



HAROLDS SQUARE

ITHACA, NY

OUR ROLE:

Developer, Joint Venture with L Enterprises

PROJECT DESCRIPTION:

In 2017 McGuire Development Company and L Enterprises acquired four parcels in downtown Ithaca to continue the transformation of the Ithaca Commons into a vibrant space attracting energetic and creative tenants. Harold's Square is the first 12 story multi use building in the heart of downtown Ithaca, just minutes from Cornell University and Ithaca College. Harold's Square offers 78 luxury apartments and 70,000 square feet of commercial space. This project will provide "new" retail, market-rate housing, and office inventory on the Ithaca Commons. The project will enhance the existing Ithaca Commons and encourage tourists, residents, and employees alike to "live, work and play" in a vibrant community.

The Harold's Square building was designed and built with a focus on sustainability, achieving tier three NYSERDA certification: the Harold's Square building will use at least 40% less energy than a similarly code-built building.

SIZE:

150,000 SF

COMPLETION TIME FRAME:

2 Years: Aimed Completion October 2020

RESULTS:

Harold's Square is mixed use – consisting of professional commercial office, multifamily, and retail. Not only is the team behind Harold's Square focused on sustainability, it is focused on creating a sanctuary where residents can escape the everyday stressors of life. To achieve this goal, the team has created a custom aroma, working with the body's olfactory system to create a meditative state of mind as soon as you cross the building's threshold. In addition to the custom aroma, the team created a relaxation studio where tenants can meditate, as well as a rooftop terrace to enjoy the un-paralleled views of Cayuga Lake. In addition to the physical design of the building creating a sanctuary space, Harold's Square is pet friendly and offers a state of the art dog washing station.

McGuireDevelopment Co

See the Difference at: McGuireDevelopment.com

455 Cayuga Road, Suite 100
Buffalo, NY 14225

(716) 829-1900