

DOWNTOWN
SYRACUSE
Housing Guide



UPDATED SPRING 2024



DOWNTOWN SYRACUSE HOUSING HIGHLIGHTS

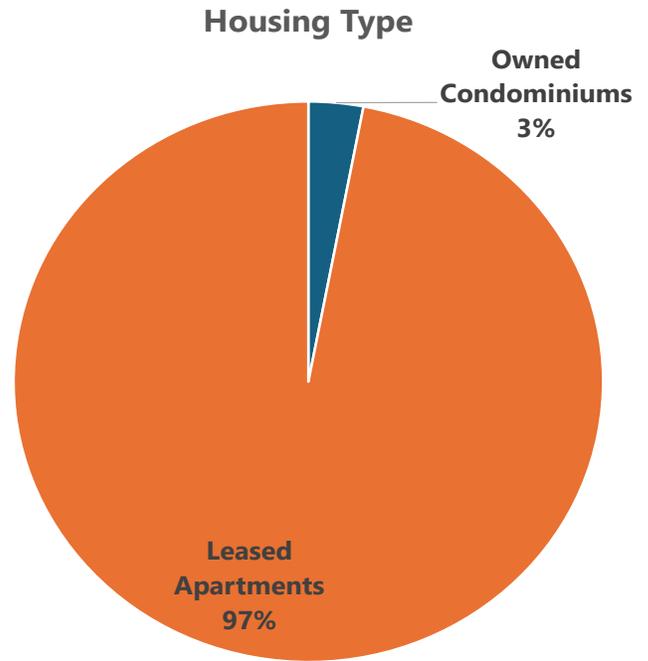
TOTAL DOWNTOWN HOUSING UNITS: 2,849

DOWNTOWN RESIDENTS: 4,550

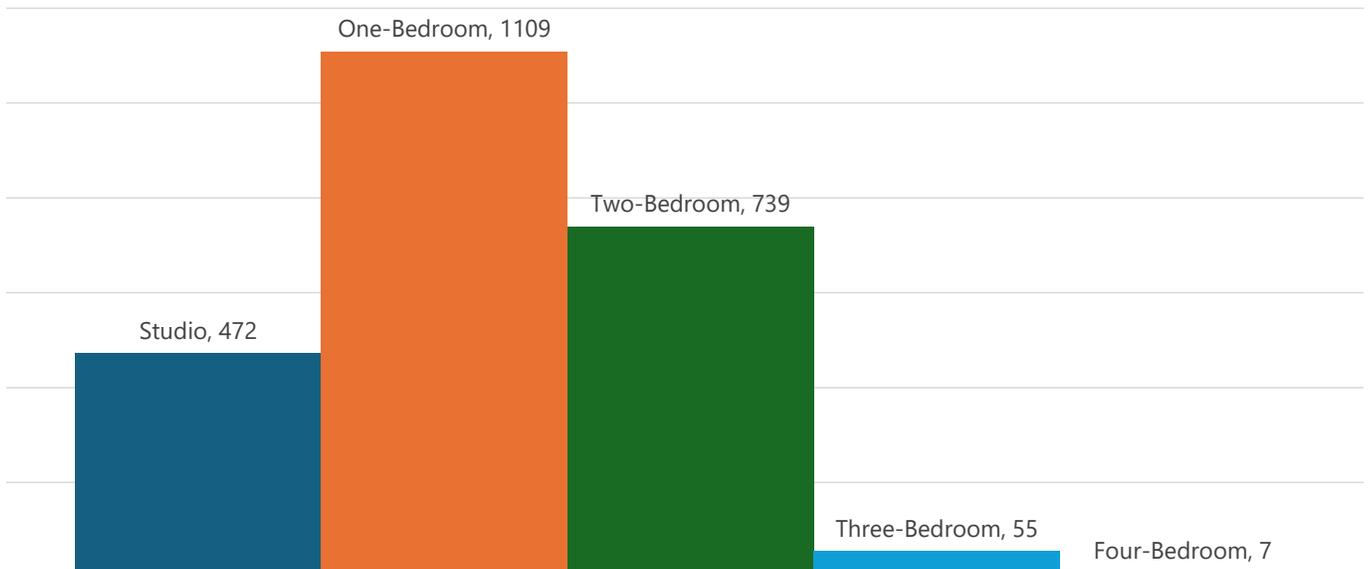
RENT RANGE: \$443 - \$5,000

MORE THAN 1/4 OF ALL UNITS ARE
AFFORDABLE BASED ON INCOME
REQUIREMENTS

OCCUPANCY RATE: 99%



Downtown Unit Mix



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

\$700 - \$1400/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

Robb Bidwell
(315) 345-1280

2

\$1350 - \$2000/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

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

3

\$1350 - \$2700/mo.



