



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



Chadd Soto
O: 716 574 5533
csoto@naimcguire.com



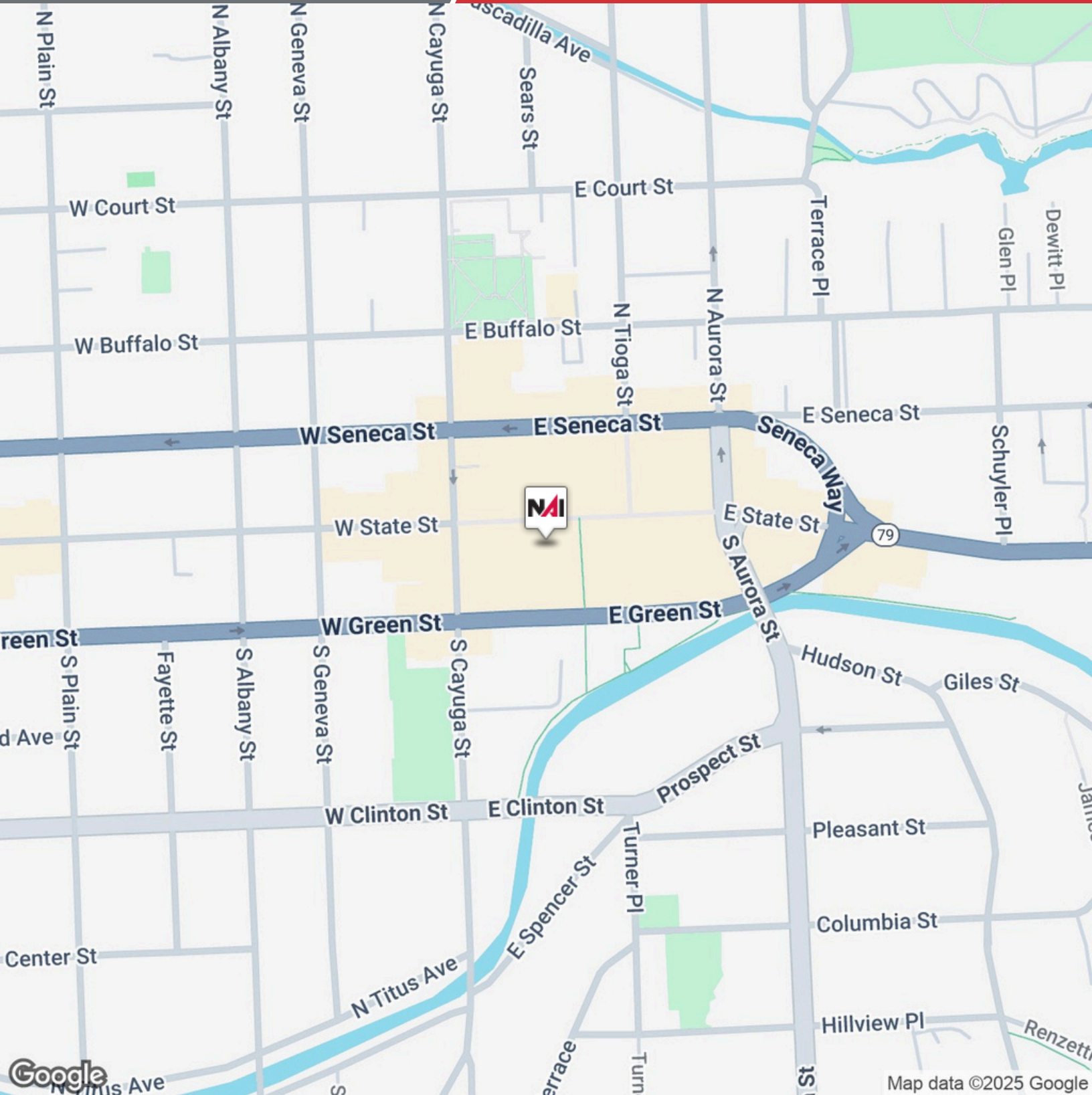
Brian Askey
O: 716 908 8644
brian@naimcguire.com



