

DOWNTOWN SYRACUSE

HOUSING GUIDE



Downtown
Committee of
Syracuse

UPDATED SUMMER 2026

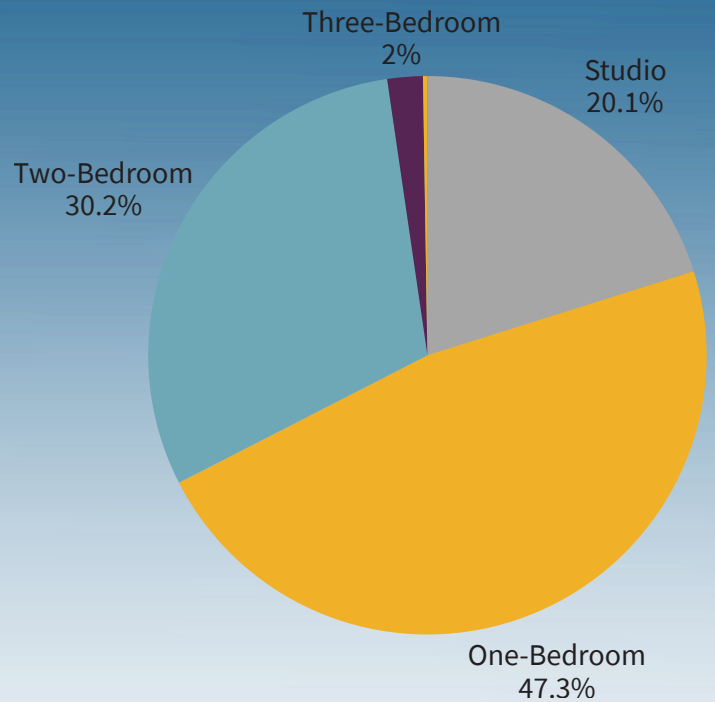
DOWNTOWN SYRACUSE HOUSING HIGHLIGHTS

TOTAL DOWNTOWN HOUSING UNITS: 2,949

DOWNTOWN RESIDENTS:
4,128

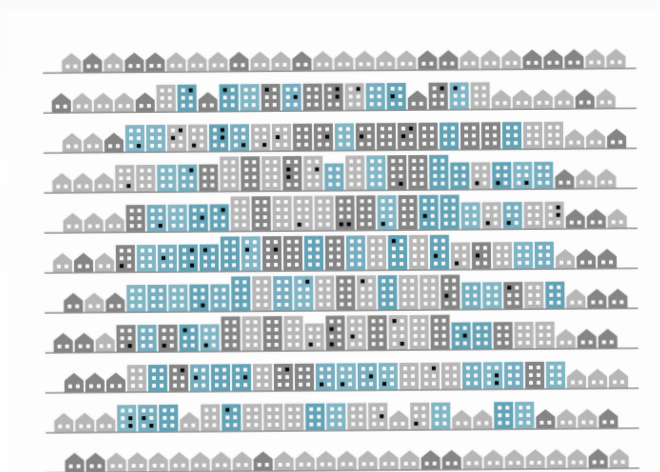
RENT RANGE:
\$710 - \$5,730

OCCUPANCY RATE:
96%



The image visualizes the relative share of housing by structure type in Downtown Syracuse (attached and two family, small apartment buildings, and apartment buildings with more than 50 units), the share of structures built since 2015 (blue buildings), and overall vacancy rates (darker windows).

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DOWNTOWN HOUSING

This is a comprehensive listing of Downtown Syracuse rental housing units. Please note that some units have occupancy restrictions and may not be available to lease to all populations. Call for availability. For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing. For downtown parking options, visit downtownsyracuse.com/downtown-guides.

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ARMORY SQUARE

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

Armory Square offers numerous loft and condo-style apartments in beautifully renovated buildings. Residents enjoy access to restaurants, shops, museums, art galleries, parks, services, transportation, live performances and a vibrant nightlife all within walking distance.

1

\$950 - \$1950/mo.



121 W. Fayette St.

SIZE: 1300 SF

UNITS: 4 apartment(s): (4) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Hardwood Floors, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Balle 31, Inc.
Robb Bidwell
(315) 345-1280
robbBidwell@gmail.com

2

\$1350 - \$2100/mo.



202 Walton Street Apartments

202 Walton St.

SIZE: 950 SF - 1450 SF

UNITS: 7 apartment(s): (2) one-bedroom, (5) two-bedroom

PARKING: No onsite parking available

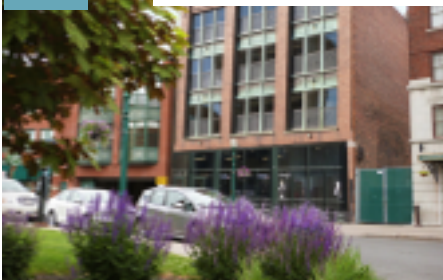
AMENITIES: 24-Hour Security, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

RHS Holdings LLC
Rich Sykes
(315) 442-5947
rsykesjr@rhsholdingsllc.com

3

\$1475 - \$2200/mo.



The 214

214 W. Jefferson St.

SIZE: 814 SF - 1320 SF

UNITS: 21 apartment(s): (6) one-bedroom, (15) two-bedroom

PARKING: No onsite parking available

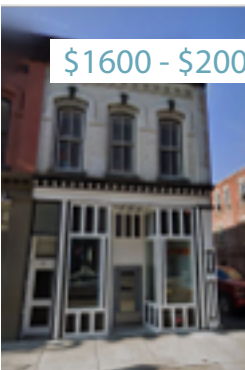
AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Pet-Friendly

LEASING CONTACT

Ploy Chapman
(315) 729-5169

4

\$1600 - \$2000/mo.



