



PAN AM TOWER

LASTING TRIBUTE:

The Pan Am Tower 201 South Capital Avenue

Opened in 1987 as the media center for the Tenth Pan American Games, the **Pan Am Tower** stands as a lasting tribute to the event and a symbol of Indianapolis' status as the "Amateur Sports Capital of the World." The tower marked a significant milestone in the city's transformation into a sports hub capable of hosting major events like the Super Bowl. The multimillion-dollar project was made possible through contributions from local businesses and the city. Designed by Browning Day Mullins Dierdorf, the 12-story post-modern office building features architectural elements inspired by the clock tower at nearby Union Station. With a total of approximately 138,000 square feet, the Pan American Tower was built to provide office space for amateur sports organizations. Today, the building is set to welcome new businesses, offering prime office space for companies looking to establish a highly connected presence in downtown Indianapolis.



Next door to the new Signia Hotel, Hilton's premier brand



Located in the center of Indianapolis' most visited destinations: Lucas Oil Stadium, Indiana Convention Center & Gainbridge Fieldhouse



Efficient floorplates w/ great window lines



Access to ample parking



Lobby & restroom updates



1st floor retail



Walking distance to countless restaurants & bars



DIRECTLY ON GEORGIA STREET

A unique outdoor space to accommodate food & beverage, concert stages, street performers & more.

THE EPICENTER OF OFFICE & CONVENTION BUSINESS

Situated in the heart of Indianapolis' vibrant tourism district, the **Pan Am Tower** offers an exceptional opportunity in a prime location where the world converges. With nearly 30 million visitors expected to come to Indianapolis in 2025, the majority will be within view of the Pan Am Tower, making it a highly visible and strategic spot for any business looking to leverage the Indianapolis Convention Center, Gainbridge Fieldhouse, Lucas Oil Stadium, and Georgia Street connectivity.

"The redevelopment of Pan Am Plaza and expansion of the Convention Center is a transformative project that will help secure Indianapolis' place as the top host city in the country."

Indianapolis Mayor Joe Hogsett (for the IndyStar)



GAINBRIDGE
FEILDHOUSE

I-65

I-70

LUCAS OIL
STADIUM

NEW
SIGNIA
HOTEL

INDIANA
CONVENTION
CENTER

GEORGIA STREET

CAPITOL AVENUE

RATIO

A CENTER STAGE WORKPLACE:

Smack-Dab In The Middle Of It All

With the addition of the impressive new Signia Hotel next door, the **Pan Am Tower** is now the focal point of the area, becoming a prime destination for businesses and professionals. The Signia Hotel will enhance your workday experience, offering a vibrant hub for meetings and networking



90,000 SF of flexible meeting space



50,000 SF ballroom



Each meeting space will have Signia by Hilton's signature meeting experience w/ tailored service for meeting planners & their guests



Meeting spaces outfitted w/ modern technologies



Creative programming for groups of all sizes



Seven distinct dining concepts, including a speakeasy bar, top-level sky bar & a signature, chef-driven restaurant



FACE LIFT TIME

for Pan Am Tower

Exciting enhancements at **Pan Am Tower** are set to elevate the tenant experience with a blend of hospitality-driven amenities and modern functionality. Highlights include a new **private outdoor patio overlooking Georgia Street**, connected to an interior **tenant event space** ideal for gatherings and client events, complete with seating, TVs, and catering support. Additional upgrades feature **new conference and training centers** with full AV, a **refreshed main lobby**, an updated **fitness center with showers and lockers**, and secure tenant storage... creating a highly amenitized and well-rounded workplace environment.

Key Improvements Include:

- Private tenant-only outdoor patio overlooking Georgia Street
- Interior tenant event space with seating, TVs, and catering support
- Two new conference/training centers with full AV capabilities
- Fully renovated main lobby
- Updated fitness center with showers and lockers (second floor)
- Secured tenant storage in the lower level





STAY OUT OF THE ELEMENTS

with direct connectivity

A major advantage for tenants at **Pan Am Tower** is its direct, weather-protected **connectivity to the Signia by Hilton** Indianapolis and the **Indiana Convention Center**. This provides immediate access to a variety of dining and hospitality options—ranging from casual **grab-and-go** to upscale **restaurants** and **lounges**... ideal for meetings and entertaining. The **enclosed skywalk** system also connects to **Lucas Oil Stadium** and the broader convention campus, allowing tenants and guests to move throughout downtown comfortably and entirely out of the elements.

