CLASS A OFFICE BUILDING - BRISTOL II

2601 GATEWAY DR • STATE COLLEGE, PA • 16801



±1,596-25,182 SF AVAILABLE

FOR SALE OR LEASE

OFFICE CONDOS AVAILABLE

KANDY WEADER
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

For Sale/Lease: Discover a fantastic opportunity in State College, Pennsylvania! Bristol II, a Class A, office building offers flexible options for businesses or investors, with units available for purchase as condos or for lease. The entire building is also 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

The proposed office building on Gateway Drive is just off West College Ave. This property is nestled amongst other professional businesses and offices but still convenient to many housetops. It is 5 minutes from Pennsylvania State University and downtown State College, and 10 minutes from I-99. The State College Regional Airport is less than 10 miles.

TRADE AREA

Ferguson Township, which is on the southwestern portion of Centre County, is part of the State College MSA. Most of the agricultural research for PSU is done in Ferguson Township and is the home to well-known entities such as AccuWeather, Raytheon, Mercedes of State College, Bobby Rahal Honda, Best Line Equipment, Centre Region Code, Centre County Assistance office, and more. Centre County has 158,172 people, 57,573 households, and a median household income of $72,748.

State College is an excellent place for business and industry. It's one of the most educated US cities with 63% of the population having a degree. The job growth is estimated at 1.6% and is predicted to grow over the next 10 years to 35.45%. Happy Valley has also been ranked as "The Best Places for Business and Careers" along with many other honors making it a top location to live, work, and play in the northeast.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	81,996	93,044	108,695
EMPLOYEES	29,409	34,329	38,560
AVERAGE HHI	$101,621	$109,630	$110,269
HOUSEHOLDS	31,102	35,765	40,612

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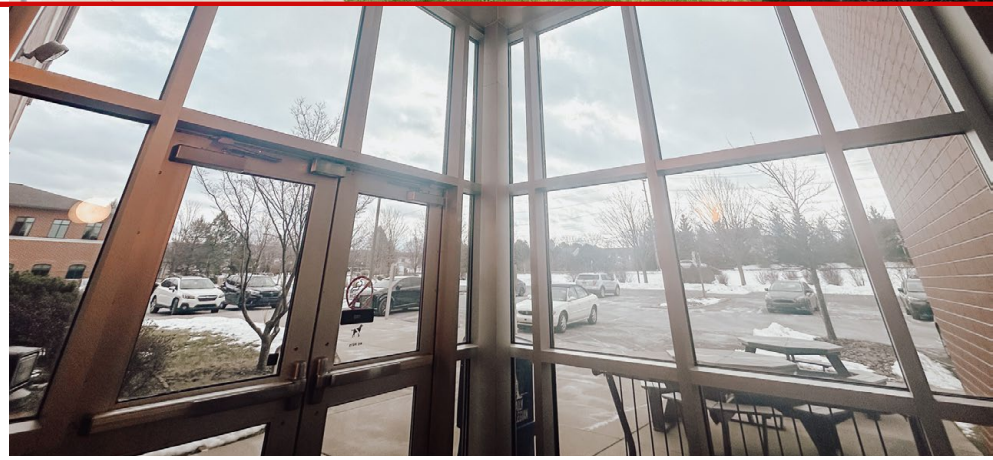
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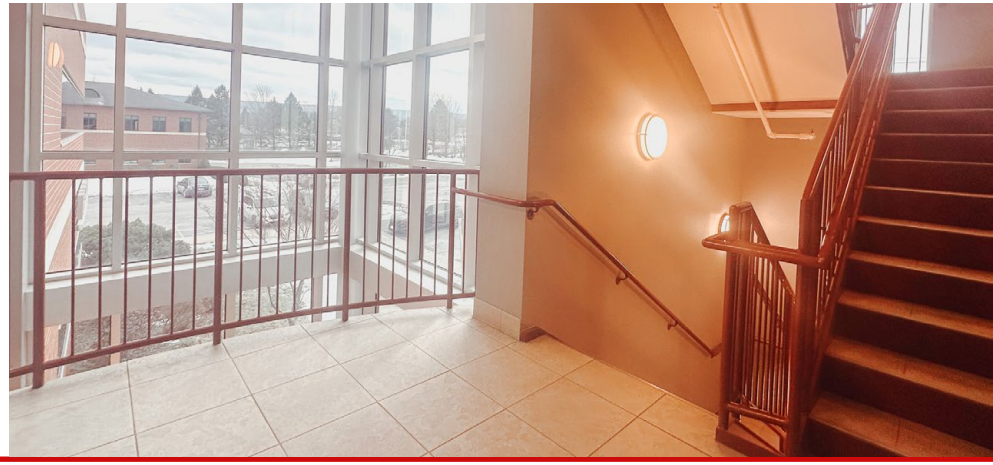
PROPERTY HIGHLIGHTS