The 214

214 W. Jefferson St.

SIZE: 878 SF - 1319 SF

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

PARKING: No onsite parking available

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

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
(315) 627-1612

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, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit

LEASING CONTACT

Robb Bidwell
(315) 345-1280

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

LEASING CONTACT

Robb Bidwell
(315) 345-1280

7

\$2300 - \$3995/mo.



Bentley Lofts

120 Walton St.

SIZE: 700 SF - 1100 SF

UNITS: 21 apartment(s)

PARKING: No onsite parking available

AMENITIES: Central Air, Dishwasher, Fitness Center, Hardwood Floors, Private Storage, Washer/Dryer in Unit, Utilities Included: Gas, Internet, Water

LEASING CONTACT

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

8

\$900 - \$1800/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: Central Air, Dishwasher, Elevator Access, Exposed Brick Walls, Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Washer/Dryer in Unit, Utility Included: Water

LEASING CONTACT

Robb Bidwell
(315) 345-1280

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.

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: Central Air, Community Room, Elevator Access

*Affordability requirements may apply.

LEASING CONTACT

CRM Rental Management
crmrentalmgmt.com
Dana Natale
(315) 475-2141
clintonplaza@crmrentalmgmt.com

10

\$600 - \$1250/mo.



Eddie Butler Building Apartments

402 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, Dishwasher, Exposed Brick Walls, Hardwood Floors, Laundry Room, Washer/Dryer in Unit

LEASING CONTACT

Conan Real Estate

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

11

\$1800 - \$2750/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

\$800 - \$1200/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

LEASING CONTACT

Acropolis Property Management
(315) 551-2041
leasing@acropolispropertymgmt.com

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.

13

\$950 - \$2700/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, Fitness Center Hardwood Floors, Pet-Friendly, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included: Cable, Gas, Internet, Water

LEASING CONTACT

The Icon Companies
HUDSONLOFTSARMORYSQUARE.COM
Erica Shehadi
(315) 299-6292
info@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, Utility Included: Water

LEASING CONTACT

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

15

\$800 - \$1750/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: Central Air, Dishwasher, Exposed Brick Walls, Hardwood Floors, Laundry Room, Pet-Friendly, Stone Countertops, Utility Included: Water

LEASING CONTACT

Robb Bidwell
(315) 345-1280

16

\$1300 - \$1600/mo.



Labor Temple Building Apartments

309 S. Franklin St.

SIZE: 776 SF - 1036 SF

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

PARKING: No onsite parking available

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

LEASING CONTACT

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

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.

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



\$1875 - \$3100/mo.

Piper Phillips Apartments

227 W. Fayette St.

SIZE: 560 SF - 1600 SF

UNITS: 12 apartment(s): (1) studio, (5) one-bedroom, (6) two-bedroom

PARKING: No onsite parking available

AMENITIES: 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



\$1175 - \$1575/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, 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

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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



\$950 - \$2000/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: Onsite parking available, not included in rent

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



\$975 - \$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



\$1300 - \$3200/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



\$1000 - \$3000/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

CATHEDRAL SQUARE

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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

Harlan Dunn
(315) 474-6851 x308

25

\$1175 - \$2500/mo.



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

SIZE: 624 SF - 1523 SF

UNITS: 89 apartment(s)

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, Pet Washing Station, Roof Deck, Stainless Steel Appliances, Washer/Dryer in Unit, Utilities Included: Gas, Water

LEASING CONTACT

The Icon Companies
icon-tower.com
Erica Shehadi
(315) 299-6292
info@theiconcompanies.com

26

\$1650 - \$2150/mo.



