

DOWNTOWN COMMITTEE OF SYRACUSE, INC.
109 SOUTH WARREN STREET, SUITE 1900
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DOWNTOWN HOUSING LIST

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ARMORY SQUARE AREA

Armory Square offers more than 80 units of loft and condo style apartments in beautifully renovated buildings. Residents of Armory Square enjoy access to restaurants, nightlife, shopping, parks, services, transportation, museums, live performances, and art galleries at their fingertips.



Center Armory (125 Walton Street)

Contact: Armory Development Corporation @ 315.422.5381

- 38 townhouse units
- Includes: AC, dishwashers, laundry facilities
- Utilities not included (except water)
- Parking not included
- All units are individually owned.



Eddie Butler Building (402 South Franklin Street)

Contact: John Butler @ 315.249.5508

- 15 units including 2 one-bedroom units, 2 two-bedroom units and 11 units that have open plans with dividing walls (not to ceiling height).
- Units range from 500 sf to 1800 sf.
- Each unit has a single bathroom and separate utilities.
- Parking not included
- Rental range = \$600-\$1,000



Hogan Block (247 West Fayette Street)

Contact: Armory Development Corporation @ 315.422.5381

- 1 studio apartment, 18 one-bedroom apartments, 3 two-bedroom apartments.
- One bathroom per unit/ AC/ dishwasher/ laundry facilities
- Utilities not included (except water)
- Parking not included
- Rents range from \$650-\$800



Labor Temple (309 South Franklin Street)

Contact: Armory Development Corporation @ 315.422.5381

- 2 one-bedroom units and 6 two-bedroom units (no sf information available)
- One bathroom per unit/ AC/ dishwasher/ laundry facilities
- Utilities not included (except water)
- Parking not included
- Rents range from \$650-\$800



Loew's Residential Suites (108 West Jefferson Street)

Contact: Storico Development @ 315.422.5381

- 24 units including 1, 2 and 3-bedroom units, each with a different floor plan
- Units range from 975 sf to 1700 sf
- Hardwood floors/dishwasher/AC/ washer-dryer in every unit
- 24-hour security
- One parking space per unit is available for \$35/month
- All units have been converted into for-sale condominium units



202 Walton Street

Contact: RHS Holdings @ 315.442.5947

- 7 luxury apartments (sizes range from 1,000 sf to 1,500 sf)
- Apartments are 5 two-bedroom and 2 one-bedroom units
- High end finishes in each unit, such as granite countertops, stainless steel appliances, bamboo floors, washer & dryer in each unit
- Parking located in nearby lot and is included in rent
- Located in Armory Square
- Rents range from \$1,450 to \$1,600/month

Presidential Plaza

Presidential Plaza, on the eastside of downtown, consists of multi-story apartments and townhouses. Presidential Plaza's proximity to the hospitals on University Hill makes it a popular home for medical students and doctors.



Jefferson Tower (50 Presidential Plaza)

Contact: Jefferson Tower Management & Leasing @ 315.422.2644

- 256 units (efficiency, 1, 2, and 3 bedroom apartments)
- Range from 500 sf to 1200 sf
- Utilities included
- AC/ dishwashers/ disposals/ laundry facilities on roof/ pool
- \$20 extra per month for a parking space
- Rents range from \$600-\$1,100



Madison Towers (60 Presidential Plaza)

Contact: Madison Tower Management & Leasing @ 315.422.1714

- 96 one-bedroom units, 96 two-bedroom units, 40 townhouses.
- Units range from 600 sf to 1100 sf.
- Single bedroom units have 1 bathroom; larger units have 1½ bathrooms (depending on floor plan)
- AC/ dishwashers/ disposals/ laundry facilities on first floor
- \$20 per month extra for a parking space
- Utilities included
- Rents range from \$618-\$875

Clinton Square / Hanover Square

In 2001, a number of the upper floors of Hanover Square's historic buildings were converted into loft style apartments. Hanover Square residents enjoy living in a European style neighborhood and the ability to walk out their door for a cup of coffee or a bite to eat.



