

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

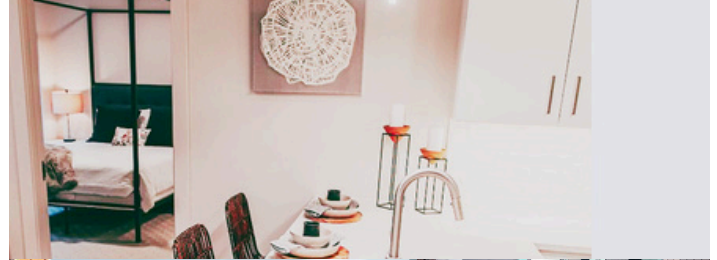
FEATURING 78 MODERN, SPACIOUS APARTMENTS ON THE ITHACA COMMONS, WITH A FOCUS ON SUSTAINABLE DESIGN & ENERGY EFFICIENCY. AVAILABLE FURNISHED OR UNFURNISHED. CLOSE TO SHOPPING, RESTAURANTS, ENTERTAINMENT & PUBLIC TRANSIT. LOVE THE PLACE YOU LIVE!



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

125 East State Street, Ithaca NY 14850

Leasing Call/Text: 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 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.

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

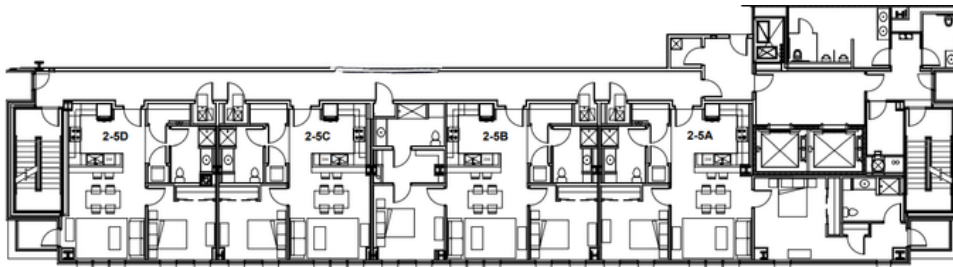
7 units - 1066 sq feet - \$3400-\$4050
North Facing Views



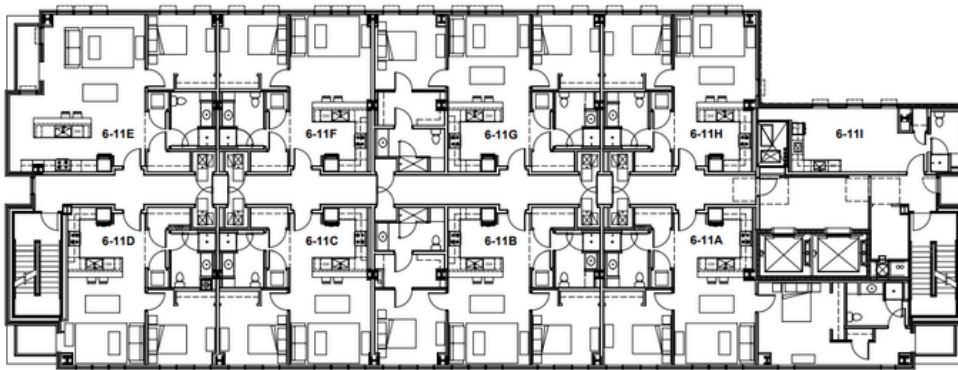
A UNITS - FLOORS 2-12

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

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

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

HAROLD'S SQUARE FURNISHINGS

BASIC FURNITURE PACKAGE

\$125/month 1-Bed - \$200/month 2-Bed

Queen-size bedframe and mattress
per Bedroom (1Bx1/2Bx2)
Nightstand (1Bx1/2Bx2)
Dresser OR Desk with chair (1Bx1/2Bx2)
Sofa (1)
Side tables (2)
Coffee Table (1)
Cube Storage TV Stand (1)
Router (1)
Surge Strips (3)
Counter Stools (3)