317 W. Fayette St.

SIZE: 650 SF - 950 SF

UNITS: 2 apartment(s): (1) one-bedroom, (1) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Furnished, Hardwood Floors, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Mike Alamo
(347) 623-6192

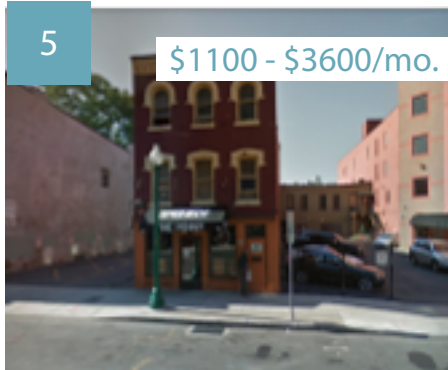
ARMORY SQUARE

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Armory Square offers numerous loft and condo-style apartments in beautifully renovated buildings. Residents enjoy access to restaurants, shops, museums, art galleries, parks, services, transportation, live performances and a vibrant nightlife all within walking distance.

5

\$1100 - \$3600/mo.



321 W. Fayette St.

SIZE: 800 SF - 3000 SF

UNITS: 16 apartment(s): (15) one-bedroom(1), four-bedroom

PARKING: No onsite parking available

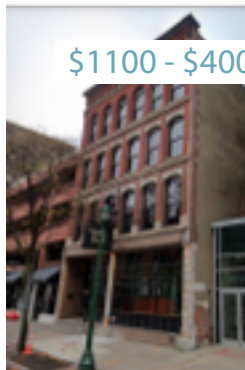
AMENITIES: Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Balle 31, Inc.
Robb Bidwell
(315) 345-1280
robbBidwell@gmail.com

6

\$1100 - \$4000/mo.



415 S. Clinton St.

SIZE: 650 SF - 2550 SF

UNITS: 16 apartment(s): (15) one-bedroom, (1) four-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Balle 31, Inc.
Robb Bidwell
(315) 345-1280
robbBidwell@gmail.com

7

\$2000 - \$4500/mo.



Bentley Lofts

120 Walton St.

SIZE: 700 SF - 1100 SF

UNITS: 31 apartment(s): (7) studios, (11) one-bedroom, (13) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Fitness Center, Hardwood Floors, Private Storage, Stainless Steel Appliances, Washer/Dryer in Unit, Utilities Included: Gas, Internet, Water

LEASING CONTACT

Beacon Armory LLC
Jeff Appel
(917) 848-0152
jeappel2@yahoo.com

8

\$1100 - \$2100/mo.



Butler Building Apartments

315 S. Clinton St.

SIZE: 1000 SF - 1500 SF

UNITS: 12 apartment(s): (3) one-bedroom, (9) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Balle 31, Inc.
Robb Bidwell
(315) 345-1280
robbBidwell@gmail.com

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9

\$710 - \$1020/mo.*



Clinton Plaza Apartments

550 S. Clinton St.

SIZE: 600 SF - 1000 SF

UNITS: 305 apartment(s): (91) studio, (160) one-bedroom, (54) two-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: 24-Hour Security, Central Air, Community Room, Elevator Access, Laundry Room, On-Site Security Staff

*Affordability requirements may apply.

LEASING CONTACT

CRM Rental Management
crmrentalmgmt.com
Shante Borden
(315) 475-2141
clintonplaza@crmrentalmgmt.com

10

\$800 - \$1500/mo.



Eddie Butler Building Apartments

408 S. Franklin St.

SIZE: 500 SF - 1800 SF

UNITS: 15 apartment(s): (7) studio, (4) one-bedroom, (4) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: Central Air, Exposed Brick Walls, Hardwood Floors, Laundry Room

LEASING CONTACT

Conan Real Estate
Jim Conan
(315) 415-7773
conanrealestate@gmail.com

11

\$1900 - \$2800/mo.



Hammerlee and Goulet Building

307 S. Clinton St.

SIZE: 1800 SF - 2400 SF

UNITS: 7 apartment(s): (1) studio, (4) three-bedroom, (2) four-bedroom

PARKING: No onsite parking available

AMENITIES: Dishwasher, Exposed Brick Walls, Furnished, Hardwood Floors, Pet-Friendly, Washer/Dryer in Unit, Utilities Included: Electric, Gas, Water

LEASING CONTACT

Adam Gold
(201) 264-2947
funkmastergold@gmail.com

12

\$1200 - \$1800/mo.



Hogan Block Apartments

247 W. Fayette St.

SIZE: 700 SF - 1953 SF

UNITS: 22 apartment(s): (1) studio, (18) one-bedroom, (3) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Laundry Room

LEASING CONTACT

Acropolis Property Management
Kevin Faatz
(315) 396-2749
kevin@verlynnpm.com

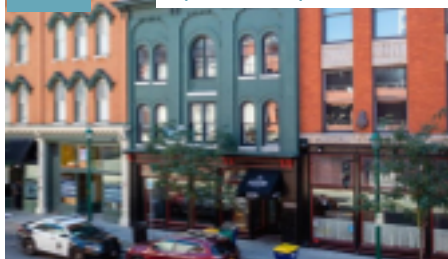
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13

\$1300 - \$2500/mo.



