

# 2583 GATEWAY DRIVE

STATE COLLEGE, PA | 16801

**OFFICE CONDO OPPORTUNITIES!**



**±1,260-10,750 SF | FOR LEASE/SALE**



**KANDY WEADER**

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



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

For Sale/Lease: Discover a fantastic opportunity to lease or purchase an office condo, (1,260 – 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)**

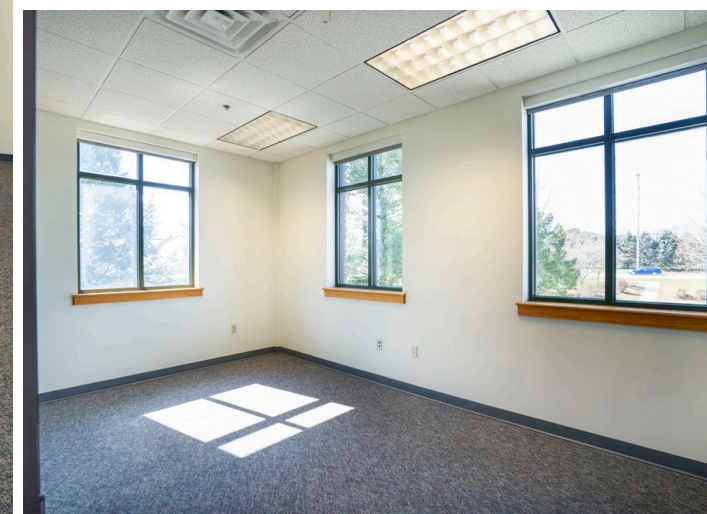


# PROPERTY HIGHLIGHTS

- 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



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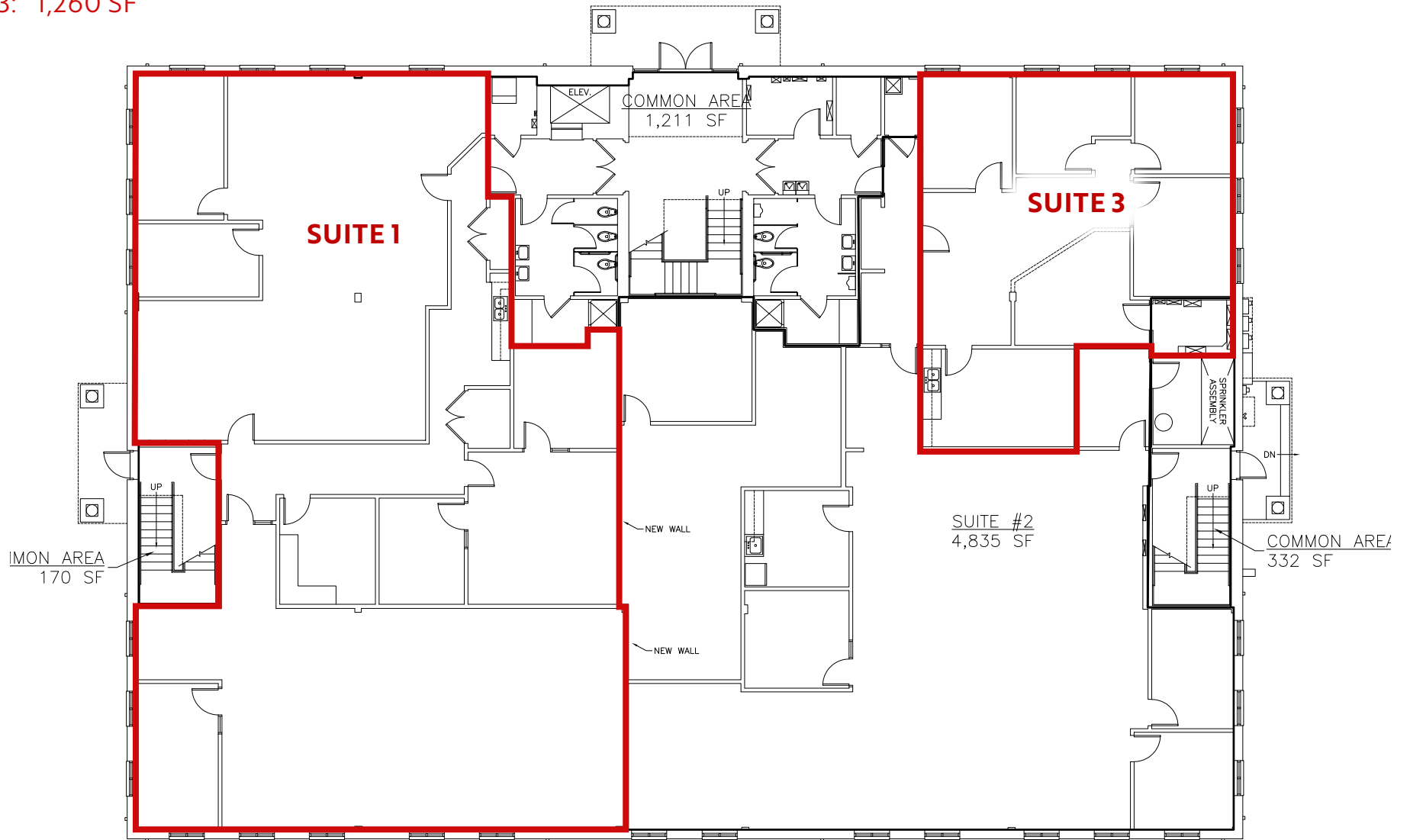
ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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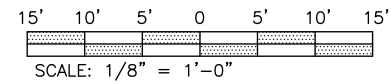
# 1ST FLOOR