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

SIZE: 1100 SF - 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

27

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

Harlan Dunn
(315) 474-6851 x308

CLINTON SQUARE

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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, hosting festivals in the Square nearly every weekend throughout the summer, as well as the Downtown Farmers Market every Tuesday from June through October.

28

\$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
wellerpropertygrouppllc@gmail.com

29

\$920 - \$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
(315) 551-2041
leasing@acropolispropertymgmt.com

30

\$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

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

31

\$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
TJ Perkins
(315) 552-1881
tperkins@acropolisrealtygroup.com

CLINTON SQUARE

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32

\$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

33

\$1500 - \$2500/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
Dan Tartaglia
(315) 218-1129
dtartaglia@suttoncos.com

34

\$1500 - \$2400/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
Jacquelynn Gibson
315-558-4729
jgibson.hornco@gmail.com

35

\$995 - \$1650/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
Dan Tartaglia
(315) 218-1129
dtartaglia@suttoncos.com

CLINTON SQUARE

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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, hosting festivals in the Square nearly every weekend throughout the summer, as well as the Downtown Farmers Market every Tuesday from June through October.

36

\$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

37

\$2200 - \$2800/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
(315) 437-3805

DOWNTOWN EAST

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

38

\$950 - \$1400/mo.*



Corbett Corner

444 E. Genesee St.

SIZE: 476 SF - 828 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, Utilities Included: Gas, Water

*Affordability requirements may apply.

LEASING CONTACT

The Icon Companies
corbettcorner.com
Erica Shehadi
(315) 299-6292
info@theiconcompanies.com

39

\$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.

40

\$1400/mo.



123 East Water Street Apartments

123 E. Water St.

SIZE: 1200 SF - 1200 SF

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

PARKING: No onsite parking available

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

LEASING CONTACT

123 E. Water St. LLC

Chris Trevisani
(315) 542-5371
trevisanibrokerage@gmail.com

41

\$1334 - \$1800/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
Theresa Reisner
(315) 422-2086
theresar@cnyar.com

42

\$1800 - \$2400/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: Dishwasher, Exposed Brick Walls, Hardwood Floors, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included: Internet, Water

LEASING CONTACT

Property Management Alliance
propertymanagementalliance.com
Theresa Reisner
(315) 422-2086
theresar@cnyar.com

43

\$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, Utility Included: Water

LEASING CONTACT

Jim Prioletti
(315) 575-0231
jprioletti@aol.com

HANOVER SQUARE

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44

\$850 - \$945/mo.



Dana Building

135 E. Water St.

SIZE: 800 SF - 950 SF

UNITS: 17 apartment(s)

PARKING: No onsite parking available

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

LEASING CONTACT

Hanover Development

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

45

\$3315/mo.



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

LEASING CONTACT

Hanover Development

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

46

\$2150 - \$2500/mo.



Grange Building + GrangeX

203 East 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

47

\$2200/mo.



The Granite Building

132 East 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

iago1939@icloud.com

HANOVER SQUARE

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48

\$685 - \$1525/mo.



Hanover Square Lofts

131 E. Water St.

SIZE: 650 SF - 1550 SF

UNITS: 19 apartment(s)

PARKING: No onsite parking available

AMENITIES: Central Air, Pet-Friendly

LEASING CONTACT

Hanover Development

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

49

\$1400 - \$1500/mo.



Lofts at 235

235 E. Water St.

SIZE: 1000 SF - 1000 SF

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

PARKING: No onsite parking available

AMENITIES: Exposed Brick Walls, Granite Countertops, Stainless Steel Appliances, Washer/Dryer in Unit

LEASING CONTACT

Hanover Development

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

50

\$1700 - \$2100/mo.



Lofts at 239

239 E. Water St.

SIZE: 1000 SF - 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

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

51

\$1275 - \$1400/mo.



Lofts at 243

243 East 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

Luke Esposito
(315) 445-1921
Luke@hanoverdev.com

HANOVER SQUARE

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52

\$1300 - \$1876/mo.



