

# HAROLD'S SQUARE

NOW LEASING RESIDENTIAL  
UNITS FOR 2026/2027

STUDIOS - ONE-BED/ONE-BATH - TWO-BED/TWO-BATH UNITS

## WELCOME TO DOWNTOWN ITHACA LIVING AT HAROLD'S SQUARE

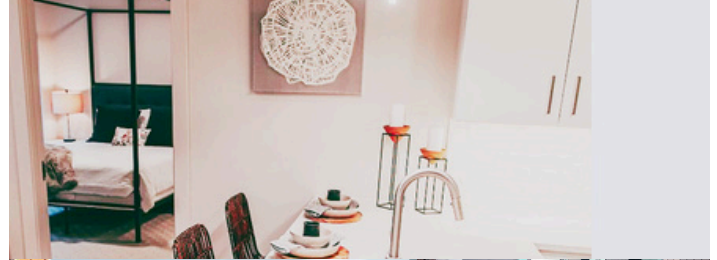
FEATURING 78 MODERN, SPACIOUS APARTMENTS ON THE ITHACA COMMONS, WITH A FOCUS ON SUSTAINABLE DESIGN & ENERGY EFFICIENCY. AVAILABLE FURNISHED OR UNFURNISHED. CLOSE TO SHOPPING, RESTAURANTS, ENTERTAINMENT & PUBLIC TRANSIT. LOVE THE PLACE YOU LIVE!



VIEW OUR CURRENT LISTINGS & PRICING  
EASILY APPLY ONLINE  
NO APPLICATION FEE

## FEATURES

- Energy Efficient Quiet Building
- Quartz counters/Stainless appliances
- Fiber Optic Internet included (1 Gbps)
- No extra fees for sewer, water, or trash
- Virtual Doorman Security System with Digital Keys, Fobs, and an App
- High-speed elevators
- Live-in Superintendent
- Gym Facilities
- Yoga/Dance Room
- In-Unit Washers & Dryers and Storage
- Pet Friendly/Dog Washing Station
- Close to Public Transit Hub - 1 min/200ft
- Frequent bus service to campuses
- Shared Penthouse Balcony
- Bike Room
- Guarantor Service if needed



[www.haroldssquare.com](http://www.haroldssquare.com)

125 East State Street, Ithaca NY 14850

Leasing Call/Text: 607-422-8180 Email: [leasing@haroldssquare.com](mailto: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 have stainless steel appliances, including a refrigerator, stove, microwave, and dishwasher, as well as a clothes washer and dryer. The kitchen has quartz countertops. Other features include a large pantry/storage closet, bathroom linen storage, adjustable lighting, and optional basement storage units. 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 was designed with sustainability and energy efficiency in mind. This led to the building receiving NYSERDA Tier III certification, reducing monthly energy costs and creating a quieter living experience. Monthly electricity costs depend on usage: 1B/1B typically ranges from \$30-\$60 per month, and 2B/2B from \$40-\$80 per month. We do require that each tenant obtain rental insurance for their unit. Two-bedroom rates apply to the full unit, so the rent is typically split between roommates. You can join the Cornell Facebook Housing page or use other local resources to help find a potential roommate.

## PARKING & TRANSPORTATION

There are three public parking garages within walking distance, and monthly parking passes are available at the City Chamberlain's office (Green/Seneca - \$117 per month) or through AllPro Parking (Cayuga - \$108 per month). Public transportation is conveniently located just a 1-minute walk (200ft) 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](http://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 - 344 sq ft. Furnished  
\$1750-\$2000 - North Facing



## ONE-BEDROOM UNITS

### C UNITS - FLOORS 2-12

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

### D UNITS - FLOORS 2-12

Floors 4-12 are Balcony units

11 Units - 726 sq ft - \$2500 - \$3050 South/West Facing.

### 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/East facing

## PREMIER ONE-BEDROOM WITH BALCONY

### E UNITS - Floors 6-12

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

North/West Facing - Balconies



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

### E UNIT LAYOUT



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 - 1079 sq feet - \$3200-\$3800  
South Facing Views

**G UNITS - Floors 6-12**

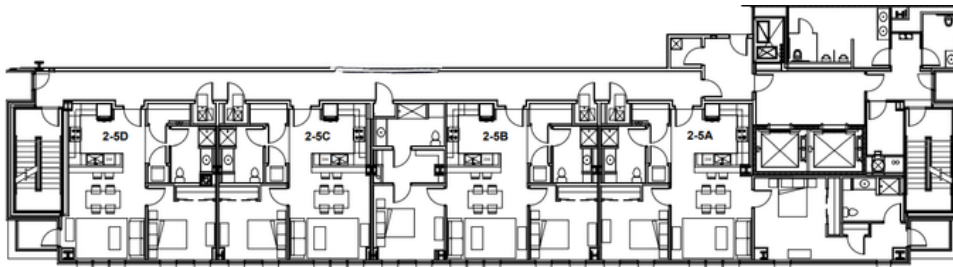
7 units - 1066 sq feet - \$3400-\$4050  
North Facing Views



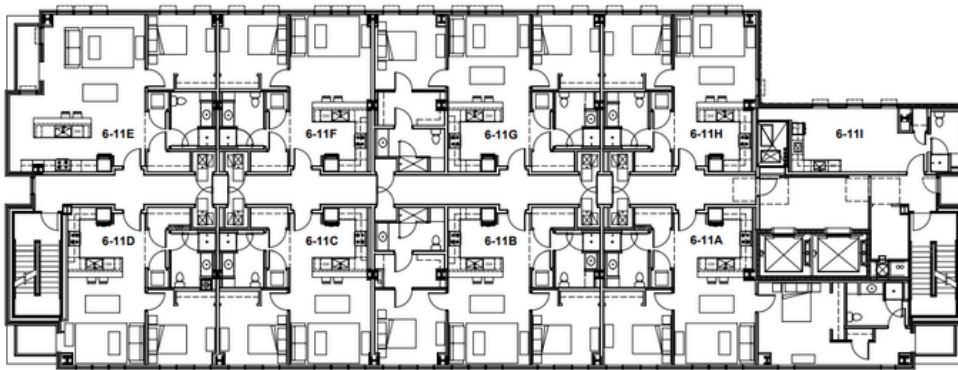
**A UNITS - FLOORS 2-12**

Floors 5-12 are balcony units.  
11 units - 1105 sq feet  
\$3300-\$3900  
South/East Views

**FLOOR LAYOUTS**



FLOORS 2-5  
SOUTH FACING ONLY



FLOORS 6-11  
PENTHOUSE  
INCLUDES  
COMMON BALCONY  
(NO 1 UNIT)



For more information visit [www.haroldssquare.com](http://www.haroldssquare.com)

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