Hudson Lofts

239 W. Fayette St.

SIZE: 352 SF - 1300 SF

UNITS: 21 apartment(s): (2) studio, (18) one-bedroom, (1) two bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Private Storage Units, Utilities: Included: Cable, Gas, Internet, Water

LEASING CONTACT

The Icon Companies
HUDSONLOFTSARMORYSQUARE.COM
Ben Stock
(315) 299-6292
bstock@theiconcompanies.com

14

\$1395 - \$3095/mo.



The Hurbson Building

215 W. Fayette St.

SIZE: 700 SF - 1953 SF

UNITS: 14 apartment(s): (10) one-bedroom, (4) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Granite Countertops, Fireplace, Furnished, Hardwood Floors, Pet-Friendly, Private Storage Space, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Alex Severyn
(716) 359-1159
alex@offeradvantage.co

15

\$950 - \$1500/mo.



Kirk Hotel Building Apartments

127 W. Fayette St.

SIZE: 650 SF - 1500 SF

UNITS: 13 apartment(s): (6) one-bedroom, (7) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: 24-Hour Security Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Laundry Room, Pet-Friendly, Stone Countertops

LEASING CONTACT

Balle 31, Inc.
Robb Bidwell
(315) 345-1280
robbBidwell@gmail.com

16

\$1450 - \$2250/mo.



Labor Temple Building Apartments

309 S. Franklin St.

SIZE: 776 SF - 1036 SF

UNITS: 8 apartment(s): (2) one-bedroom, (6) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Utility Included: Water

LEASING CONTACT

Andrea Bucci
(315) 430-3693
abucci133@gmail.com

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17

\$1375/mo.



Pasta's Daily Bread **308 S. Franklin St.**

SIZE: 750 SF

UNITS: 1 apartment(s): (1) one-bedroom

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, >10-Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Laundry Room, Stainless-Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Gabe Angelone
(315) 560-3699
gabe@pastabilities.com

18

\$2000 - \$3500/mo.



Piper Phillips Building **227 W. Fayette St.**

SIZE: 560 SF - 1600 SF

UNITS: 8 apartment(s): (1) studio, (5) one-bedroom, (6) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Balcony, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Furnished, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Jeff Appel
(917) 848-0152
jeappel2@yahoo.com

19

\$975 - \$1500/mo.



Tallman Block **219 W. Fayette St.**

SIZE: 488 SF - 852 SF

UNITS: 16 apartment(s): (2) studio, (14) one-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Balcony, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Roof Deck, Stainless Steel Appliances, Stone Countertops, Utilities Included: Internet, Water

LEASING CONTACT

Mike Wicker
(315) 756-2903
mike@wickerrealestate.com

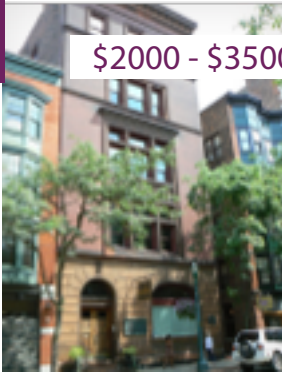
CATHEDRAL SQUARE

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

Historically, Cathedral Square was a quiet residential area surrounded by many churches. Today, it is a center of civic, cultural and religious downtown life. 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.

20

\$2000 - \$3500/mo.



311 Montgomery Street Luxury Apartments

311 Montgomery St.

SIZE: 425 SF - 1520 SF

UNITS: 4 apartment(s): (1) studio, (2) one-bedroom, (1) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Elevator Access, Fireplace, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Jeff Appel
(917) 848-0152
jeappel2@yahoo.com

21

\$1200 - \$1300/mo.



Commonspace Jefferson

201 E. Jefferson St.

SIZE: 230 SF - 350 SF

UNITS: 21 apartment(s): (21) studio

PARKING: No onsite parking available

AMENITIES: Balcony, Bike Room, Central Air, Community Room, Elevator Access, Furnished, Hardwood Floors, Laundry Room, Private Storage Units, Roof Deck

LEASING CONTACT

commonsplace.com

(800) 674-3350
info@commonsplace.com

22

\$1406 - \$3400/mo.



Commonspace Montgomery

320 Montgomery St.

SIZE: 725 SF - 3200 SF

UNITS: 31 apartment(s): (3) one-bedroom, (27) two-bedroom, (1) three-bedroom

PARKING: No onsite parking available

AMENITIES: Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Laundry Room, Pet Washing Station, Pet-Friendly, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops

LEASING CONTACT

commonsplace.com

(800) 674-3350
info@commonsplace.com

23

\$1300 - \$3344/mo.



Commonspace Warren

351 S. Warren St.

SIZE: 230 SF - 1600 SF

UNITS: 59 apartment(s): (41) studio, (15) one-bedroom, (1) two-bedroom, (1) three-bedroom, (1) four-bedroom

PARKING: No onsite parking available

AMENITIES: Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Exposed Brick Walls, Fitness Center, Furnished, Hardwood Floors, Laundry Room, Pet Washing Station, Pet-Friendly, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

commonsplace.com

(800) 674-3350
info@commonsplace.com

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24

Contact for more information.*



Downtown YMCA Apartments **340 Montgomery St.**

SIZE: 90 SF - 180 SF

UNITS: 108 apartment(s): (108) studio

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, Community Room, Fitness Center, Furnished, Laundry Room

*Affordability requirements may apply.