For Lease

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

Office Space/Retail/Restaurant



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

455 Cayuga Rd Suite 100
Buffalo, NY 14225
716 829 1901 tel
naimcguire.com

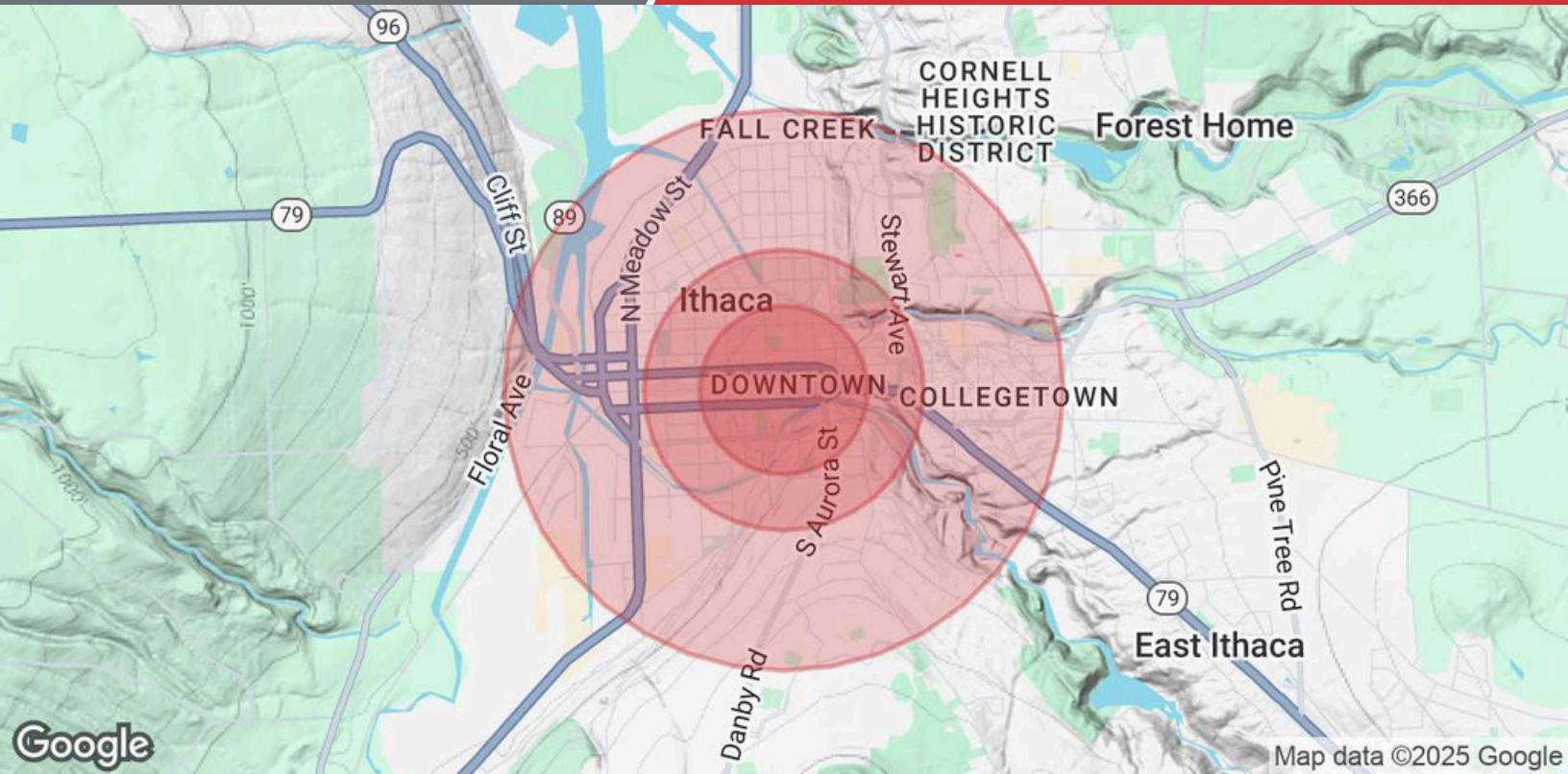


Google

Imagery ©2025
Maxar
Technologies

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

455 Cayuga Rd Suite 100
Buffalo, NY 14225
716 829 1901 tel
naimcguire.com



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