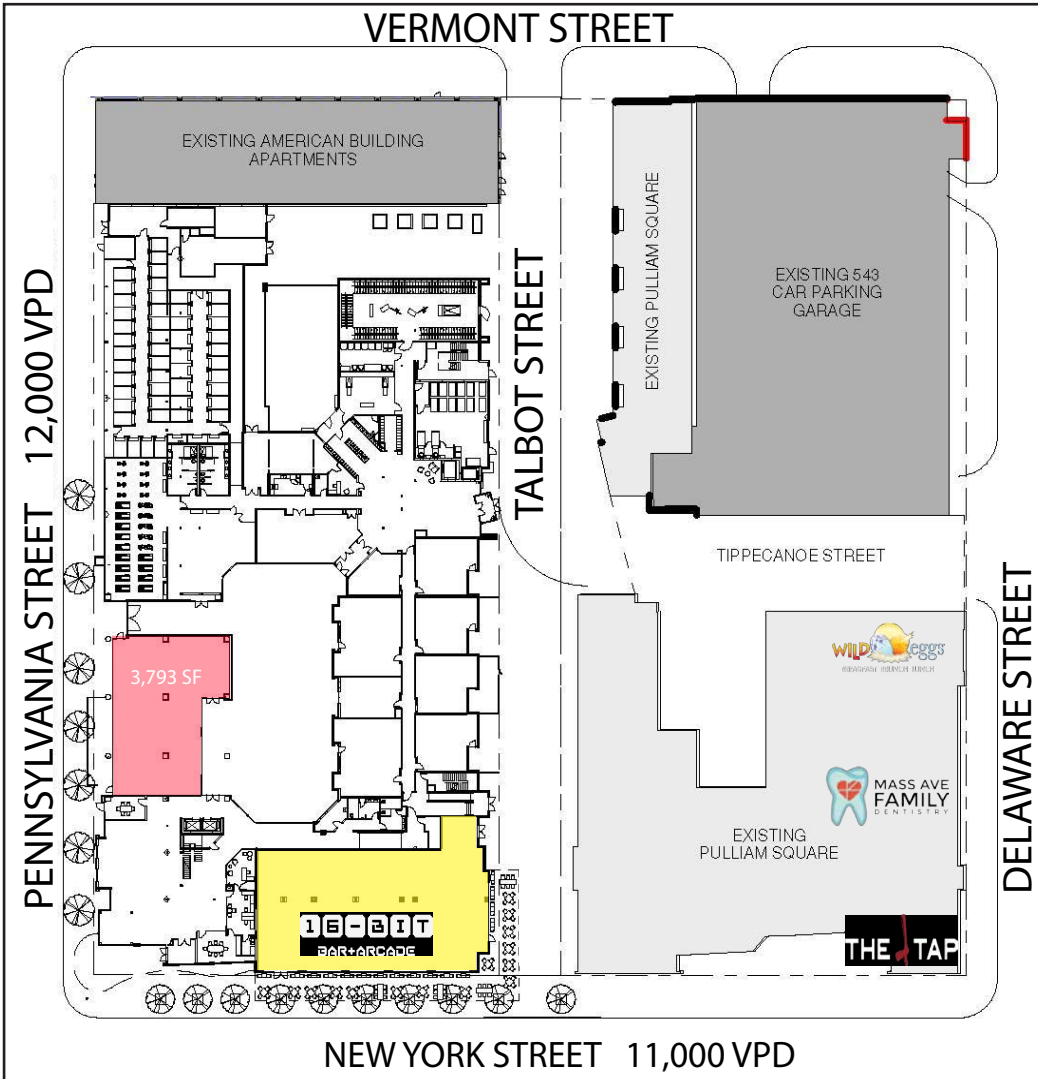


DEMOGRAPHICS	1 mile	3 miles	5 miles
2019 Population	16,760	103,141	248,160
2018 Ave HH Income	\$80,403	\$54,290	\$54,043
Daytime Population	106,723	192,407	250,418
Ave Home Value	\$373,775	\$135,368	\$125,328

# Retailer Map



# Site Plan



**Site Plan (Close Up)**



# The Whit



Pennsylvania Street 12,000 VPD

New York Street 11,000 VPD



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