LEASING CONTACT

Christine McNeely
(315) 474-6851 x308

25

\$1650 - \$2150/mo.



Wood Building Apartments **205 E. Jefferson St.**

SIZE: 1100 SF

UNITS: 6 apartment(s): (6) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Dominick Meccarielli
(315) 373-7061
info@nmfproperties.com

26

Contact for more information.*



YMCA Senior Citizen Apartments **330 Montgomery St.**

SIZE: 400 SF - 600 SF

UNITS: 30 apartment(s): (30) one-bedroom

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, Community Room, Laundry Room, Fitness Center, Pet-Friendly

*Age and affordability requirements apply.

LEASING CONTACT

Christine McNeely
(315) 474-6851 x308

27

\$1700 - \$2800/mo.



Icon Tower **344 S. Warren St.**

SIZE: 624 SF - 1523 SF

UNITS: 89 apartment(s): (45) one-bedroom, (44) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: >10-Foot Ceilings, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Guest Room/Suite, Hardwood Floors, Pet-Friendly, Private Storage Unit, Pet Washing Station, Roof Deck, Stainless Steel Appliances, Washer/Dryer in Unit, Utilities Included: Gas, Water

LEASING CONTACT

The Icon Companies icon-tower.com
Ben Stock
(315) 299-6292
bstock@theiconcompanies.com

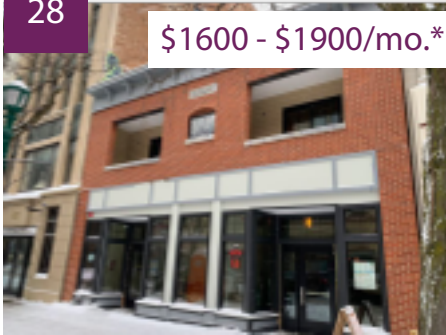
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28

\$1600 - \$1900/mo.*



The Apartments on Warren

413 S. Warren St.

SIZE: 600 SF - 750 SF

UNITS: 4 apartment(s): (1) studio, (3) one-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Exposed Access, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included: Internet, Water

LEASING CONTACT

Archie Enterprises LLC

Stephen Schmitt

(315) 457-7170

sschmitt09@gmail.com

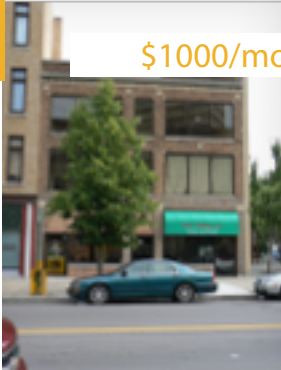
CLINTON SQUARE

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

29

\$1000/mo.



208 W. Genesee St.

SIZE: 700 - 850 SF

UNITS: 4 apartment(s): (4) one-bedroom

PARKING: No onsite parking available

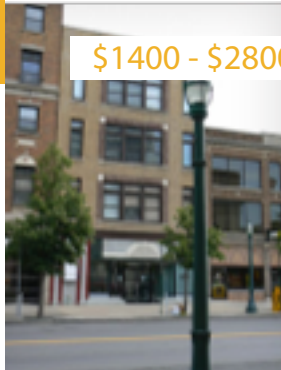
AMENITIES: Central Air, Hardwood Floors

LEASING CONTACT

wellerpropertygroup.com
Weller Property Group
(315) 364-1718
wellerpropertygroupllc@gmail.com

30

\$1400 - \$2800/mo.



216 West Genesee Street Apartments

218 W. Genesee St.

SIZE: 800 SF - 2800 SF

UNITS: 6 apartment(s): (3) one-bedroom, (2) two-bedroom, (1) three-bedroom

PARKING: No onsite parking available

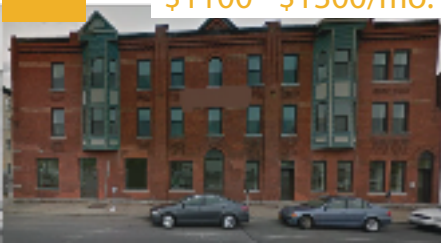
AMENITIES: Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Laundry Room, Pet-Friendly, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Acropolis Property Management
Kevin Faatz
(315) 396-2749
kevin@verlynnpm.com

31

\$1100 - \$1300/mo.



221 Herald Place

SIZE: 1100 SF

UNITS: 4 apartment(s): (4) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air

LEASING CONTACT

Arnie Cnaani
acnaani10@gmail.com
(315) 484-3258

32

\$925 - \$2790/mo.



The Amos @ Clinton Square

218 W. Water St.

SIZE: 500 SF - 1560 SF

UNITS: 41 apartment(s): (30) one-bedroom, (11) two-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Fitness Center, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

liveamos.com
Richard Pascarella
(315) 423-9140
rpascarella@granitedevco.com

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33

\$1000 - \$1600/mo.



Clinton Square Suites

230 W. Genesee St.

SIZE: 675 SF - 1000 SF

UNITS: 34 apartment(s): (1) studio (29) one-bedroom, (4) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: >10-Foot Ceilings, 24-Hour Security, Dishwasher, Elevator Access, Hardwood Floors, Laundry Room, Pet-Friendly, Utility Included: Gas, Water

LEASING CONTACT

Nicole Doshna
(315) 382-3230
ndoshna@gmail.com

34

\$1700 - \$2550/mo.



