

Downtown Syracuse

# HOUSING



# Armory Square

Armory Square offers numerous loft and condo-style restaurants, nightlife, shopping, parks, services,

**NO. OF UNITS    UNIT SIZE    AMENITIES    PARKING    RENT RANGE**



**202 Walton Street**

7 apartments:  
2 1-bedroom &  
5 2-bedroom  
units

Units range  
from 1,000 -  
1,500 sf

Granite counter-  
tops, stainless  
steel appliances,  
bamboo floors,  
washer & dryer  
in each unit

Located in  
nearby lot,  
included in  
rent

\$1,450 -  
\$1,600/mo.

**CONTACT: RHS Holdings @ 315-422-5947**



**Butler Building Apts.  
319 S. Clinton St.**

12 apartments:  
3 1-bedroom &  
9 2-bedroom  
units

Units range  
from 1,000 -  
1,500 sf

Exposed brick  
walls, 14' ceil-  
ings, 42-inch  
Chestnut maple  
cabinets, 4 of the  
2-bedroom units  
are bi-level.

Parking  
permit to  
Clinton  
St. Garage  
included in  
rent

\$900 -  
\$1,800/mo.

**CONTACT: Balle 31 Inc. @ 315-345-2729**



**Center Armory  
133 Walton St.**

38 townhouse  
units

Units range  
from 1,500 -  
1,600 sf

AC, dishwasher  
& laundry facili-  
ties in each unit,  
water included.

Not included  
in rent.

All units are  
individually  
owned.

**CONTACT: Regional Facilities Mgmt. Svcs. @ 877-525-0452**



**Eddie Butler Building  
304 W. Jefferson St.**

15 apartments:  
2 1-bedroom,  
2 2-bedroom &  
11 open plan  
units

Units range  
from 500 -  
1,800 sf

One bathroom  
per unit, utilities  
not included,  
laundry room.

Not included  
in rent.

\$600 -  
\$950/mo.

**CONTACT: John Butler @ 315-471-7016**



**Hogan Block  
247 W. Fayette St.**

22 apartments:  
1 studio, 18  
1-bedroom &  
3 2-bedroom  
units

AC, dishwasher,  
one bathroom  
per unit, laundry  
facilities, water  
included.

Not included  
in rent.

\$650 -  
\$850/mo.

**CONTACT: Armory Development Corp. @ 315-422-5381**

apartments in beautifully renovated buildings. Residents of Armory Square enjoy access to transportation, museums, live performances and art galleries right at their fingertips.



**Jefferson Clinton Commons**  
500 S. Clinton St.

**NO. OF UNITS**  
18 2-bedroom,  
2-bathroom  
condos

**UNIT SIZE**  
Units range  
from

**AMENITIES**  
Featuring  
environmen-  
tally responsible  
building meth-  
ods & products,  
exterior balco-  
nies & decks.

**PARKING**  
Covered  
parking

**RENT RANGE**  
All units are  
individually  
owned.

**CONTACT: Washington Street Partners @ 315-426-2624**



**Kirk Hotel Bldg. Apts.**  
127 W. Fayette St.

13 apartments:  
1-bedroom &  
2-bedroom  
units

Units range  
from 700 -  
1,400 sf

2-bedroom  
units feature 2  
bathrooms and  
outdoor  
balconies

Not included  
in rent

\$700 -  
\$1,400/mo.

**CONTACT: Balle 31 Inc. @ 315-345-2729**



**Labor Temple**  
309 S. Franklin St.

8 apartments:  
2 1-bedroom &  
6 2-bedroom  
units

AC, dishwasher,  
one bathroom  
per unit, laundry  
facilities, water  
included.

Not included  
in rent

\$650 - \$875/  
mo.

**CONTACT: Armory Development Corp. @ 315-422-5381**



**Loew's Residential Suites**  
108 W. Jefferson St.

24 condos:  
1-bedroom,  
2-bedroom &  
3-bedroom units

Units range  
from 975 -  
1,700 sf

Hardwood floors,  
dishwasher, AC,  
washer-dryer in  
every unit. 24-  
hour security.