230 West Genesee Street

Contact: Cosmo Zavaglia, AJF Real Estate Development @ 315.476.9643 or cazavagl@gmail.com

- 34 units: 10 two-bedroom units; 24 1-bedroom units
- The units range from 675 sf to 1000 sf.
- Hardwood floors, AC, dishwashers, laundry facility on ground floor
- Parking for 25 cars is located in the basement of the building.
- Parking is an additional \$50/month
- Rents range from \$750-\$950



Hanover Square Lofts (131 East Water and 136 East Genesee Streets)

Contact: Michele Provo, Monahan Development Corporation @ 315.426.1265

- Large one & two bedrooms available (ranging from 1300 - 1500 sq.ft.)
- Apartment Laundry Room
- Utilities not Included
- Within walking distance to all of downtown's amenities
- Rents range from \$950-\$1,200



124 East Apartments (124 East Genesee Street)

Contact: Doug Shepard, CNY Alliance Realty @ 315.427.0189 or 315.422.2086

- 8 townhouse style apartments: (4) one-bedroom apartments with 1 bath; (2) two-bedroom apartments with 1 bath; (2) four-bedroom apartments with 2.5 bath
- Units range from 750 sf – 2,000 sf
- Dishwasher, A/C, disposal, laundry facilities, hardwoods, granite countertops, ceramic tile floors
- Heat included in rent on all second floor apartments
- Located in the heart of Hanover Square
- Rents range from \$900 - \$2,000



218 West Genesee Street Apartments

Contact: Bob Lawson, Mosaic Real Estate @ 315.491.6711

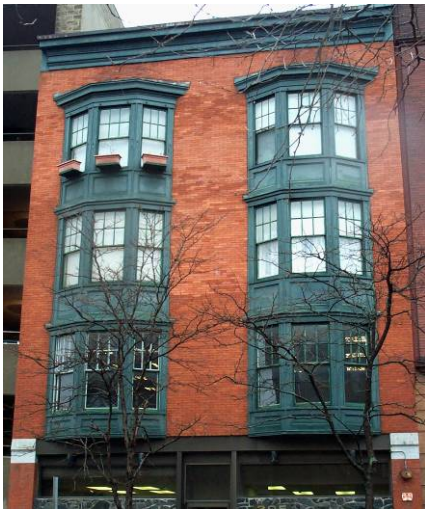
- 5 apartments within the building, offering one-, two-, or three-bedroom units.
- 2nd and 3rd floor have 1 apartment each (~ 3,000 sf)
- 4th floor contains 1 two-bedroom and 2 one-bedroom apartments
- Rents range from \$700-\$1750/month
- Amenities include: elevator with keyed floor access, onsite laundry hook-ups and laundry room



Firehouse #1 Condominiums (106 Montgomery Street)

Contact: Joe Hucko @ 315.426.2624

- 3 units featuring open floorplans with hardwoods throughout (sizes range from 1,400 – 2,000 sf)
- State-of-the-art kitchens
- Body spray showers
- Private elevator access to all apartments
- Located on historic Montgomery Street and within walking distance to all of downtown's amenities
- On-site parking



305 Montgomery Street Apartments

Contact: Fred Pickard @ 315.254.0215

- 8 efficiency units located on the 3rd and 4th floors of the building (approximately 600 sf)
- Hard wood flooring
- Full baths
- Located on historic Montgomery Street
- Rents range from \$375-\$425/month



311 Montgomery Luxury Apartments (311 Montgomery Street)

Contact: Linda Henley @ 315.415.8287

- 3 units (one- and two-bedroom apartments)
- Hardwood flooring, stair and elevator access, HVAC
- Located in historic Columbus Circle, next to Brick Alley Grille House
- parking located in nearby garage
- Rents range from \$1,450 - \$1,950



317 Montgomery Street Apartments

Contact: John Hendricks @ 315.263.8408

- 4 one-bedroom units located above Brick Alley Grille (approximately 750 to 1,200 sf)
- One unit is two-stories
- Hard wood flooring
- Exposed brick walls
- Spacious kitchen plan
- Washer and dryer
- Located on historic Montgomery Street
- Rents range from \$650-\$950/month



The Amos @ Clinton Square (214 West Water Street)

Contact: Jaime @ Queri Development Company, 315.423.9140 or THEAMOS@QUERIDEVCO.COM

- 19 luxury units (995 to 1,500 sf)
- One- and two-bedrooms units
- Fitness Center within building
- Onsite parking
- Washer and dryer in every unit
- Located across from Clinton Square
- Call for more information or to request a brochure
- Rents range from \$925 to \$2,790/month