Creekwalk Commons

324 W. Water St.

SIZE: 400 SF - 1370 SF

UNITS: 75 apartment(s): (3) studio, (4) one-bedroom, (61) two-bedroom, (7) three-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Exposed Brick Walls, Fitness Center, Furnished, Laundry Room, Pet-Friendly, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Utility Included: Cable, Electric, Gas, Internet, Water

LEASING CONTACT

Sutton Real Estate
creekwalkcommons.com
Nikki Parkhurst
nparkhurst@suttoncos.com

35

\$1800 - \$2600/mo.



Herald Commons

220 Herald Place

SIZE: 1230 SF - 1555 SF

UNITS: 27 apartment(s): (2) one-bedroom, (25) two-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: Community Room, Dishwasher, Elevator Access, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Horn Companies
horncompanies.com
Dave Hornstein
(315) 436-4733
davehornstein@gmail.com

36

\$1000 - \$1600/mo.



Lofts on Willow

230 W. Willow St.

SIZE: 436 SF - 935 SF

UNITS: 48 apartment(s): (3) studio, (45) one-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Laundry Room, Private Storage Units, Utility Included: Cable, Gas, Internet, Water

LEASING CONTACT

Sutton Real Estate
suttoncos.com
Linda Kelly
lkelly@suttoncos.com

CLINTON SQUARE

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

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

37

\$3000/mo.



Vengeance Lofts

233 N. Clinton St.

SIZE: 2300 SF

UNITS: 2 apartment(s): (2) three-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Granite Countertops, Private Outdoor Space, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

A&F Real Estate
Nicole Foresti
(315) 569-9317
nicolemforesti@gmail.com

38

\$2500 - \$3000/mo.



Willow 123 Lofts

123 E. Willow St.

SIZE: 1400 SF - 1600 SF

UNITS: 4 apartment(s): (4) two-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: Dishwasher, Pet-Friendly, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

willow123lofts.com
Joe Crabbe
joecrabbe@myoip.com
(315) 437-3805

DOWNTOWN EAST

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

Situated around Downtown Syracuse's largest green space, Fayette Firefighters Memorial Park, Downtown East offers a quieter experience with affordable options.

39

\$950 - \$1700/mo.*



Corbett Corner

444 E. Genesee St.

SIZE: 475 SF - 820 SF

UNITS: 24 apartment(s): (3) studio, (21) one-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: Dishwasher, Hardwood Floors, Laundry Room, Pet-Friendly, Stainless Steel Appliances,

*Affordability requirements may apply.

LEASING CONTACT

The Icon Companies
corbettcorner.com
Ben Stock
(315) 299-6292
bstock@theiconcompanies.com

40

\$985 - \$1150/mo.*



Smith Supply Warehouse

500 Erie Blvd E.

SIZE: 500 SF - 750 SF

UNITS: 38 apartment(s): (38) one-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Elevator Access, Exposed Brick Walls, Fitness Center, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

*Affordability requirements may apply.

LEASING CONTACT

Paulus Development Co
smithlofts.com
1 (855) 75-SMITH
leasing@paulusdevelopment.com

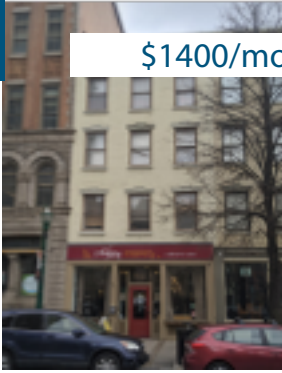
HANOVER SQUARE

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

A number of upper floors in Hanover Square's historic buildings have been reinvigorated as beautiful loft-style apartments. This walkable, European-style neighborhood features eateries around every corner where residents can duck in for a quick cup of coffee or linger over a sit-down meal.

41

\$1400/mo.



123 East Water Street Apartments

123 E. Water St.

SIZE: 1200 SF

UNITS: 2 apartment(s): (1) one-bedroom, (1) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

123 E. Water St. LLC

Chris Trevisani

(315) 542-5371

trevisanibrokerage@gmail.com

42

\$1300 - \$2375/mo.



124 East Apartments

124 E. Genesee St.

SIZE: 900 SF - 2000 SF

UNITS: 8 apartment(s): (4) one-bedroom, (2) two-bedroom, (2) four-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Dishwasher, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Property Management Alliance
propertymanagementalliance.com

Marlynda Walker

mwalker@cnyar.com

43

\$1600 - \$2200/mo.



Bennet Warehouse

323 E. Water St.

SIZE: 1100 SF - 1600 SF

UNITS: 3 apartment(s): (2) two-bedroom, (1) three-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Property Management Alliance
propertymanagementalliance.com

Marlynda Walker

mwalker@cnyar.com

44

\$1400 - \$2100/mo.



Courier Building Apartments

110 Montgomery St.

SIZE: 850 SF - 1350 SF

UNITS: 9 apartment(s): (3) studio, (6) one-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Central Air, Dishwasher, Elevator Access, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Jim Prioletti

(315) 575-0231

jprioletti@aol.com

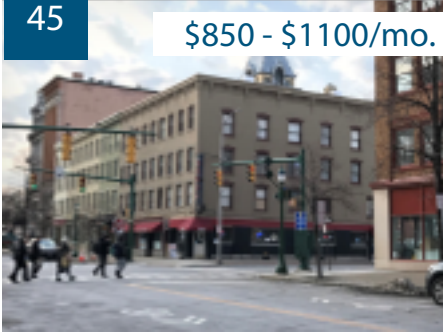
HANOVER SQUARE

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A number of upper floors in Hanover Square's historic buildings have been reinvigorated as beautiful loft-style apartments. This walkable, European-style neighborhood features eateries around every corner where residents can duck in for a quick cup of coffee or linger over a sit-down meal.

