



## Harold's Square

125 East State Street  
Ithaca, New York 14850

### Property Highlights

- 10 GB fiber-optic internet service available
- State-of-the-art building security
- Ground Floor retail storefronts on Ithaca Commons (Pedestrian-only Commercial District)
- Proximity to Green Street Parking Garage
- Two floors of boutique office Class A space in designated historic building.
- Current Tenants: Paris Baguette, restaurant, flexible workspace center

### Property Overview

Dedicated commercial entrance on Ithaca Commons, Gym access, Storage, Frontage on Ithaca Commons, 5th Floor Office tenants will have access to a rooftop terrace overlooking Ithaca Commons.

### Offering Summary

|               |                             |
|---------------|-----------------------------|
| Lease Rate:   | \$23.00 - 28.00 SF/yr (NNN) |
| Available SF: | 2,000 - 12,000 SF           |

| Spaces                | Lease Rate    | Space Size        |
|-----------------------|---------------|-------------------|
| 1st Floor             | \$28.00 SF/yr | 2,500 - 5,000 SF  |
| 2nd Floor             | \$23.00 SF/yr | 2,000 - 12,000 SF |
| Sage Bldg – 2nd Floor | \$26.00 SF/yr | 2,668 SF          |
| 4th Floor             | \$25.00 SF/yr | 2,000 - 12,000 SF |
| Sage Bldg – 3rd Floor | \$26.00 SF/yr | 2,668 SF          |
| 5th Floor             | \$27.00 SF/yr | 2,000 - 12,000 SF |

### For More Information

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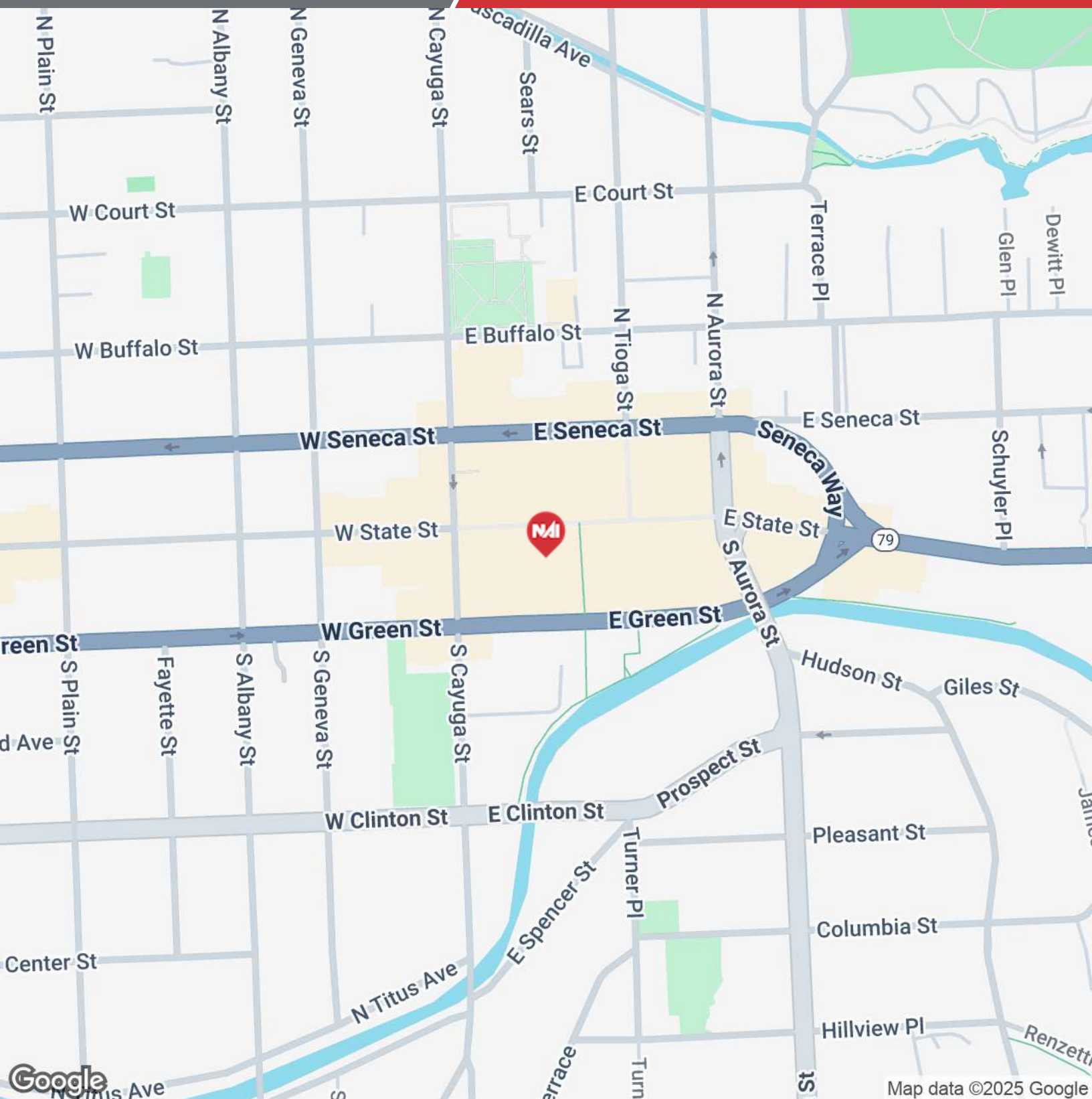




