

# 2583 GATEWAY DRIVE

STATE COLLEGE, PA | 16801

**OFFICE CONDO OPPORTUNITIES!**



**±1,365-10,750 SF | FOR LEASE/SALE**



**KANDY WEADER | LUKE HIGGINS**

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

For Sale/Lease: Discover a fantastic opportunity to lease or purchase an office condo, (1,365 – 10,750 sf) in State College, Pennsylvania! This office building offers flexible options for businesses or investors, with units available for purchase as condos or for lease. The entire building is available for sale if desired. Located on the west side of town in an area with easy access to key amenities, making it ideal for growing companies or professionals seeking a well-connected workspace. Don't miss out on this versatile investment—contact us today to schedule a tour.

## LOCATION

This property is located along W. College Ave. in the strong office corridor near Science Park and Valley Vista, State College, PA. This location is very accessible from downtown State College and can easily service surrounding markets such as Huntingdon, Mifflin, and Blair counties as well as the rest of Centre County.

## TRADE AREA

Centre county is one of the most educated communities in the U.S with over 63% of the population having degrees. Businesses in Centre County benefit from a skilled regional workforce, a strong entrepreneurial support system, plus an attractive quality of life -- metropolitan cultural experiences combined with small-town charm.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	59,051	81,952	92,976
EMPLOYEES	19,054	29,305	34,329
AVERAGE HHI	\$93,235	\$101,550	\$109,576
HOUSEHOLDS	20,638	31,082	35,741
TRAFFIC COUNTS: W College Ave (±10,000 VPD)			



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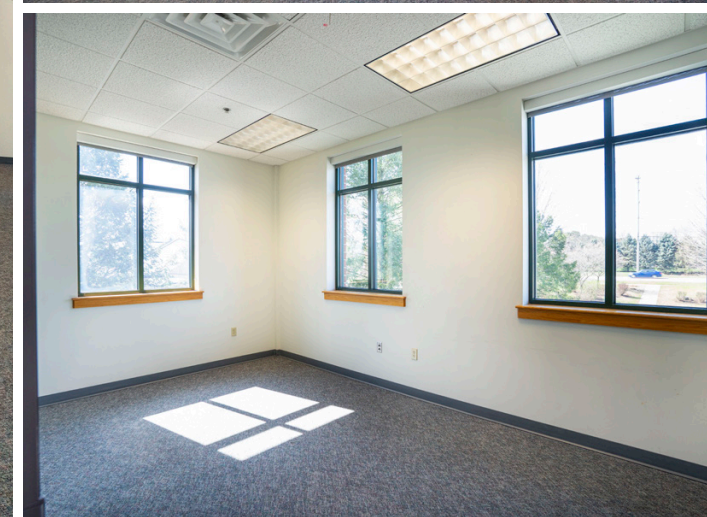
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# PROPERTY HIGHLIGHTS

- 22,352 sf, Class A office building
- Opportunity to lease or purchase an office condo, or purchase the entire building
- Easily accessible from Penn State University and downtown State College
- 5 min drive from I-99
- Quiet and professional office community