45

\$850 - \$1100/mo.



Dana Building

135 E. Water St.

SIZE: 800 SF - 950 SF

UNITS: 17 apartment(s): (14) studio, (3) one-bedroom

PARKING: No onsite parking available

AMENITIES: Laundry Room, Pet-Friendly, Utilities Included: Electric, Gas, Water

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

46

\$2600/m



Falker and Renaud Wicks Building

246 E. Water St.

SIZE: 2400 SF

UNITS: 2 apartment(s): (2) two-bedroom

PARKING: No onsite parking available

AMENITIES: Dishwasher, Exposed Brick Walls, Hardwood Floors, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

47

\$2150 - \$2500/mo.



Grange Building + GrangeX

203 E. Water St.

SIZE: 1075 SF - 1500 SF

UNITS: 12 apartment(s): (12) two-bedroom

PARKING: Onsite parking available, included in rent

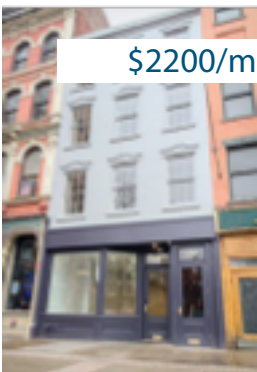
AMENITIES: Balcony, Central Air, Dishwasher, Elevator Access, Fireplace, Fitness Center, Hardwood Floors, Pet Washing Station, Pet-Friendly, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

The Grange Luxury Apartments
Mike Wicker
(315) 471-8866
mike@wickerrealestate.com

48

\$2200/mo.



The Granite Building

132 E. Genesee St.

SIZE: 800 SF

UNITS: 3 apartment(s): (3) one-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

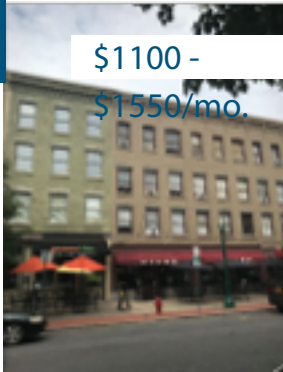
Gavin Maloney, LLC
Gavin Maloney
gavinmaloney@mac.com

HANOVER SQUARE

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A number of upper floors in Hanover Square's historic buildings have been reinvigorated as beautiful loft-style apartments. This walkable, European-style neighborhood features eateries around every corner where residents can duck in for a quick cup of coffee or linger over a sit-down meal.

49



\$1100 -
\$1550/mo.

Hanover Square Lofts

131 E. Water St.

SIZE: 650 SF - 1550 SF

UNITS: 19 apartment(s): (19) one-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Pet-Friendly, Laundry Room

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

50



\$1785/mo.

Lofts at 235

235 E. Water St.

SIZE: 1000 SF

UNITS: 2 apartment(s): (2) one-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Granite Countertops, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

51



\$1700 - \$2100/mo.

Lofts at 239

239 E. Water St.

SIZE: 1000 SF

UNITS: 2 apartment(s): (2) one-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Hardwood Floors, Private Outdoor Space, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

52



\$1200 - \$1800/mo.

Lofts at 243

243 E. Water St.

SIZE: 975 SF - 1175 SF

UNITS: 6 apartment(s): (6) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Elevator Access, Exposed Brick Walls, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Hanover Development
Keith Tyson
(315) 445-1921
keith@urbanrealtygroupny.com

HANOVER SQUARE

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53

\$1300 - \$1850/mo.



One Clinton Square

100 N. Salina St.

SIZE: 590 SF - 1023 SF

UNITS: 21 apartment(s): (19) one-bedroom, (2) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Fitness Center, Hardwood Floors, Pet-Friendly, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

JF Real Estate
jfrealestate.com
Paul Myles
(315) 472-2020
Paulm@jfrealestate.com

54

\$1655 - \$5730/mo.



State Tower Apartments

109 S. Warren St.

SIZE: 689 SF - 2628 SF

UNITS: 61 apartment(s): (10) studio, (44) one-bedroom, (7) two-bedroom

PARKING: Onsite parking available, not included in rent

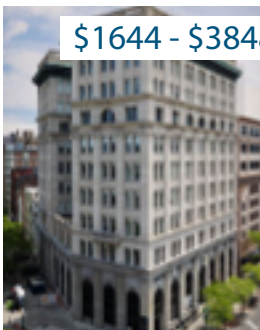
AMENITIES: 24-Hour Security, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Hardwood Floors, On-Site Security Staff, Pet Washing Station, Pet-Friendly, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

State Tower Building LLC
statetowersyracuse.com
Jody Hess-Franey
(315) 200-1859
jody.hessfraney@pioneercos.com

55

\$1644 - \$3848/mo.



The Treasury

101 S. Salina St.

SIZE: 499 SF - 993 SF

UNITS: 119 apartment(s): (30) studio, (75) one-bedroom, (14) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Pet Washing Station, Pet-Friendly, Roof Deck, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Greystar
greystar.com
Conor Madden
(315) 565-2600
leasing@thetreasury.com

56

\$1550 - \$4500/mo.