# For Lease

2,000 - 12,000 SF | \$23 - \$28 SF/yr

## Office Space/Retail/Restaurant



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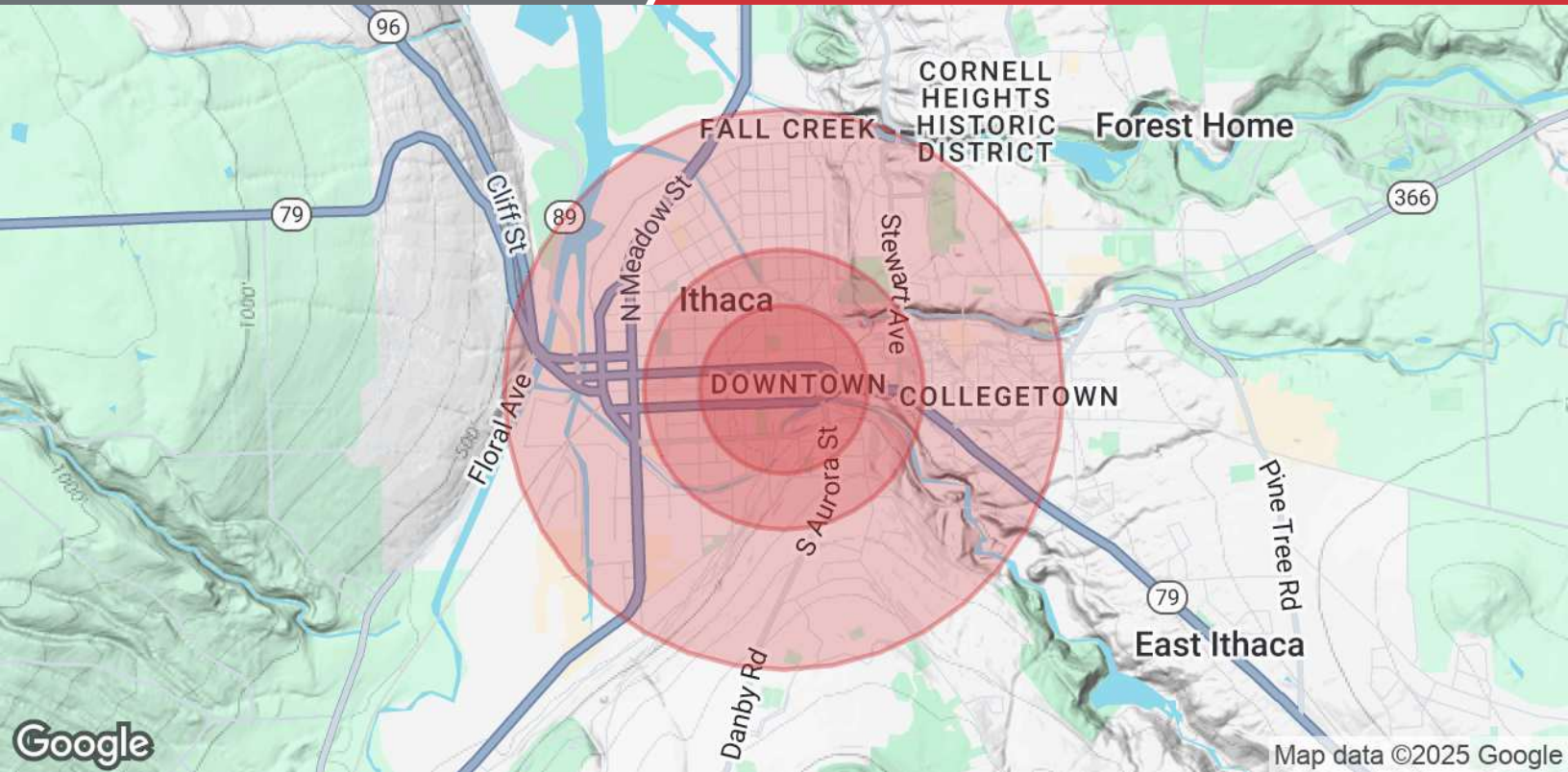
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,328     | 8,738     | 24,640    |
| Average Age          | 38        | 36        | 32        |
| Average Age (Male)   | 37        | 36        | 32        |
| Average Age (Female) | 39        | 37        | 33        |
| Households & Income  | 0.3 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 1,500     | 4,628     | 10,524    |
| # of Persons per HH  | 1.6       | 1.9       | 2.3       |
| Average HH Income    | \$85,448  | \$82,709  | \$75,883  |
| Average House Value  | \$634,758 | \$483,254 | \$493,117 |

Demographics data derived from AlphaMap