



109 S. Warren Street, State Tower Building, Suite 1900
Syracuse, NY 13202 ■ 315.422.8284 ■ Fax 315.471.4503
www.downtownsyracuse.com

DOWNTOWN HOUSING LIST

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CONTACT:

Lisa Romeo, Economic Development Assistant
lromeo@downtownsyracuse.com

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 right at their fingertips.



Center Armory

125 Walton Street

Contact: Emhoff Associates @ 315-423-9200

- 38 townhouse units
- Units include AC, dishwasher, 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 1,800 sf
- One bathroom per unit
- Utilities not included
- Parking not included
- Rents range from \$600-\$1,000/month



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/month



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," featuring 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



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/month



Loew's Residential Suites
108 West Jefferson Street

Contact: Storico Development @ 315-422-5381

- 24 units including one, two & three bedrooms, each with a different floor plan
- Units range from 975 sf to 1,700 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
- Units range from 1,000 sf to 1,500 sf
- 5 two-bedroom and 2 one-bedroom units
- Each unit, features high-end finishes such as granite countertops, stainless steel appliances, bamboo floors, as well as a washer & dryer in each unit
- Parking located in nearby lot and is included in rent
- Rents range from \$1,450-\$1,600/month



359 South Salina Street

Contact: Marcia Critella, Greenwood Real Estate, LLC @ 315-432-8132

- Two-bedroom, two and a half bathroom luxury apartment
- Apartment is 2,200 sf
- Unique building design located in the heart of downtown
- Modern kitchen with island and state-of-the-art appliances
- Built-in entertainment center in living room
- Security system
- Rent is \$1,700/month

Hanover Square/Clinton 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.



The Amos @ Clinton Square

214 West Water Street

Contact: Granite Development, 315-423-9140

- 19 luxury units ranging from 995 sf to 1,500 sf
- One and two-bedroom units
- Fitness Center within building
- Onsite parking
- Washer and dryer in every unit
- Located across from Clinton Square
- Rents range from \$925-\$2,790/month



Firehouse #1 Condominiums

106 Montgomery Street

Contact: Joe Hucko @ 315-426-2624

- 3 units featuring open floorplans with hardwoods throughout ranging from 1,400 sf to 2,000 sf
- State-of-the-art kitchens
- Body spray showers
- Private elevator access to all apartments
- Onsite parking
- All units are individually owned



Hanover Square Lofts

131 East Water and 136 East Genesee Streets

Contact: Monahan Development Corporation @ 315-426-1265

- Large one & two-bedrooms available
- Units range from 1,300 sf to 1,500 sf
- Apartment laundry room
- Utilities not included
- Rents range from \$950-\$1,200/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
- Units range from 430 sf to 935 sf
- Located near Dinosaur Bar-B-Que
- Onsite parking
- Rents range from \$650-\$1,000/month



123 East Water Street Apartments

Contact: Christopher D. Trevisani @ 917-533-7648 or trevisanibrokerage@gmail.com

- Two 1,200 sf units
- Stainless steel appliances, granite countertops, individual washer/dryer, refinished original hardwood floors
- Utilities not included
- Rents are \$1,400/month



124 East Apartments

124 East Genesee Street

Contact: Doug Shepard, CNY Alliance Realty @ 315-427-0189 or 315-422-2086

- 8 townhouse-style apartments offering one, two and four bedrooms
- Units range from 750 sf to 2,000 sf
- Dishwasher, AC, laundry facilities, hardwoods, granite countertops
- Heat included in rent on all second floor apartments
- Rents range from \$900-\$2,200/month



218 West Genesee Street Apartments

Contact: Bob Lawson, Mosaic Real Estate @ 315-491-6711

- 5 apartments offering one, two, & three bedroom units
- 2nd and 3rd floor have 1 apartment each approx. 3,000 sf
- 4th floor contains 1 two-bedroom and 2 one-bedroom units
- Rents range from \$700-\$1,750/month



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 one-bedroom units
- Units range from 675 sf to 1,000 sf
- Hardwood floors, AC, dishwashers, laundry facility on ground floor
- Parking is located in the basement of the building for an additional \$50/month



323 East Water Street

Contact: Property Management Alliance @ 315-422-2086

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

Columbus Circle

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



Masonic Lofts

320 Montgomery Street

Contact: Monahan Development Corporation @ 315-426-1265

- 32 live/work lofts ranging in size from 900 sf to 3,000 sf
- 1 one-bedroom and 31 two-bedroom apartments
- Variety of flooring types, including refinished hardwoods, carpet, and finished concrete flooring
- Some apartments maintain existing stages and balconies
- Rents range from \$875-\$2,675/month



311 Montgomery Luxury Apartments

Contact: Linda Henley @ 315-415-8287

- 3 units offering one and two-bedroom apartments
- Hardwood flooring, stair and elevator access, HVAC
- Parking located in nearby garage
- Rents range from \$1,450 - \$1,950/month



317 Montgomery Street Apartments

Contact: John Hendricks @ 315-263-8408

- 4 one-bedroom units approximately 750 to 1,200 sf
- One unit is two stories
- Hardwood flooring and exposed brick walls
- Spacious kitchen plan
- Washer and dryer

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, one, two, & three-bedroom apartments
- Units range from 500 sf to 1,200 sf
- AC, dishwasher, disposals, laundry facilities on roof, pool
- Utilities included
- \$20 extra per month for a parking space
- Rents range from \$600-\$1,100/month