Washington Place

300 E. Washington St.

SIZE: 550 SF - 2000 SF

UNITS: 212 apartment(s): (92) studio, (60) one-bedroom, (32) two-bedroom, (28) three-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: Balcony, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Pet-Friendly, Pool, Private Storage Units, Roof Deck, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Acropolis Property Management
300eastwashington.com
(315) 396-0493
300Leasing@acropolisrealtygroup.com

HANOVER SQUARE

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A number of upper floors in Hanover Square's historic buildings have been reinvigorated as beautiful loft-style apartments. This walkable, European-style neighborhood features eateries around every corner where residents can duck in for a quick cup of coffee or linger over a sit-down meal.

57

\$1300 - \$2400/mo.



White Memorial Building

100 E. Washington St.

SIZE: 600 SF - 1250 SF

UNITS: 12 apartment(s): (9) one-bedroom, (3) two-bedroom

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Fireplace, Hardwood Floors, Pet Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

JF Real Estate
jfrealestate.com
Paul Myles
(315) 472-2020
Paulm@jfrealestate.com

HEART OF DOWNTOWN

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South Salina Street runs through the middle of Downtown and continues to serve as Syracuse's main street. Many buildings along Salina Street were once department stores, but now have been converted into mixed-use centers with residential units on upper floors and retail and office space on lower floors.

58

\$1900 - \$2200/mo.



The 319

319 S. Salina St.

SIZE: 1232 SF - 2070 SF

UNITS: 12 apartment(s): (12) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit,

LEASING CONTACT

Property Management Alliance
propertymanagementalliance.com
Marlynda Walker
mwalker@cnyar.com

59

\$3000/mo.



Acropolis Center

335 S. Salina St.

SIZE: 2200 SF

UNITS: 1 apartment(s): (1) two-bedroom

PARKING: No onsite parking available

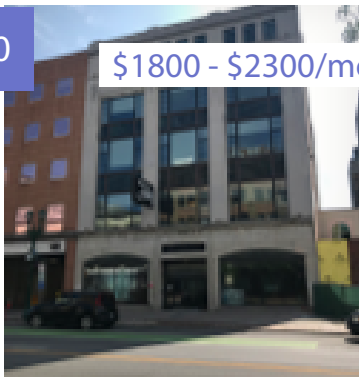
AMENITIES: Hardwood Floors, Pet-Friendly, Stone Countertops, Stainless Steel Appliances, In-Unit Laundry, Dishwasher

LEASING CONTACT

Acropolis Property Management
Kevin Faatz
(315) 396-2749
kevin@verlynnpm.com

60

\$1800 - \$2300/mo.



Addis Building

449 S. Salina St.

SIZE: 690 SF - 1235 SF

UNITS: 18 apartment(s): (15) one-bedroom, (3) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Elevator Access, Fitness Center, Hardwood Floors, Pet-Friendly, Private Outdoor Space, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included: Internet, Water

LEASING CONTACT

Property Management Alliance
propertymanagementalliance.com
Marlynda Walker
mwalker@cnyar.com

61

\$1600 - \$3300/mo.



Dey's Plaza Apartments

401 S. Salina St.

SIZE: 660 SF - 2350 SF

UNITS: 84 apartment(s): (50) one-bedroom, (34) two-bedroom

PARKING: Onsite parking available, included in rent

AMENITIES: 24-Hour Security, Central Air Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Dishwasher

LEASING CONTACT

Paramount Realty
Doris Abel
(315) 466-2401
info@paramountrealtycny.com

HEART OF DOWNTOWN

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62

\$1875 - \$3100/mo.



Empire Syracuse **472 S. Salina St.**

SIZE: 945 SF - 2760 SF

UNITS: 52 apartment(s): (41) one-bedroom, (10) two-bedroom, (1) three-bedroom

PARKING: Onsite parking available, included in rent

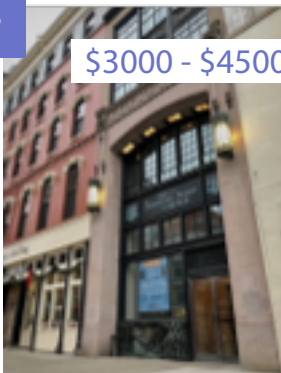
AMENITIES: Central Air, Dishwasher, Elevator Access, Fireplace, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Meridia Living
empiresyracuseapts.com
(315) 928-0218
empire@meridialiving.com

63

\$3000 - \$4500/mo.



The Lofts at Syracuse Trust **325 S. Salina St.**

SIZE: 2200 SF - 2500 SF

UNITS: 4 apartment(s): (4) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10 Foot Ceilings, Elevator Access, Fireplace, Hardwood Floors, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Jeff Appel
(917) 848-0152
jeappel2@yahoo.com

64

\$1350 - \$2395/mo.



Merchants Commons **220 S. Warren St.**

SIZE: 582 SF - 1603 SF

UNITS: 66 apartment(s): (42) one-bedroom, (24) two-bedroom

PARKING: Onsite parking available

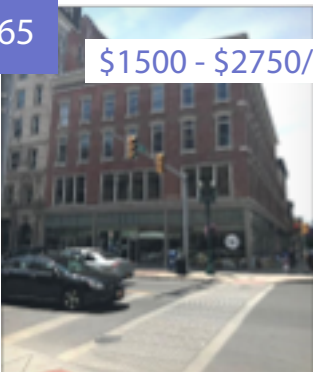
AMENITIES: Bike Room, Community Room, Dishwasher, Fitness Center, On-Site Parking, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Washington Street Partners
merchantscommons.com
Pat Scutari
(315) 439-7222
info@merchantscommons.com

65

\$1500 - \$2750/mo.