Key Connectivity & Amenity Highlights:

- Direct indoor connection to the Signia by Hilton Indianapolis
- Immediate access to multiple on-site dining options, including:
 - Signature chef-driven restaurant
 - All-day dining venue
 - Lobby bar and lounge
 - Upscale rooftop / sky lounge with city views
 - Convenient grab-and-go marketplace
- Direct connection to the Indiana Convention Center
- Enclosed skywalk access to Lucas Oil Stadium
- Fully weather-protected connectivity throughout downtown amenities
- Ideal for client meetings, team events, and entertaining without leaving the building complex

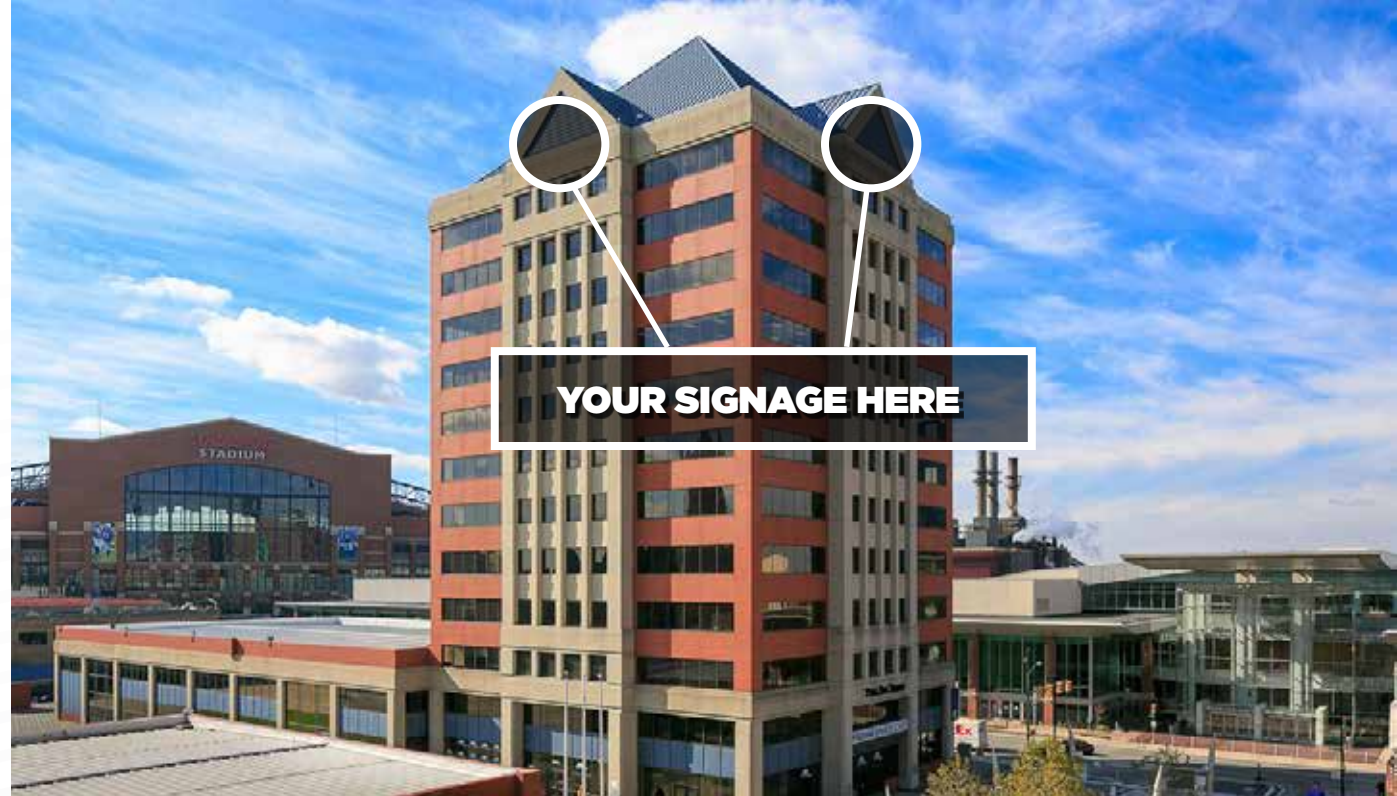




STRONG CORPORATE IDENTITY:

