

WELCOME TO HAROLD'S SQUARE

NOW LEASING 2026/2027



78 MODERN APARTMENTS

SUSTAINABLE DESIGN

- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM

AVAILABLE FURNISHED OR
UNFURNISHED



FEATURES

Gym Facilities

Yoga/Dance Room

In-Unit Washers & Dryers

Virtual Doorman Security System

Live-in Superintendent

Energy Efficient Quiet Building

Fiber Optic Internet included (1 GB)

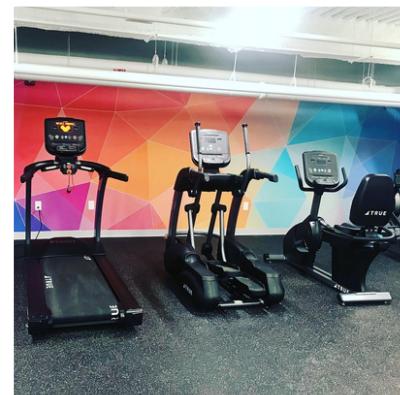
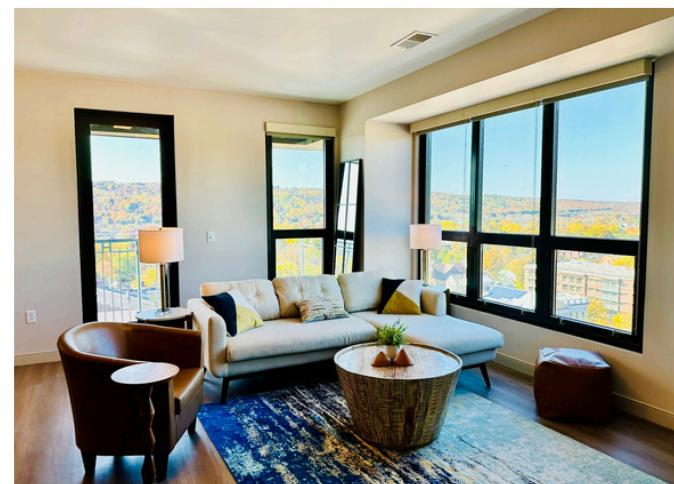
Quartz counters/Stainless appliances

Pet Friendly/Dog Washing Station

Close to Public Transit - Green Street

Shared Penthouse Balcony

Bike Room



For more information visit www.haroldssquare.com

Harold's Square - 125 East State Street, Ithaca NY 14850

For Leasing Call: 607-422-8180 Email: leasing@haroldssquare.com

ABOUT THE BUILDING AND APARTMENTS

Harold's Square is located at 125 East State Street on the Downtown Ithaca Commons. The building has 78 units. Our residents are primarily graduate students or young professionals seeking a quieter environment.

All one- and two-bedroom units include stainless steel appliances, including a refrigerator, stove, microwave, and dishwasher, as well as a clothes washer and dryer. The kitchen has quartz countertops. We offer limited furniture packages that include additional items: Essential, Complete, and Turnkey. Please ask about these when inquiring.

Tenants have access to a fitness center, bike storage facility, larger laundry facilities, and a dog wash station. Additional storage units are also available. We can schedule in-person and virtual tours at a time that is convenient for you.

Water, sewer, trash, and high-speed fiber-optic Wi-Fi are included in your rent. Electricity and parking are not included. The building is quiet and efficient because it was constructed with sustainability and energy reduction in mind. Electricity costs range from \$40 to \$100 per month, depending on your heating and cooling needs. We do require that each tenant obtain rental insurance for their unit.

Two-bedroom rates apply to the entire unit, so if you have a roommate, you will be splitting the rent cost. You may join the Cornell Facebook Housing page to locate a potential roommate.

PARKING

The City of Ithaca offers two public parking garages within walking distance (one adjacent to the building), and monthly parking passes are available through the City of Ithaca. A monthly permit in the adjacent Green Street garage costs \$110 and includes unlimited use. Public transportation is conveniently located just 1 minute from the building.

The following links provide additional information on parking and transportation.

<https://www.cityofithaca.org/709/Garage-Parking>

<https://www.downtownithaca.com/visit-downtown/getting-around-visit/>

You can learn more about the Downtown Ithaca area at www.downtownithaca.com.