Pike Block Apartments **302 S. Salina St.**

SIZE: 655 SF - 1427 SF

UNITS: 68 apartment(s): (19) one-bedroom, (47) two-bedroom, (2) three-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: 24-Hour Security, Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Exposed Brick Walls, Fitness Center, Furnished, Hardwood Floors, Laundry Room, Pet-Friendly, Private Storage Units, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit,

LEASING CONTACT

VIP Property Management
pikeblock.com
Kayla VanBenschoten
kvanbenschoten@vipstructures.com

HEART OF DOWNTOWN

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66

\$1850 - \$2100/mo.



Salina Place

205 S. Salina St.

SIZE: 1116 SF - 1245 SF

UNITS: 2 apartment(s): (2) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

JF Real Estate
jfrealestate.com
Paul Myles
(315) 472-2020
Paulm@jfrealestate.com

67

\$729 - \$1800/mo.*



Salt City Market

484 S. Salina St.

SIZE: 750 SF - 1100 SF

UNITS: 26 apartment(s): (18) one-bedroom, (8) two-bedroom

PARKING: No onsite parking available

AMENITIES: Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, On-Site Security Staff, Pet-Friendly, Private Storage Units, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

*Affordability requirements may apply.

LEASING CONTACT

Syracuse Urban Partnership Inc
saltcitymarket.com
apartments@saltcitymarket.com
(315) 401-4111

68

\$1650 - \$3000/mo.



Symphony Place

111 E. Onondaga St.

SIZE: 753 SF - 1429 SF

UNITS: 75 apartment(s): (32) one-bedroom, (43) two-bedroom

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Hardwood Floors,, Pet-Friendly, Stainless-Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included in Rent: Cable, Internet, Water

LEASING CONTACT

Sutton Real Estate
suttoncos.com
Nikki Parkhurst
(315) 559-8376
nparkhurst@suttoncos.com

69

\$1250 - \$2000/mo.



Whitlock Building

476 S. Salina St.

SIZE: 600 SF - 1350 SF

UNITS: 26 apartment(s): (14) studio, (6) one-bedroom, (6) two -bedroom

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, Balcony, Central Air, Community Room, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Laundry Room, On-Site Security Staff, Pet-Friendly, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Goodfellow RE LLC

Ryan Goodfellow
(315) 727-2092
whitlockpartners@gmail.com

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70

\$1900 - \$2900/mo.



Whitney Lofts

321 S. Salina St.

SIZE: 950 SF - 1450 SF

UNITS: 16 apartment(s): (12) one-bedroom, (4) two-bedroom

PARKING: No onsite parking available

AMENITIES: >10-Foot Ceilings, Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Furnished, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit,

LEASING CONTACT

Acropolis Property Management
Kevin Faatz
(315) 396-2749
kevin@verlynnpm.com

PRESIDENTIAL PLAZA

For the latest housing updates and a searchable online platform, visit downtownsyracuse.com/live-here/housing.

Located on the east side of Downtown, housing in Presidential Plaza consists of high-rise apartment buildings and townhouses. Presidential Plaza's proximity to the hospitals on University Hill makes it a popular home for medical students and doctors.

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Contact for more information.*



Geneva Tower **500 Harrison St.**

UNITS: 129 apartment(s): (49) one-bedroom, (80) two-bedroom

PARKING: No onsite parking available

AMENITIES: 24-Hour Security, Community Room, Fitness Center, Furnished, Internet, On-Site Security Staff

*Units available only to Upstate Medical University students.

LEASING CONTACT

Upstate Management
upstate.edu
(315) 464-9407
Geneva@upstate.edu

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\$900 - \$2200/mo.



Jefferson Tower Apartments **50 Presidential Plaza**

SIZE: 475 SF - 1900 SF

UNITS: 256 apartment(s): (66) studio, (133) one-bedroom, (50) two-bedroom, (7) three-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: 24-Hour Security, Balcony, Bike Room, Community Room, Dishwasher, Elevator Access, Fitness Center, Furnished, Laundry Room, On-Site Security Staff, Utilities Included: Electric, Gas, Water

LEASING CONTACT

Sutton Real Estate
suttoncos.com
Mckenzie Livingston
(315) 422-2644
mlivingston@suttoncos.com

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\$905 - \$1315/mo.*



Madison Towers Apartments **60 Presidential Plaza**

SIZE: 690 SF - 1240 SF

UNITS: 232 apartment(s): (96) one-bedroom, (136) two-bedroom

PARKING: Onsite parking available, not included in rent

AMENITIES: 24-Hour Security, Bike Room, Central Air, Community Room, Dishwasher, Elevator Access, Fitness Center, Hardwood Floors, Laundry Room, On-Site Security Staff, Pet-Friendly, Pet Washing Station, Private Outdoor Space, Utilities Included: Electric, Gas, Water

*Affordability requirements may apply.




LEASING CONTACT

Hallkeen Management
livemadisontowers.com
Lisa Vazquez
(315) 422-1714
lvazquez@hallkeen.com



WANT TO LEARN MORE?

DOWNTOWNSYRACUSE.COM 315.422.8284

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