One space  
per unit  
available for  
\$75/mo.

All units are  
individually  
owned.

**CONTACT: Armory Development Corp. @ 315-422-5381**



**The Residences at Walton**  
215 W. Fayette St.

14 apartments:  
1-bedroom &  
2-bedroom units

Units will  
range from  
700 - 1,700  
sf

Fireplaces,  
stainless steel  
appliances and  
hardwood floors.

Not included  
in rent.

**Anticipated  
Completion:  
July 2012**

**CONTACT: CRS Cos. @ 716-632-6946 or info@thecrscompanies.com**

# Cathedral Square

Historically, this area was a quiet residential place surrounded by many churches. Today, the Cathedral Square area is a center of civic, cultural and religious life in downtown Syracuse. In front of the Cathedral of the Immaculate Conception in Columbus Circle stands the restored Columbus Monument bordered by the Onondaga County Courthouse, the Onondaga County Civic Center and a number of churches.

**NO. OF UNITS      UNIT SIZE      AMENITIES      PARKING      RENT RANGE**



**311 Montgomery Street  
Luxury Apartments**

3 apartments:  
1 loft,  
1 one-bedroom  
& 1 two-bed-  
room unit

1,700 sf

Hardwood floors,  
stair & elevator  
access, HVAC,  
stainless steel  
appliances, washer  
& dryer in each  
unit, 13-ft ceilings,  
fireplace.

Parking  
in nearby  
garage for  
\$85/mo.

\$1,450-  
1,900/mo.

**CONTACT: Linda Henley @ 315-415-8287**



**317 Montgomery Street  
Apartments**

4 apartments:  
3 one-bedroom  
& 1 two-bed-  
room units

Units range  
from 750 -  
1,200 sf

Hardwood floor-  
ing, exposed brick  
walls, tin ceilings,  
spacious kitchen  
plans, washer &  
dryer in each unit.

Parking  
in nearby  
garage for  
\$65/mo.

\$850 -  
\$1,500/mo.

**CONTACT: John Hanreck @ 315-263-8408**



**Masonic Lofts  
320 Montgomery St.**

32 apartments:  
1 one-bedroom  
& 31 two-bed-  
room units

Units range  
from 800 -  
3,000 sf

Variety of floor-  
ing types, some  
units feature  
historic stages &  
balconies.

Not included  
in rent

\$725 -  
\$2,675/mo.

**CONTACT: Peter Capucelli @ 315-380-3656**

# Clinton Square

The Erie Canal once ran through Clinton Square, making it a center of business activity. Clinton Square continues to be the center of the community today, with festivals held in the Square nearly every weekend throughout the summer, as well as the Downtown Farmers' Market every Tuesday in the summer.



**218 West Genesee St.  
Apartments**

NO. OF UNITS	UNIT SIZE	AMENITIES	PARKING	RENT RANGE
6 apartments: 1-, 2- & 3-bedroom units	Units range from 600 - 2,800 sf	On-site laundry, secured elevator.	Not included in rent	\$675 - \$2,300/ mo.

**CONTACT: Mosaic Real Estate @ 315-491-6711  
or boblawsoncny@gmail.com**



**The Amos @ Clinton Sq.  
214 W. Water St.**

19 apartments: 1-bedroom & 2-bedroom units	Units range from 995 - 1,500 sf	Fitness center within building, washer & dryer in each unit.	On-site park- ing	\$925 - \$2,790/ mo.
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**CONTACT: Granite Dev. @ 315-423-9140**



**Clinton Square Suites  
230 W. Genesee St.**

34 apartments: 24 1-bedroom & 10 2-bedroom units	Units range from 675 - 1,000 sf	Hardwood floors, AC, dishwashers, laundry facility on ground floor.	Covered parking in basement for \$75/mo.	\$850 - \$1,150/ mo.
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**CONTACT: AJF Real Estate Devel. @ 315-476-9643  
or cazavagi@gmail.com**