Signage & Visibility

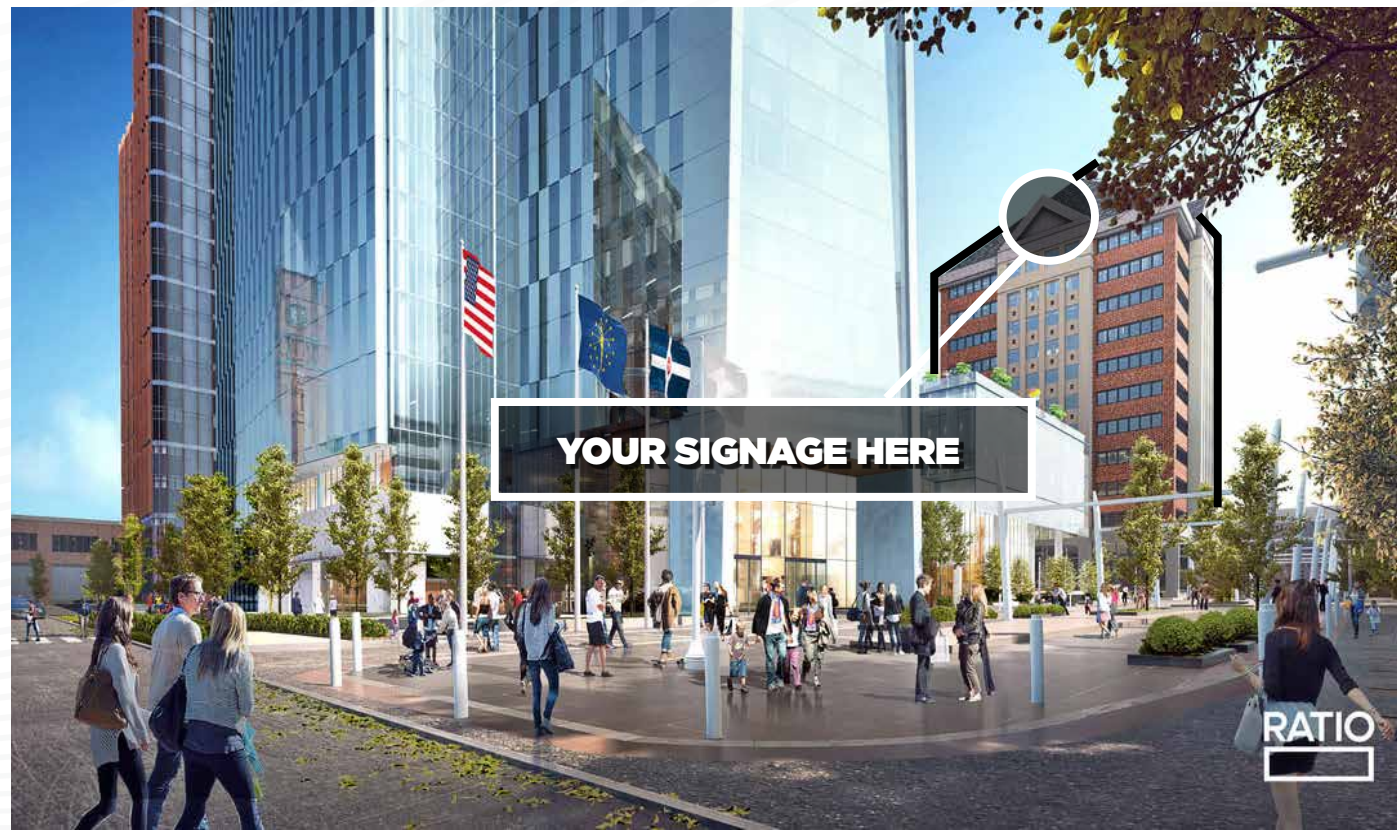
The **Pan Am Tower** in Indianapolis offers an exceptional opportunity for signage and visibility, playing a key role in making a lasting impression. Its prime location provides high visibility from pedestrians, vehicles, and even aerial views, ensuring maximum exposure. Positioned next to the convention center, **Pan Am Tower** offers a prime platform to showcase tenants, brands, and services through prominent corporate signage.



THE INDIANA CONVENTION CENTER:

By the Numbers

- **12 connected hotels totaling 4,719 rooms**
(more than any other convention center in the nation)
- **749,000 SF of exhibit space**
- **71 meeting rooms**
- **3 ballrooms**
(Sagamore Ballroom qualifies as the Midwest's largest ballroom)
- **Approximately 500,000 visitors a year**







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