## FIRST FLOOR INTERIOR



KANDY WEADER | LUKE HIGGINS

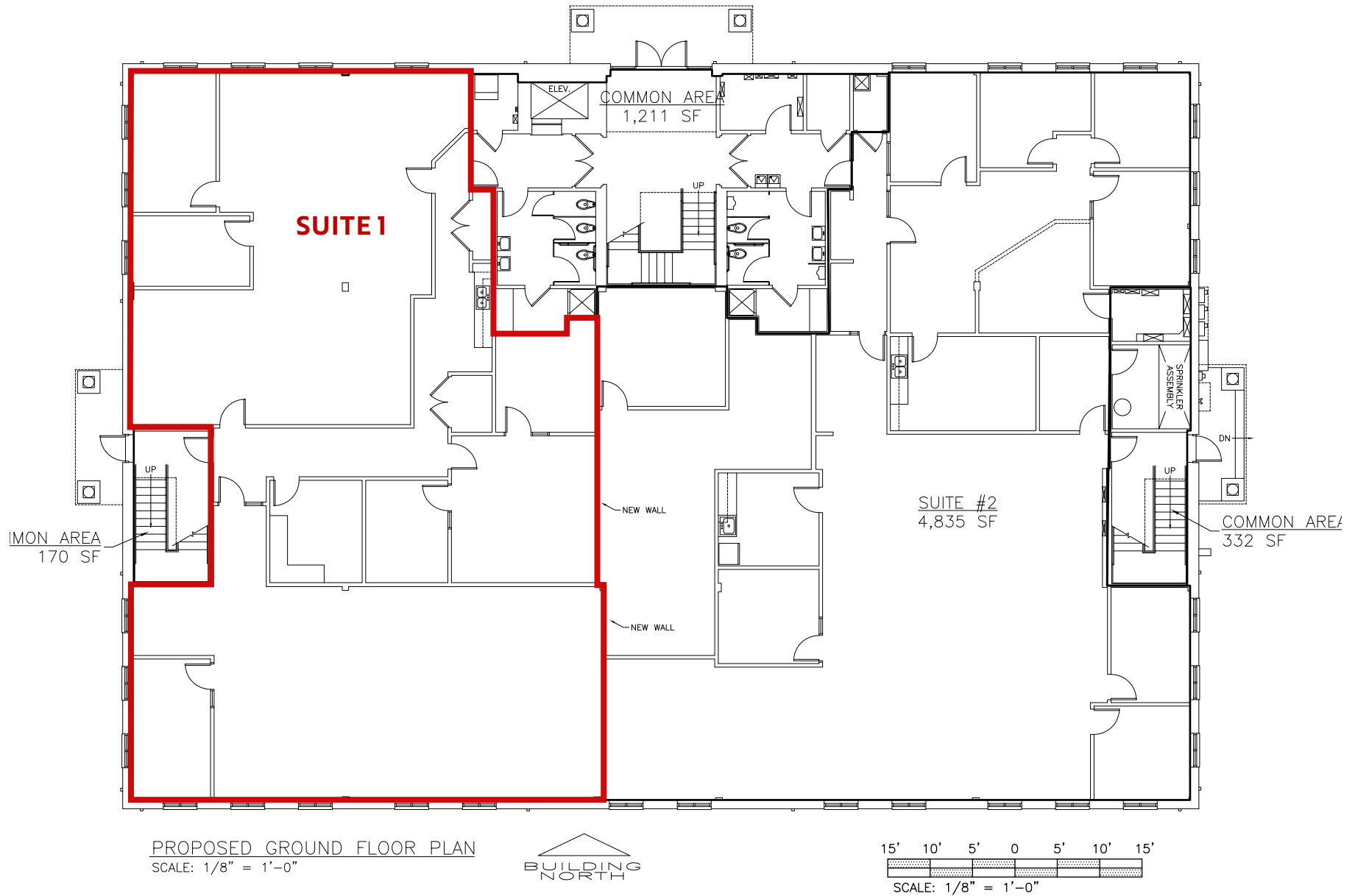
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## 1ST FLOOR

Suite 1: 4,162 SF



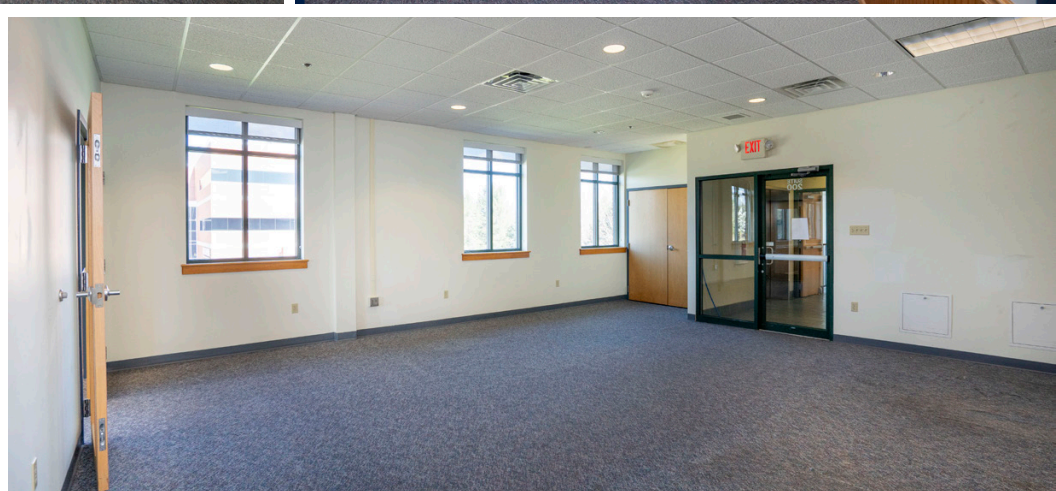
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**SECOND FLOOR INTERIOR**



