

WELCOME TO HAROLD'S SQUARE

NOW LEASING 2025/26



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
Resident Discounts for Office Rentals



For more information visit www.haroldssquare.com

For Leasing Call: 607-327-4021 Email: leasing@haroldssquare.com

ABOUT THE BUILDING AND APARTMENTS

Harold's Square is located 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 furniture packages that cover all additional items for \$150 per month for a one-bedroom unit and \$250 for a two-bedroom unit.

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 reductions in mind. Electricity costs range from \$40 to \$80 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 can be purchased through the City of Ithaca. A monthly permit in the adjacent Green Street garage costs \$110 per month for unlimited use. Public transportation is conveniently located just a 1-minute walk 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, we require you to 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 UNITS - FLOORS 6-11

Price range 2025/26
\$1700-\$1850



ONE BEDROOM UNITS - FLOORS 2-12

Price range 2025/26 - \$2225-\$3400
All one-bed units contain a washer and dryer

749 AVERAGE SF



TWO-BEDROOM UNITS - FLOORS 2-12

Price range 2025/26 - \$3100-\$4000 per unit (not per room). All two-bed units have 2 beds/2baths and have a washer/dryer

1088 AVERAGE SF



A Units -

Bed 1: 13' 2" x 11' 11"
Bed 2: 14' 6" x 15' 2"
Living Room: 15' 10" x 14' 2"

B & G Units -

Bed 1: 13' 2" x 12' 5"
Bed 2: 13' 2" x 11' 11"
Living Room: 16' 7" x 14' 3"

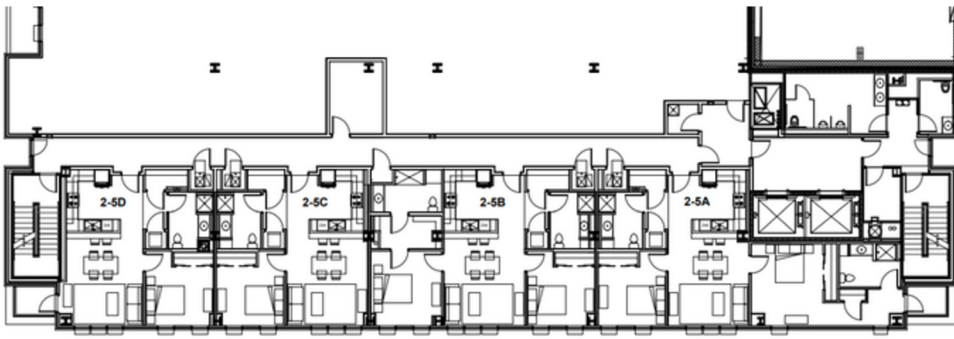


Apartment prices vary by unit size, low to high floor, if the unit has a balcony, and if it is a north or south facing unit.

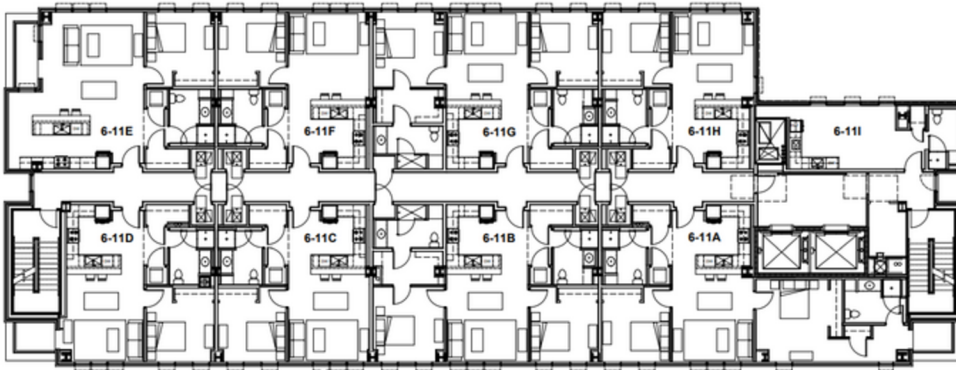
Units A-D face South, Units E-I face North. Please let us know your preferences.

Units may be furnished for \$150 for a one-bedroom or \$250 for a two-bedroom. This includes everything from furniture to cups, plates, and a television. Our studio units are furnished.

Unit sizes start at 344 square feet and go up to 1105 square feet.



FLOOR LAYOUT
FLOORS 2-5



FLOOR LAYOUT
FLOORS 6-11



FLOOR LAYOUT
PENTHOUSE
INCLUDES
COMMON BALCONY