Suite 1: 4,162 SF

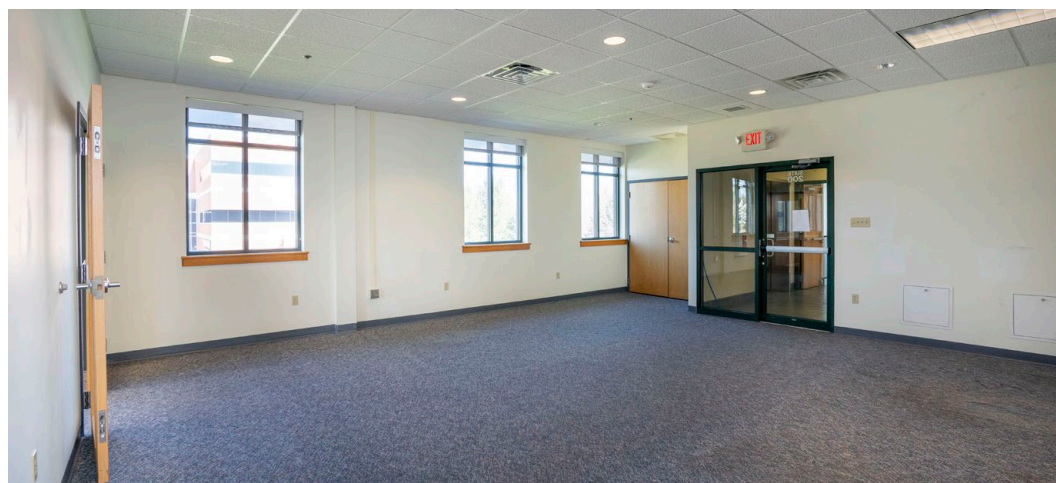
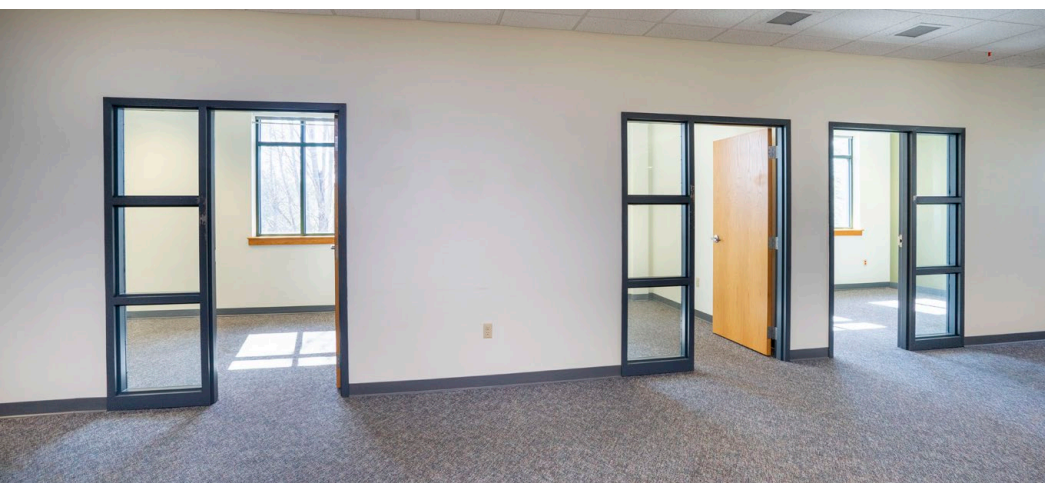
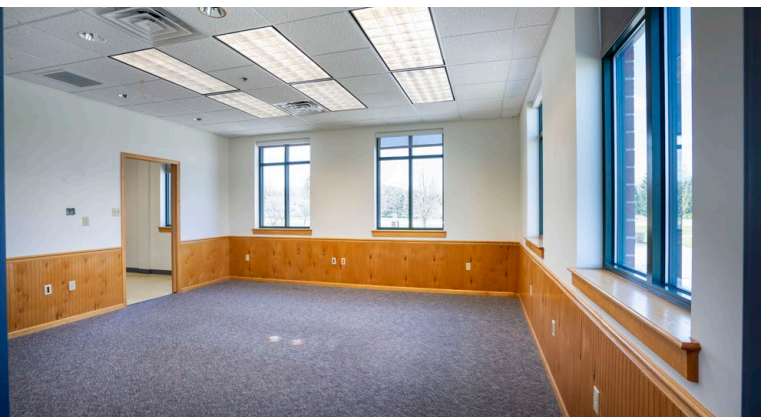
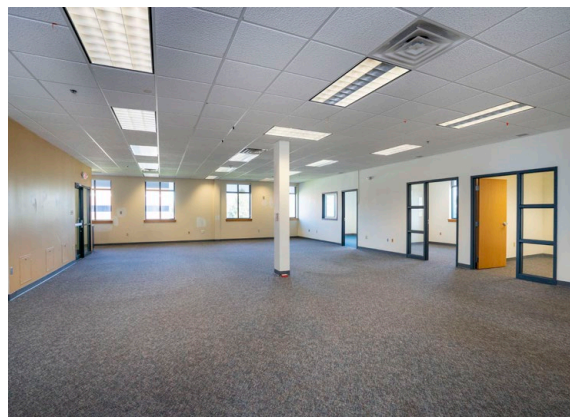
Suite 3: 1,260 SF