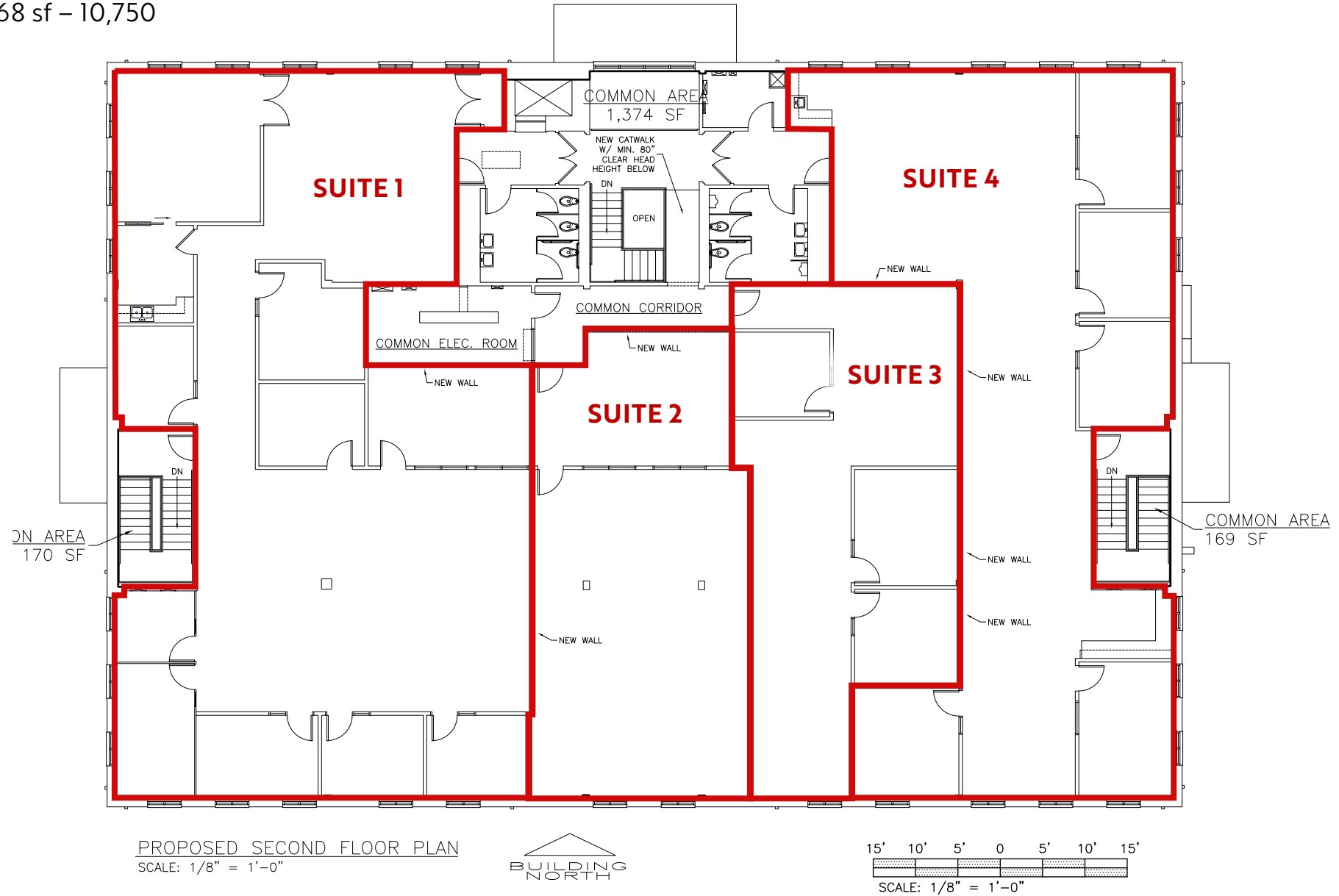
## 2ND FLOOR

Suite 1: 3,679 sf – 10,750

Suite 2: 1365 sf – 10,750

Suite 3: 1383 sf – 10,750

Suite 4: 2568 sf – 10,750



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# MARKET AERIAL



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### KANDY WEADER

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### LUKE HIGGINS

lhiggins@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