Lofts on Willow (230 West Willow Street)

Contact: Kevin Valente @ The Sutton Cos., 315.424.1111 or kvalente@suttoncos.com

- 49 units featuring loft-style living (sizes range from 435 sf – 1,000 sf)
- Located near Dinosaur BBQ
- Onsite parking
- Rents range from \$650 to \$1,000 / month (most rents are in the \$750 to \$850/month range)



323 East Water Street

Contact: Property Management Alliance @ 315.422.2086

- 3 apartments that are approximately 1,050 sf in size
- Each are two-bedrooms units
- Laundry Facility in each unit
- Exposed brick, hardwoods, stainless steel appliances, all utilities included (satellite, internet, phone, heat, hot water, electricity, trash removal), secure coded entrance, intercom system w/ magnetic lock
- 42" Plasma screen option w/ VGA connection for computer hard drive
- Off street parking available
- Rents are \$1,575 per month



Masonic Lofts (320 Montgomery Street)

Contact: Monahan Development Corporation @ 315.426.1265

- 32 live/work lofts and ground floor commercial space
- Residential unit size ranges from 900 to 3,000 sf
- All units but one are two-bedroom
- Parking is located in the basement
- Residential units offer a variety of flooring types, from re-finished hardwoods, to carpet, to finished concrete flooring
- Some apartments maintain existing stages and balconies
- Rents from \$875-\$2675

Projects Currently Under Construction



Jefferson Clinton Commons (500 South Clinton Street)

Contact: Joe Hucko, or Matt Moore @ Washington Street Partners, 315.426.2624

- 18 upscale condominiums offering luxury amenities
- "Green," environmentally responsible building methods and products
- All are two-bedroom, two-bath
- Exterior balconies and decks
- Covered parking for residents
- Concierge services available
- NYS Empire Zone Real Estate tax abatement
- Located in Armory Square
- Now accepting reservations



Butler Building (319 North Clinton Street)

Contact: Monahan Development Corp @ 315.426.1265

- (6) 2-bedroom, townhouse style apartments, each with unique floorplans (1,250 sf in size)
- Covered parking is available within a 1/2 block of the building
- Located in Armory Square at the intersection of Walton and Clinton Streets
- Rents will be \$1,200



Provisions Building (216 Walton Street)

Contact: Tom Fabioli @ 315.416.3306

- 3 apartments offering unique spaces
- Each are two-bedrooms units
- 2 have two-baths, 1 has one bath
- Average size is 1,200 sf
- Granite floors and counters in each unit
- Located in Armory Square
- Rents are approximately \$1,500/month



The Syracuse Trust Building (325 South Salina Street)
Contact: Ryan Goodfellow @ PEMCO Group, 315.476.1273 x309