Madison Towers **60 Presidential Plaza**

Contact: Madison Tower Management & Leasing @ 315-422-1714

- 96 one-bedroom units, 96 two-bedroom units, 40 townhouses
- Unit sizes range from 600 sf to 1,100 sf
- Single bedroom units have 1 bathroom; larger units have 1.5 bathrooms (depending on floor plan)
- AC, dishwasher, disposal, laundry facilities on first floor
- Utilities included
- \$20 per month extra for a parking space
- Rents range from \$618-\$875/month

Projects Currently Under Construction

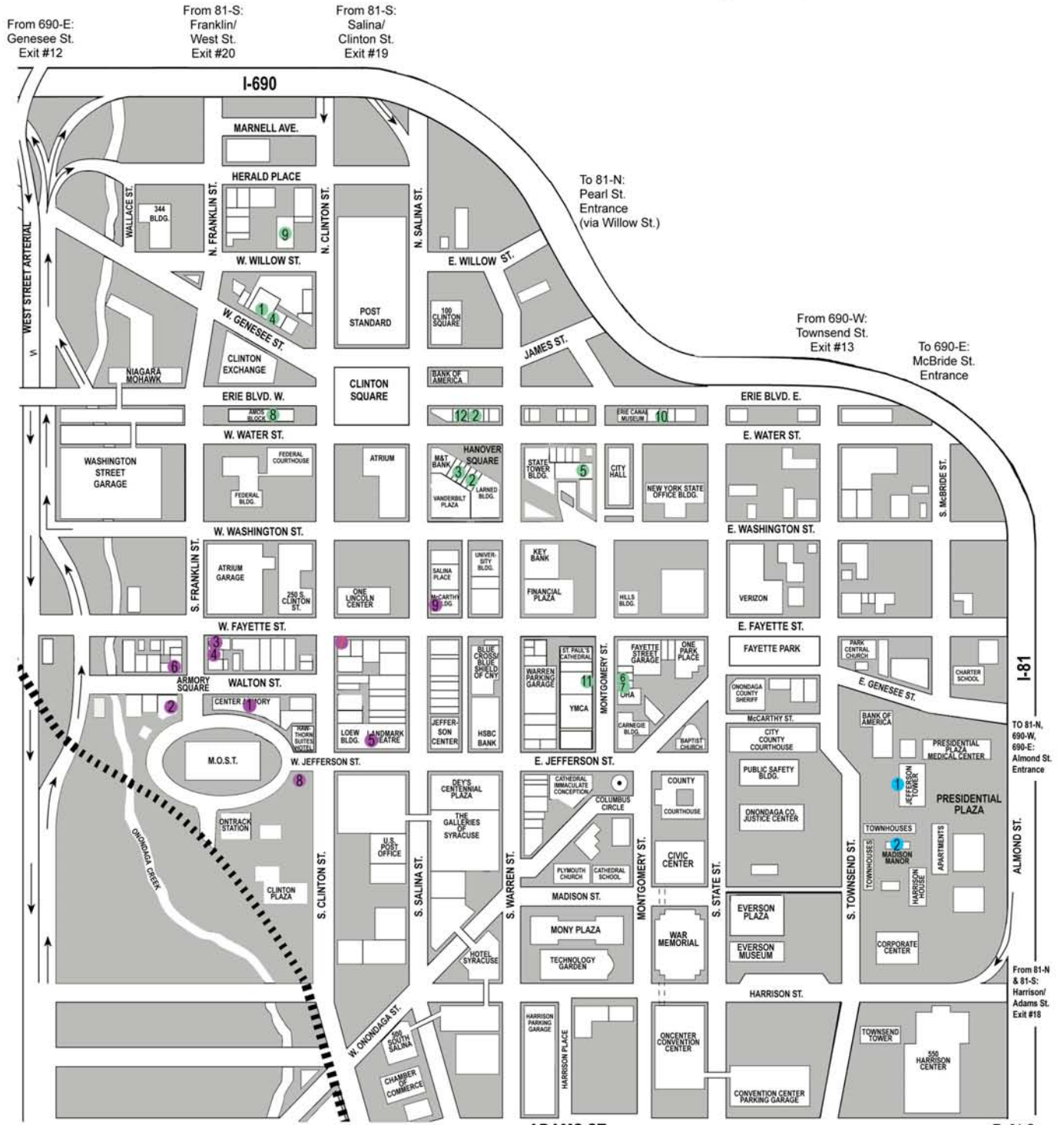


Kirk Hotel **127 West Fayette Street**

Developer: Balle 31, Inc. @ 315-345-2729

- Located in Historic Armory Square
- 13 apartments offering one and two-bedroom units
- 2 bedroom units have two baths
- Unit sizes range from 700 sf to 1,400 sf
- Rents will be approximately \$700 - \$1,400/month
- **Anticipated completion: October 1, 2009**

Downtown Market-Rate Housing Map



● Armory Square

- 1. Center Armory
- 2. Eddie Butler Building
- 3. Hogan Block
- 4. Labor Temple
- 5. Loew's Residential Suites
- 6. 202 Walton Street
- 7. Kirk Hotel (under construction)
- 8. Jefferson Clinton Commons
- 9. 359 S. Salina Street

**● Clinton Square / Hanover Square
Columbus Circle**

- 1. 230 W. Genesee St.
- 2. Hanover Square Lofts
- 3. 124 East Apartments
- 4. 218 W. Genesee St.
- 5. Firehouse #1 Condo's
- 6. 311 Montgomery
- 7. 317 Montgomery
- 8. The Amos @ Clinton Square
- 9. Lofts on Willow
- 10. 323 E. Water Street
- 11. Masonic Lofts
- 12. 123 E. Water St.

● Presidential Plaza

- 1. Jefferson Tower
- 2. Madison Towers

To 81-S:
Adams St.
Entrance