**Lofts on Willow  
230 W. Willow St.**

49 loft-style apartments	Units range from 430 - 935 sf	Located on same block as Dino- saur Bar-B-Que.	On-site park- ing	\$650-\$1,000/ mo.
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**— CONTACT: Sutton Cos. @ 315-424-1111 or kvalente@suttoncos.com —**

# 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.

NO. OF UNITS	UNIT SIZE	AMENITIES	PARKING	RENT RANGE
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**123 East Water Street**

2 apartments:  
1 1-bedroom &  
1 2-bedroom  
unit.

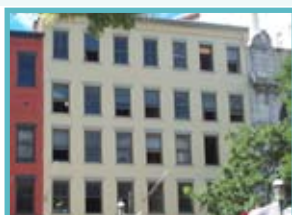
Units are  
1,200 sf

Granite counter-  
tops, stainless  
steel appli-  
ances, refinished  
hardwood floors,  
washer & dryer  
in each unit.

Not included  
in rent

\$1,400/mo.

**CONTACT: Chris Trevisani @ 315-542-5371  
or [trevisanibrokerage@gmail.com](mailto:trevisanibrokerage@gmail.com)**



**124 East Apartments  
124 East Genesee St.**

8 apartments:  
1-, 2- &  
4-bedrooms

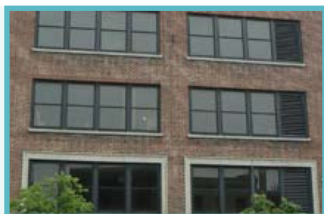
Units range  
from 750 -  
2,000 sf

Granite counter-  
tops, hardwood  
floors, dishwasher,  
AC, laundry facili-  
ties, heat included  
in rent of all 2<sup>nd</sup>  
floor apts.

Not included  
in rent

\$900 -  
\$2,200/mo.

**CONTACT: Proport Management Alliance @ 315-422-2086 or  
[dshep@cnar.com](mailto:dshep@cnar.com)**



**243 East Water Street  
Apartments**

6 two-bedroom  
apartments

Units range  
from 975 -  
1,175 sf

AC, hardwood  
floors, washer  
& dryer in each  
unit.

Parking  
available in  
State Tower  
Garage for  
\$90/mo.

\$1,275 -  
\$1,400/mo.

**CONTACT: R. F. Esposito Inc. @ 315-445-1920**



**323 East Water Street  
Apartments**

3 two-bedroom  
apartments

Units are ap-  
proximately  
1,050 sf

Exposed brick,  
hardwood floors,  
stainless steel  
appliances,  
secure coded en-  
trance, utilities  
included.

Off-street  
parking avail-  
able for \$60  
- \$90/mo.

\$1,575/mo.

**CONTACT: Proport Management Alliance @ 315-422-2086 or  
[dshep@cnar.com](mailto:dshep@cnar.com)**



**Firehouse #1 Condos**  
106 Montgomery St.

NO. OF UNITS	UNIT SIZE	AMENITIES	PARKING	RENT RANGE
3 condos with open floor plans	Units range from 1,400 - 2,000 sf	State-of-the-art kitchens, body spray showers, hardwood floors, private elevator access.	On-site parking	All units are individually owned.



**Hanover Square Lofts**  
131 E. Water St. &  
136 E. Genesee St.

CONTACT: Washington Street Partners @ 315-426-2624				
apartments: 1-bedroom & 2-bedroom units	Units range from 650 - 1,550 sf	Apartment laundry room.	Not included in rent.	\$685 - \$1,525/mo.