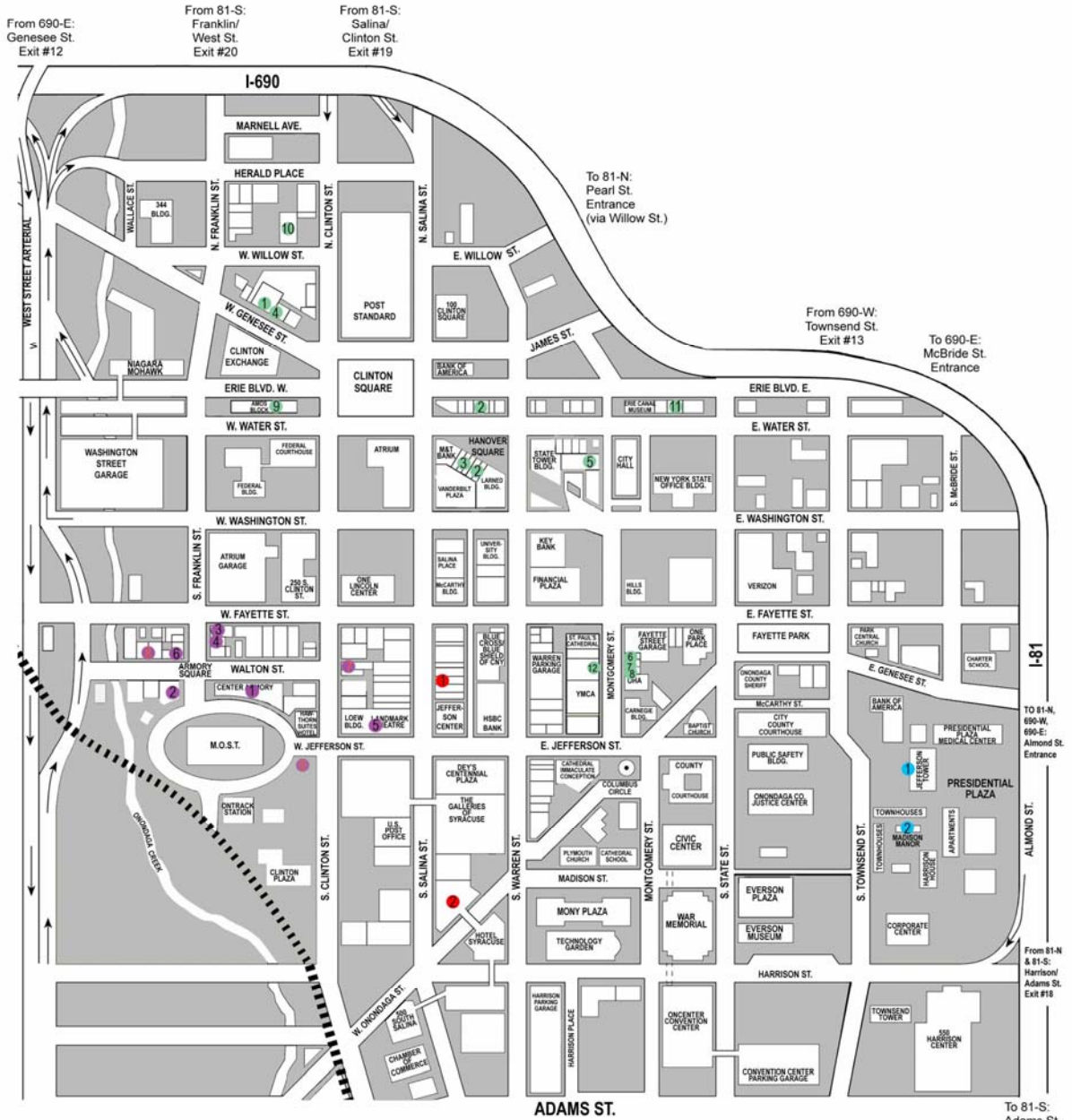
- 4 New York City Style Loft apartments
- Each unit is 3,000 sf with 2 ½ baths, 12-foot ceilings, and 1,200 sf living rooms
- 3 units have three-bedrooms, the second floor unit has two-bedrooms
- Rents are approximately \$1,900 to \$2,100/month



**Symphony Place at Hotel Syracuse Square
Center Stage Apartments (101 East Onondaga Street)**
Contact: Peggy Cabaret @ Prudential First Properties, 315-446-4681 x132; Lynn Burns, 315-446-4681 x207

- 75 units with a mixture of luxury, premium, and standard apartments
- Unit size varies from 807 to 1555 sf
- Luxury and Premium Apartments have Granite counter tops, Merillat Fusion cabinetry, and Washer/Dryer hook ups
- Standard Apartments have Laminate counter tops, Merillat Fusion cabinetry, and Washer/Dryer hook ups
- 1 parking space per bedroom for duration of apartment lease term
- One Bedroom rent starts at \$1295; two bedrooms starts at \$1925

Downtown Market-Rate Housing Map



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| <p>● Armory Square</p> <ol style="list-style-type: none"> Center Armory Eddie Butler Building Hogan Block Labor Temple Loew's Residential Suites 202 Walton Street Butler Building (under construction) Provisions Building (under construction) Jefferson Clinton Commons (under construction) | <p>● Clinton Square / Hanover Square</p> <ol style="list-style-type: none"> 230 W. Genesee St. Hanover Square Lofts 124 East Apartments 218 W. Genesee St. Firehouse #1 Condo's 305 Montgomery 311 Montgomery 317 Montgomery The Amos @ Clinton Square Lofts on Willow 323 E. Water Street Masonic Lofts | <p>● Heart of Downtown</p> <ol style="list-style-type: none"> Syracuse Trust Building (under construction) Center Stage Apartments (under construction) | <p>● Presidential Plaza</p> <ol style="list-style-type: none"> Jefferson Tower Madison Towers |
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