One Clinton Square

100 N. Salina St.

SIZE: 590 SF - 1023 SF

UNITS: 21 apartment(s): (18) one-bedroom, (3) 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, Utility Included: Water

LEASING CONTACT

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

53

\$1655 - \$4900/mo.



State Tower Apartments

109 South 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

54

\$1644 - \$3848/mo.



The Treasury

101 S. Salina St.

SIZE: 499 SF - 993 SF

UNITS: 119 apartment(s)

PARKING: Onsite parking available, not included in rent

AMENITIES: >10 Foot Ceilings, 24-Hour Security, Balcony, 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
thetreasuryleasing@greystar.com

55

\$1475 - \$4500/mo.



Washington Place

300 E. Washington St.

SIZE: 550 SF - 2014 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
Trey West
(315) 396-0493
300Leasing@acropolisrealtygroup.com

HANOVER SQUARE

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56

\$1300 - \$2420/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: >10-Foot Ceilings, 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.

57

\$1200 - \$1953/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, Utility Included: Water

LEASINGCONTACT

Property Management Alliance
propertymanagementalliance.com
Theresa Reisner
(315) 422-2086
theresar@cnyar.com

58

\$3200/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, Utility Included: Water

LEASINGCONTACT

Acropolis Property Management
acropolisdevelopment.com
(315) 551-2041
leasing@acropolispropertymgmt.com

59

\$1165 - \$2095/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, Exposed Brick Walls, 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

LEASINGCONTACT

Property Management Alliance
propertymanagementalliance.com
Theresa Reisner
(315) 422-2086
theresar@cnyar.com

60

\$1500 - \$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 Brick Walls, Hardwood Floors, Private Outdoor Space, Roof Deck, Stainless Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included: Internet, Water

LEASINGCONTACT

Archie Enterprises LLC

Stephen Schmitt
(315) 457-4170
sschmitt09@gmail.com

*Affordability requirements may apply.

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61

\$1500 - \$3300/mo.



Dey's Plaza Apartments

401 S. Salina St.

SIZE: 640 SF - 2150 SF

UNITS: 84 apartment(s)

PARKING: Onsite parking available, included in rent

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

LEASINGCONTACT

Paramount Realty

Doris Abel
(315) 640-3067
info@paramountrealtyncy.com

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

LEASINGCONTACT

Meridia Living
empiresyracuseapts.com

(315) 928-0218
empire@meridialiving.com

63

\$12250 - \$3250/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

LEASINGCONTACT

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

64

\$11165 - \$2095/mo.



Merchants Commons

220 South Warren St.

SIZE: 582 SF - 1603 SF

UNITS: 66 apartment(s)

PARKING: Onsite parking available, included in rent

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

LEASINGCONTACT

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

HEART OF DOWNTOWN

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65

\$1500 - \$2750/mo.



Pike Block Apartments

302 South 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, Utilities Included: Gas, Water

LEASINGCONTACT

VIP Property Management
pikeblock.com
Bryna Doody
(315) 882-3178
bdoodo@vipstructures.com

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, Utility Included in Rent: Water

LEASINGCONTACT

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.

LEASINGCONTACT

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

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, On-Site Security Staff, Pet-Friendly, Stainless-Steel Appliances, Stone Countertops, Washer/Dryer in Unit, Utilities Included in Rent: Cable, Internet, Water

LEASINGCONTACT

Sutton Real Estate
suttoncos.com
John Saleski
(315) 424-1111
jsaleski@suttoncos.com

HEART OF DOWNTOWN

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69

\$975 - \$1800/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

LEASINGCONTACT

Goodfellow RE LLC

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

70

\$1500 - \$2800/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, Utilities Included: Internet, Water

LEASINGCONTACT

Acropolis Property Management
thewhitneylofts.com
Emily Campbell
(413) 478-1106
ecampbell@acropolisrealtygroup.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 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.

71

Contact for more information.*



Geneva Tower **507 E. Adams St.**

SIZE: -

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

PARKING: No onsite parking available

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

*Units available only to Upstate Medical University students.

LEASING CONTACT

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

72

\$850 - \$2000/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: 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
Ce'Nedra Gantt
(315) 422-2644
cgantt@suttoncos.com

73

\$908 - \$1285/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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