PROPOSED GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



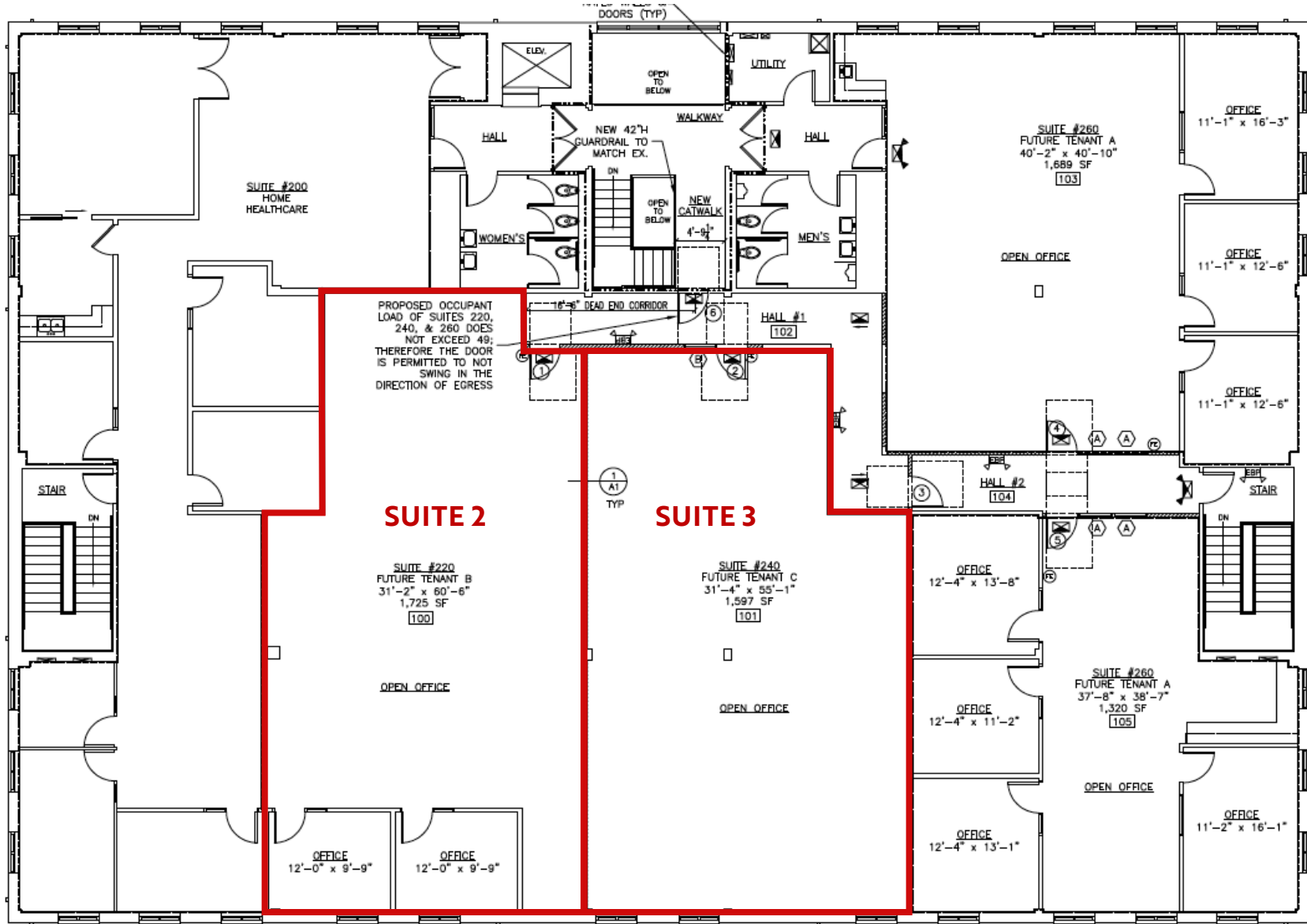
# SECOND FLOOR INTERIOR



## 2ND FLOOR

Suite 2: 1,725 sf

Suite 3: 1,597 sf



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

# MARKET AERIAL

## COLONNADE AT STATE COLLEGE

## TRADER JOE'S PLAZA

## NORTH ATHERTON PLACE

**BEAVER STADIUM**  
758,864 ANNUAL VISITORS

**MEDLAR FIELD**  
5,570 SEATS

**BRYCE JORDAN CENTER**  
15,000+ SEATS

**PEGULA ICE ARENA**  
6,014 SEATS

Houserville

Park Forest Village

Applebee's

Jersey Mike's

crumbl cookies

T.J. maxx  
Panera BREAD

**PennState**  
±47,560 Students

**SITE**

## NORTHLAND CENTER

State College

Talbots  
DUNKIN'

State College Area High School

weis

RAMADA

SHEETZ

KFC

Residence INN BY HARRIOTT

## HILLS PLAZA

weis

TACO BELL

# 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

kweader@bennettwilliams.com

## CONTACT US

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

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PROPERTY  
MANAGEMENT



## 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.