LEASE TERMS

If you are interested in moving forward with a unit, you must complete the building application first. Once this is approved, we will proceed with issuing a lease. We require a security deposit equal to one month's rent at the time of lease signing. Some units may have flexible lease terms (shorter than 12 months), so please inquire. The first month's rent is due 10 business days prior to moving in, and thereafter, on the 1st of each month. The security deposit cannot be applied to last month's rent.

PETS

A pet addendum must be signed if you have a pet, along with a non-refundable pet fee of \$500. There are certain restrictions on the types, sizes, and breeds of pets allowed. Please don't hesitate to contact us if you require further information regarding pets.

APPLICATION

You can fill out the rental application using the QR code or at
<https://haroldssquare.managebuilding.com/Resident/rental-application/new>



STUDIO I-UNITS - FLOORS 6-11

6 units total Micro-Studio 334 sq ft
North Facing
Price range 2026/27
\$1750-\$2000



ONE-BEDROOM UNITS

C UNITS - FLOORS 2-12

11 units - 721 sq ft - \$2400 - \$2950 - South Facing

D UNITS - FLOORS 2-12

Floors 5-12 are Balcony units

11 Units - 726 sq ft - \$2500 - \$3050 South/West Facing with Balconies above 5th floor off the living room

F UNITS - FLOORS 6-12

7 units - 720 sq feet - \$2800-\$3200

North facing

H UNITS - FLOORS 6-12

7 units - 705 sq feet - \$2800-\$3200

North facing



PREMIER ONE-BEDROOM WITH BALCONY

E UNITS - Floors 6-12

7 units - 896 sq feet - \$3000-\$3450

North/West Views - Balcony

E UNIT LAYOUT



C, D, F & H UNITS (D WITH BALCONY)
LAYOUT MAY BE REVERSED

All one- and two- bed units contain a washer and dryer. Apartment prices vary by unit size, low to high floor, if the unit has a balcony, and if it is a north or south-facing unit.

Units A-D face South, Units E-I face North. Please let us know your preferences.

Furniture packages are available on a limited basis for our one- and two-bedroom units.

Our studio units are furnished.

"If you're looking for a place to live in Ithaca that is central to everything, luxurious, clean, and has an incredible staff, look no further. This place is the best bang for your buck." - Current Resident

"Lived here for 2 years and loved it! Nice interior, super dog-friendly, and the management has been awesome—always helpful and respectful." - Former Resident



TWO-BEDROOM / TWO-BATH UNITS

B UNITS - Floors 2-12

11 units - 1069 sq feet - \$3200-\$3800
South Facing Views

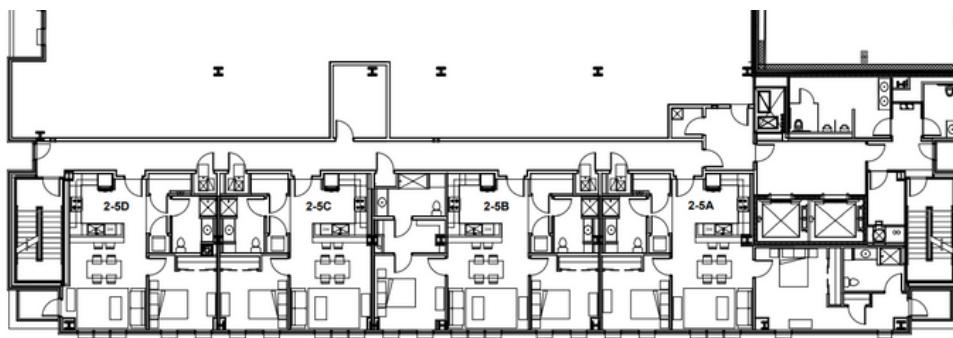
G UNITS - Floors 6-12

7 units - 1066 sq feet - \$3400-\$4050
North Facing Views



A UNITS - FLOORS 2-12

7 units - 1105 sq feet
\$3300-\$3900
South/East Views
Balconies above 5th floor



FLOOR LAYOUTS

FLOORS 2-5
SOUTH FACING ONLY



FLOORS 6-11

PENTHOUSE
INCLUDES
COMMON BALCONY
(NO 1 UNIT)