

HAROLDS SQUARE



CLASS A OFFICE & PRIME RETAIL SPACE

Located on The Commons

125 East State Street, Ithaca, New York



48,000 SF CLASS A OFFICE & 14,000 SF RETAIL SPACE AVAILABLE

#1

#3

#1

Smartest City
– *Venturebeat.com*

US Cities for Work-Life Balance
– *Nerd Wallet*

Prime Workforce Growth
– *Area Development Magazine*





CLASS A OFFICE SPACE

Providing 48,000 square feet of subdividable Class A office space in a newly constructed twelve-story building, the work environment at Harolds Square combines thoughtful design with close proximity to the amenities on The Commons.



PRIME RETAIL SPACE IN DOWNTOWN ITHACA

Harolds Square offers 14,000 square feet of subdividable retail space with direct access to The Commons and the option for outdoor seating. Ancillary basement space is also available.

Ithaca hosts numerous large events on a yearly basis, bringing an influx of visitors to the area. Additionally, Harolds Square is located in close proximity to event spaces, offering constant foot traffic on The Commons.

Local Event Spaces

- Marriott Ithaca
- Hotel Ithaca
- Hilton Garden Inn
- Canopy by Hilton

Annual Events

- Ithaca Festival
- Apple Harvest Festival
- Winter Lights Festival
- Annual Chili Cook-Off

PROPERTY HIGHLIGHTS

BUILDING AMENITIES

State-of-the-art building security

1 GB fiber optic internet

Views onto The Commons

LOCATION

Distances from major cities:

35 minutes to Watkins Glen

1 hour to Syracuse

1.5 hours to Rochester

4.5 hours to New York City

Harolds Square is a joint venture between L Enterprises and McGuire Development Company

WWW.HAROLDSSQUARE.COM



ITHACA AT A GLANCE

City population of approximately 30,000

County population of approximately 100,000

Home to Cornell University and Ithaca College



For more information about Harolds Square leasing opportunities, please contact:

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