COMPLETE FURNISHING

Basic Package plus

\$40/month (1B) \$50/month 2-Bed

Television - 50-55" (1)
Bedside lamp (1Bx1/2Bx2)
Living room lamp (1)
Hangers (20)/Bedroom
Bathmats (1Bx2/2Bx4)
Toilet Brush (1Bx1/2Bx2)
Vacuum Cleaner (1)
Swiffer (1)
Unit Decor



APARTMENT STARTER KIT AVAILABLE FOR PURCHASE

1 Bed - \$300/2 Bed - \$375 - One Time Upfront Purchase

Pot and Pan Set - Knife Block
Utensils - Spatulas, can opener, wine opener
Cookie Sheets - Cutting Boards
Plates, glasses, mugs, wine glasses (4 each), Cutlery
Linens - Towels, washcloths, Bed linens (2 sheet sets) and 2 pillows/bed



A LA CARTE ITEMS

Please ask about availability, substitutions, and pricing.

Dining table, Dining Chairs, Coffee Maker, Tea Kettle, Toaster
Oven, Air Fryer, Floor Rugs



NEW! TENANT EQUIPMENT LOAN PROGRAM

Need a specific tool, a temporary guest bed, or extra chairs when you are having people over? We are starting a short-term equipment loan program. Let us know what items you would like to see available.

HAROLD'S SQUARE - HOW TO APPLY

Thank you for your interest in applying to rent an apartment at Harold's Square, located at 125 East State Street, in Ithaca, New York. Harold's Square has 78 rental units, including studios, one-bedroom, and two-bedroom apartments. For current and future availability, please email leasing@haroldssquare.com.

APPLY ONLINE IN OUR BUILDING PORTAL

You can fill out the rental application using the QR code or at <https://haroldssquare.managebuilding.com/Resident/rental-application/new>. Each potential tenant should complete an individual application unless they are legally connected (married, etc.). If any required information is missing, we will follow up with you by email. Cosigners/guarantors are not to be confused with fellow tenants/roommates. Because many of our residents are students or international tenants, applicants without a Social Security number or employment/housing history may leave those sections blank.



SUBMIT DOCUMENTS

In addition to completing this application, each applicant and (if required) guarantor will need to submit the following documents:



Photo identification - Driver's License, State ID, or Passport



Financial Documents - Bank or Broker Statements (most recent), Pay stubs (at least 2), Employer Letter on company letterhead stating position, annual salary, and length of employment (see below).



If required, Guarantor/Co-signer application and their supporting documents.

APPLICATION PROCESSING

Applicants will receive notification of approval or denial within approximately five business days. Upon approval, a lease agreement will be issued electronically. The signed lease agreement and security deposit must be returned within five business days, or the lease offer may be voided.

A security deposit equal to one month's rent is due at lease signing. Please note that the security deposit cannot be applied toward the final month's rent. The first month's rent is due ten business days prior to move-in unless otherwise arranged with the leasing office.

If a guarantor or cosigner is required, please submit the primary application first, and send the application and have your cosigner complete their information separately.

FINANCIAL QUALIFICATIONS

Harold's Square generally follows the industry guideline that housing costs should not exceed approximately 30% of gross annual income. For example: A resident applying for a \$2,500/month apartment should generally demonstrate approximately \$100,000 in annual gross income. In shared apartments, each resident's portion of the rent should generally not exceed 30% of their individual income.

If sufficient income cannot be demonstrated, a guarantor/co-signer may be required. Guarantors should be able to demonstrate the financial ability to support both their own obligations and the applicant's rent responsibilities. Applicants and guarantors are generally expected to provide evidence of a stable income history for at least one year. Alternative forms of financial qualification may also be considered, including substantial bank balances, brokerage accounts, sponsorships, or other verifiable financial resources. Please contact the leasing office if you would like to discuss alternative documentation options.

WHAT IF I DON'T QUALIFY?

If you are a renter who does not meet the requirements to qualify for a lease, Harold's Square works with *theGuarantors* who can provide a Lease Guarantee. Whether you're self-employed, a recent graduate, actively seeking work, an international resident, someone with credit challenges, or don't meet a landlord's income eligibility requirement, you may qualify with TheGuarantors. You can visit their website at theguarentors.com to learn more.