CONTACT: Monahan Development Corp. @ 315-426-1265				
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# 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

NO. OF UNITS	UNIT SIZE	AMENITIES	PARKING	RENT RANGE
256 apartments: Efficiency, 1- & 2-bedroom units	Units range from 500 - 1,200 sf	AC, dishwasher, garbage disposal, laundry facilities on roof, pool, utilities included.	\$20/mo. for parking space	\$600 - \$1,100/mo.



**Madison Towers**  
60 Presidential Plaza

CONTACT: Jefferson Tower Mgmt. @ 315-422-2644				
232 apartments: 96 1-bedroom, 96 2-bedroom & 40 townhouses	Units range from 600 - 1,100 sf	AC, dishwasher, garbage disposal, laundry facilities on first floor, utilities included.	\$30/mo. for parking space	\$768 - \$1,087/mo.

CONTACT: Madison Tower Mgmt. @ 315-422-1714				
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# Heart of Downtown

South Salina Street runs through the middle of downtown Syracuse and has been a main thoroughfare throughout Syracuse's history. Many of the buildings along Salina Street were once department stores, but now have been converted into a mix of residential units on upper floors and retail and office space on lower floors.



**359 South Salina Street**

NO. OF UNITS	UNIT SIZE	AMENITIES	PARKING	RENT RANGE
1 2-bedroom, 2.5 bath apartment	Unit is 2,200 sf	Stainless steel appliances, kitchen island, built-in entertainment center, security system.	Not included in rent	\$1,700/mo.

**CONTACT: Greenwood Real Estate, LLC @ 315-432-8132**



**Dey's Plaza Apts.  
401 S. Salina St.**

45 apartments: 1- & 2-bedroom units	Units range from 660 - 2,350 sf	Stainless steel appliances, tin ceilings, Brazilian cherry hardwood floors, Carrara marble in bathrooms, 24-hr security.	Parking in basement for \$60/mo.	\$800 - \$1,800/mo.
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**CONTACT: Armory Development Corp. @ 315-422-5381**



**Pike Block  
300 S. Salina St.**

84 apartments: 1- & 2-bedroom units		A courtyard & passage will link Salina Street to Armory Square, numerous green features in building.	Not included in rent	<b>Anticipated Completion: Early 2013</b>
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**CONTACT: VIP Structures @ 315-471-5338**



**Syracuse Trust Condos  
325 S. Salina St.**

4 2-bedroom, 2.5 bathroom condos	Units range from 2,200 - 2,500 sf	Granite countertops, hardwood floors, crown molding, 10' ceilings, stainless steel appliances, laundry in unit.	On-site parking	All units are individually owned.
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**CONTACT: PEMCO @ 315-476-1273**

There are currently over **900** market-rate apartments in downtown Syracuse.



Housing in downtown Syracuse has a **99%** occupancy rate.



With units in a variety of vibrant neighborhoods, there's something for everyone downtown!



## **ARMORY SQUARE**

1. 202 Walton Street
2. Butler Building Apartments
3. Center Armory
4. Eddie Butler Building
5. Hogan Block
6. Jefferson Clinton Commons
7. Kirk Hotel Building Apartments
8. Labor Temple
9. Loew's Residential Suites
10. Residences at Walton

## **CATHEDRAL SQUARE**

11. 311 Montgomery
12. 317 Montgomery
13. Masonic Lofts

## **CLINTON SQUARE**

14. 218 West Genesee Street
15. The Amos @ Clinton Square
16. Clinton Square Suites
17. Lofts on Willow

## **HANOVER SQUARE**

18. 123 East Water Street
19. 124 East Genesee Street
20. 243 East Water Street
21. 323 East Water Street
22. Firehouse #1 Condos
23. Hanover Square Lofts

## **HEART OF DOWNTOWN**

24. 359 South Salina Street
25. Dey's Plaza Apartments
26. Pike Block
27. Syracuse Trust Condos

## **PRESIDENTIAL PLAZA**

28. Jefferson Tower
29. Madison Tower



Want to learn more about  
downtown Syracuse?

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Updated 10/2011