- 9 suites in a 25,182 SF, Class A, office building
- Opportunity to lease or purchase condo units, or purchase the entire building
- Easily accessible from Penn State University, downtown, or the North Atherton trade area
- 5 min drive from I-99
- Quiet and professional office community









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INTERIOR PHOTOS

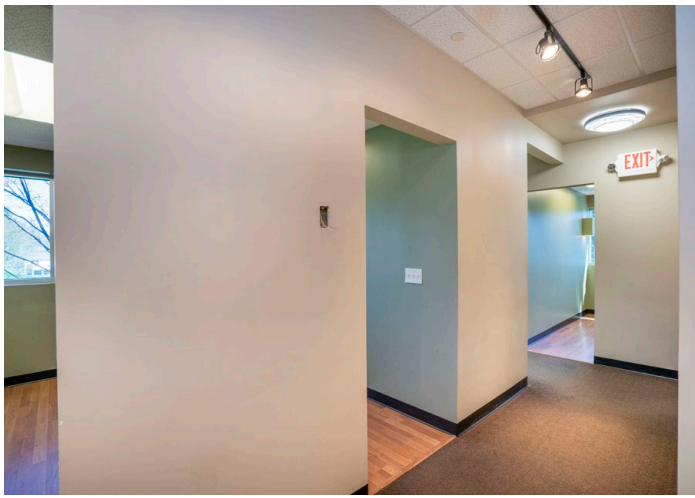






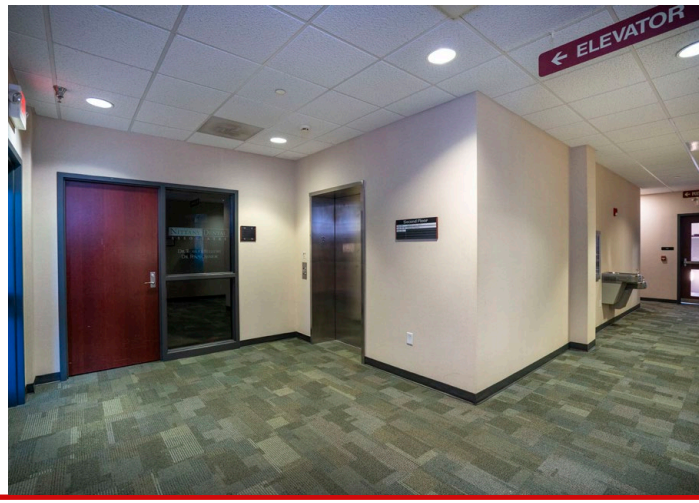












1ST FLOOR CONDO

AVAILABLE: ±4,639 SF

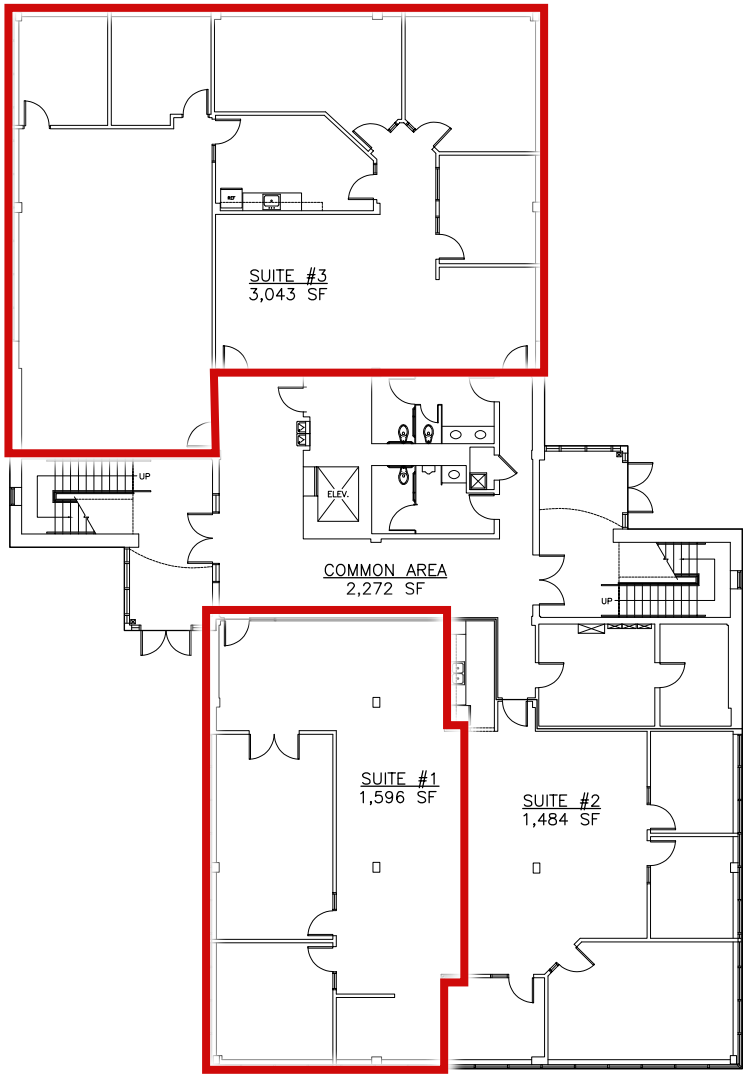
SUITE 1 - FOR LEASE/SALE ±1,596 SF

SUITE 3 - FOR LEASE/SALE ±3,043 SF - AVAILABLE JAN 2027

Looking for a small Class A office to lease or even buy? The 1,500 sf space has a reception area, kitchenette, large conference room, a corner office, large work room, and copy area. The space is being refreshed with new carpet and paint, so it's ready for your move. Contact us for details on the lease or condo purchase.







GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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2ND FLOOR CONDO

AVAILABLE: ±4,474 SF

SUITE 2 - FOR SALE/LEASE ±1,332 SF - AVAILABLE JAN 2027

SUITE 3 - FOR SALE/LEASE ±3,142 SF

Base Rent - $20-22/sf NNN

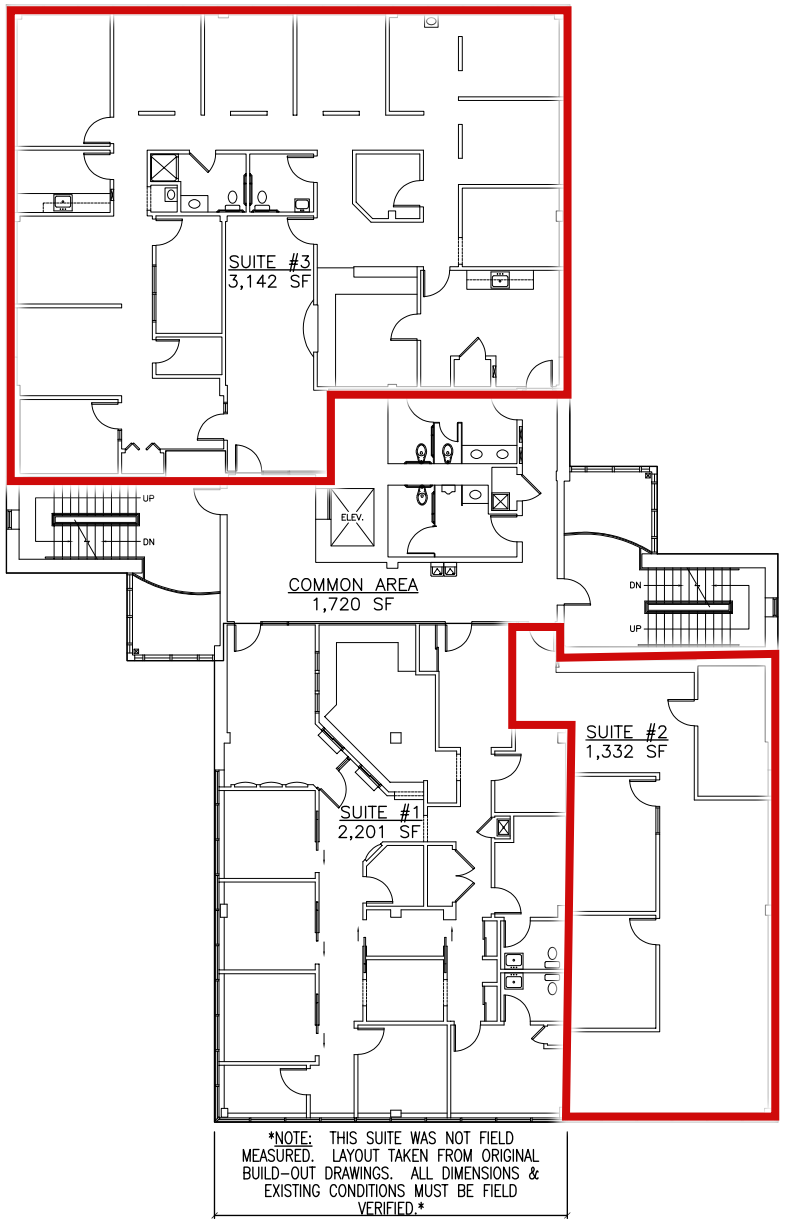
Class A, medical office at 3,684 sf available for sale or lease. The space has a large waiting room, reception area, conference room, kitchenette, 2 private restrooms, and ±10 exam rooms/individual offices. The space was previously a dental office, but it could easily be converted to a professional office. The suite was professionally designed with a modern yet cozy color scheme and accent lighting. Common area restrooms are also available.











SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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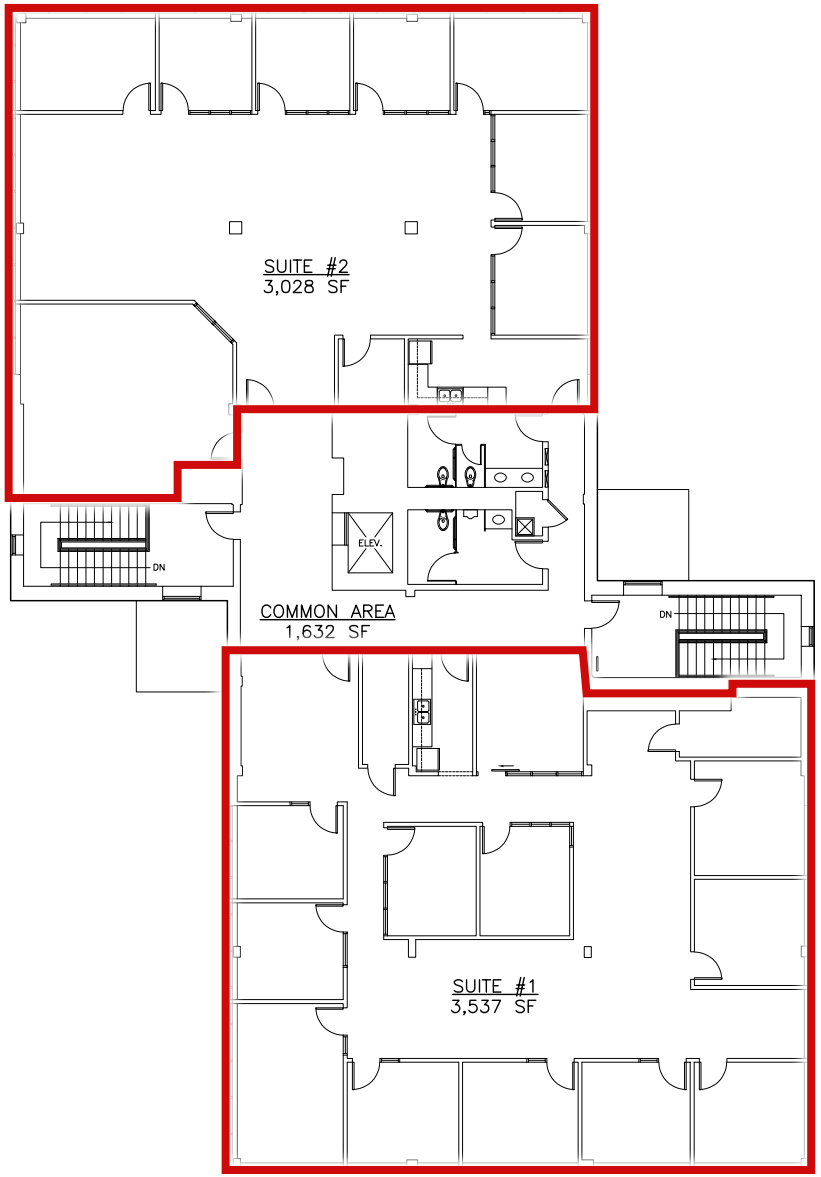
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3RD FLOOR CONDO

AVAILABLE: ±6,589 SF

SUITE 1 - FOR SALE/LEASE ±3,537 SF - AVAILABLE JAN 2027

SUITE 2 - FOR SALE/LEASE ±3,052 SF - AVAILABLE JAN 2027



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



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3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

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

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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.

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