WELCOME TO HAROLD'S SQUARE

NOW LEASING 2025/26
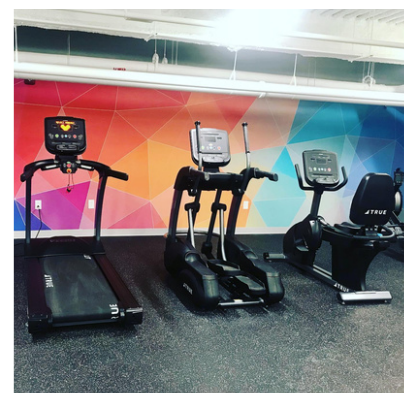
78 MODERN APARTMENTS
SUSTAINABLE DESIGN
- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM

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
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 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 $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 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 I-UNITS - FLOORS 6-11

6 units total Micro-Studio 334 sq ft
North Facing
Price range 2025/26
$1700-$1950

ONE-BEDROOM UNITS

C UNITS - FLOORS 2-12
11 units - 721 sq ft - $2175 - $2650 - South Facing
D UNITS - FLOORS 2-12
Floors 5-12 are Balcony units
11 Units - 726 sq ft - $2300 - $2850 South/West
Facing with Balconies above 5th floor off the
living room
F UNITS - FLOORS 6-12
7 units - 720 sq feet - $2450-$2850
North facing
H UNITS - FLOORS 6-12
7 units - 705 sq feet - $2450-$2900
North facing

PREMIER ONE-BEDROOM WITH BALCONY
E UNITS - Floors 6-12
7 units - 896 sq feet - $3000-$3450
North/West Views - Balcony

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.

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.

TWO-BEDROOM / TWO-BATH UNITS

B UNITS - Floors 2-12
11 units - 1069 sq feet - $3100-$3850
South Facing Views

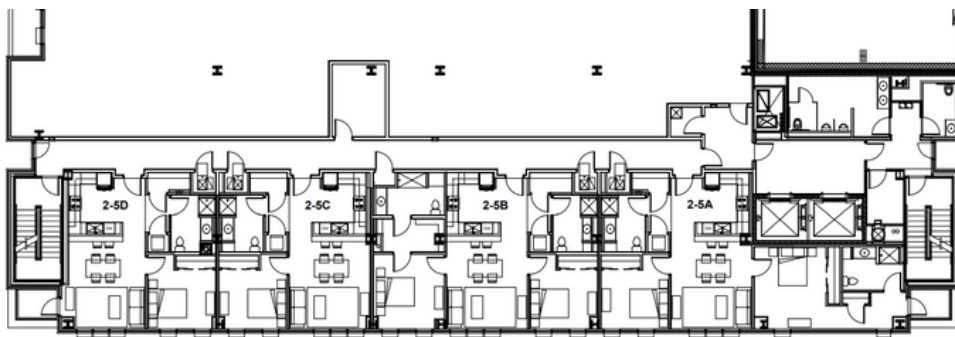## G UNITS - Floors 6-12
7 units - 1066 sq feet - $3400-$4050
North Facing Views
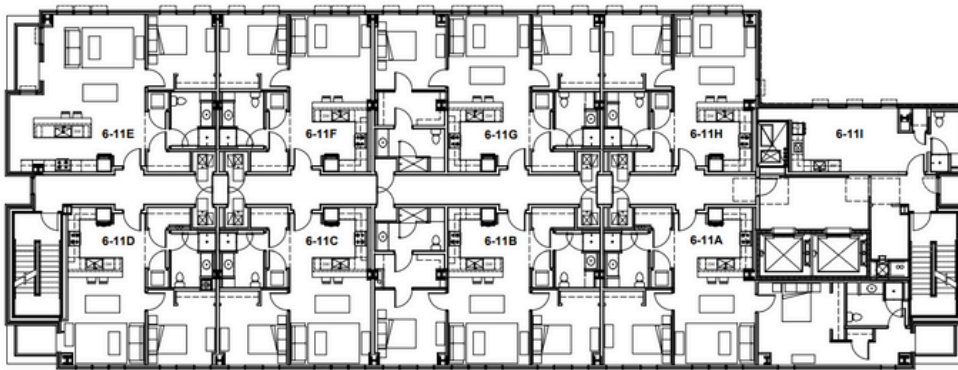
A UNITS - FLOORS 2-12
7 units - 1105 sq feet
$3100-$3850
South/East Views
Balconies above 5th floor

FLOOR LAYOUTS

FLOORS 2-5
SOUTH FACING ONLY

FLOORS 6-11

PENTHOUSE
INCLUDES
COMMON BALCONY
(NO I UNIT)

HAROLD'S SQUARE FURNISHINGS

ONE-BEDROOM UNIT $150 per month /TWO BEDROOM UNITS $250 per month
(Two Bedroom Units Include two of the items*)

Bedroom
Queen Size Bed and Linen, Pillows*
Nightstand & Lamp*
Closet Organizer*
Hangers*
Option: Dresser or Desk with chair*

Kitchen
Coffee Maker or Tea Kettle
Toaster Oven
Pot and Pan Set
Knife Block
Utensils - Spatulas,
can opener, wine opener
Cookie Sheets
Cutting Boards
Plates, glasses, mugs, wine glasses (4 each)
Cutlery
Sink drainer
Counter Stools

Living Area
Sofa with pillows
Side tables
Coffee Table
Lamps
Cube Storage TV Stand
Television
Router
Surge Strip
Optional Rug
Optional Dining Table and Chairs

Bathroom
Towels, washcloths, bathmat
Soap Holder
Toothbrush Cup
Toilet Brush

Other
Vacuum Cleaner
Swiffer