

<b>2021-2022 RENTAL RATES</b>				
<b>*OCCUPANCY AND PRICING MAY VARY ACCORDING TO OWNER*</b>				
<b>BUILDING</b>		<b>12 Equal Installments</b>	<b>Max residents</b>	<b>TENANT RESPONSIBILITY</b>
<b>AMBASSADOR</b>				
421 E. Beaver Ave.				
Efficiency, 1 Bath		\$930-\$1,170	2	Furnished and unfurnished YOU PAY: Electric (heat) TV Cable and Internet
1 bdrm, 1 Bath		\$1,230-\$1,470	3	
2 bdrm, 1 Bath		\$2,120	4	
4 bdrm, 2 Bath	<b>RENTED</b>	\$3,750	6	
<b>ARMENARA</b>				
131 Sowers Street				
Semi--1 bdrm, 1 Bath		\$950	2	Furnished and unfurnished YOU PAY: Electric (heat) TV Cable and Internet
1 bdrm, 1 Bath		\$1,230	2-3	
2 bdrm, 1 Bath		\$2,120	4	
<b>BARCROFT</b>				
522 E. College Ave.				
Efficiency, 1 Bath		\$875-\$930	2	Furnished and Unfurnished YOU PAY: Electric (heat) TV Cable and Internet
Efficiency Large, 1 Bath		\$950	2	
1 bdrm, 1 Bath		\$1,230-1,245	3	
2 bdrm, 1 Bath		\$2,300-\$2,680	4-5	
<b>BEAVER PLAZA</b>				
222 W. Beaver Ave.				
1 bdrm, 1 Bath		\$1,265-\$1,295	3	Furnished YOU PAY: Electric (heat)
2 bdrm, 1.5 Bath		\$2,640-\$2,680	5	
<b>BEAVER TERRACE</b>				
456 E. Beaver Ave.				
1 bdrm, 1 Bath		\$1,280-\$1,300	3	Furnished YOU PAY: Electric (heat) TV Cable and Internet
2 bdrm, 1 Bath		\$2,680-\$2,800	5	
2 bdrm, 1 Bath lg.		\$2,800-\$2,900	5	
<b>BEAVER TWIN APTS</b>				
135 High St/611 E. Beaver				
1 bdrm, 1 Bath	<b>RENTED</b>	\$975	1-2	Unfurnished YOU PAY: Electric
3 bdrm, 1 Bath		\$2,680	4	TV Cable and Internet
<b>BRUCE JORDAN TOWER</b>				
463 E. Beaver Ave.				
3 bdrm, 2 Bath	<b>RENTED</b>	\$3,075	3	Furnished All utilities+internet included
4 bdrm, 2 Bath	<b>RENTED</b>	\$3,600	4	
<b>CAFÉ 210</b>				
210 W. College Ave.				
room, Shared Bath		\$510	1	Unfurnished YOU PAY: Electric, Gas (Heat) TV Cable and Internet
room w/ kitchen, Shared		\$635	1	Single rooms pay cable & Internet only
2 bdrm, 1 Bath		\$1,700	4	
3 bdrm, 2 Bath		\$2,920	6	
<b>CAMPUS TOWER</b>				
419 E. Beaver Ave.				
3 bdrm, 2 Bath	<b>RENTED</b>	\$3,090	3	Furnished All utilities+internet included
4 bdrm, 2 Bath	<b>RENTED</b>	\$4,100	4	
4 bdrm del, 3 Bath	<b>RENTED</b>	\$4,150	4	
4 bdrm, 2 Bath	<b>RENTED</b>	\$4,400	5	
<b>CAMPUS VIEW</b>				
106 E. College Ave.				
Efficiency, 1 Bath		\$850	2	Unfurnished YOU PAY: Electric (heat included) TV Cable and Internet
Semi-1 bdrm, 1 Ba		\$950	2	
1 bdrm, 1 Bath		\$1,200	2	
1 bdrm lg, 1 Bath		\$1,200	2	
<b>CENTRE COURT</b>				
141 Garner St.				
4 bdrm, 2 Bath	<b>RENTED</b>	\$4,100	4	Furnished All utilities+internet included
<b>CITIZENS BANK BUILDING</b>				
124 W. College Ave.				
1 bdrm, 1 Bath		\$1,220-\$1,330	2	Unfurnished YOU PAY: Electric(heat included) TV Cable and Internet
4 bdrm, 1 Bath		\$3,420	6	

<b>CLIFFSIDE APARTMENTS</b>				Furnished
723 S. Atherton St.				You Pay: Electric, TV, Internet
2 bdrm, 2 Bath	\$2,095		4	
2 bdrm, 2 Bath Deluxe	\$2,140-\$2,490		4 - 5	
3 bdrm, 3 Bath	\$2,400		3	
3 bdrm, 3 Bath	\$2,520		4	
3 bdrm, 3 Bath	\$2,825		5	
3 bdrm, 3 Bath	\$3,230		6	
<b>THE COLLEGIAN</b>				Furnished
217 S. Atherton St.				YOU PAY: Electric (heat) TV Cable and Internet
2 bdrm sm, 2 Bath	\$2,700		5	
2 bdrm lg, 2 Bath	\$2,790-\$2875		5	
<b>CRESTMONT APARTMENTS</b>				Unfurnished
901 S. Allen St.				YOU PAY: Electric (heat included) TV Cable and Internet
1 bdrm, 1 Bath	\$800		3	
2 bdrm, 1 Bath	\$1,200		4	1 parking space included
<b>DALE APARTMENTS</b>				Furnished
113 S. Fraser St.				YOU PAY: Electric (heat included) TV Cable and Internet
1 bdrm, 1 Bath	\$1,015		2	
1 bdrm deluxe, 1 Bath	\$1,200		2	
<b>THE EDGE</b>				Furnished
254 E. Beaver Ave.				All utilities+internet included
4 bdrm, 2 Bath	<b>RENTED</b>	\$4,700	4-6	**\$250 1 time fee for double room occupancy
<b>FAIRMOUNT HILLS APTS.</b>				Furnished and unfurnished
215 W. Fairmount Ave				YOU PAY: TV Cable
1 bdrm, 1 Bath	\$1,000		2 - 3	
2 bdrm, 1 Bath	\$2,480		4	
<b>GARDEN APARTMENTS</b>				Furnished
112 S. Allen St.				YOU PAY: Electric (heat) TV Cable and Internet
Efficiency, 1 Bath	\$890		1	
1 bdrm, 1 Bath	\$1,190-\$1,290		2	
<b>GARDEN HOUSE</b>				Unfurnished
472 E. College Ave.				YOU PAY: Electric (heat included) TV Cable and Internet
Efficiency	\$850		2	
1 bdrm, 1 Bath	\$1,170		3	
2 bdrm, 1 Bath	\$2,000		4	
<b>HAMILTON APARTMENTS</b>				Unfurnished
Corner of Hamilton S. Allen St.				YOU PAY: Electric, Gas (Heat) TV Cable and Internet
1 bdrm, 1 Bath	\$865		2	
2 bdrm, 1 Bath	\$1,195-\$1,340		3	
<b>HETZEL PLAZA</b>				Furnished
500 E. College Ave.				YOU PAY: Electric (heat) TV Cable and Internet
1 bdrm, 1 Bath	\$1,265-\$1,295		3	
1 bdrm lg, 1 Bath	\$1,280-\$1,295		3	
2 bdrm, 1.5 Bath	\$2,640-\$2,750		5	
<b>HIGHLAND TOWER</b>				Unfurnished
226 Highland Ave.				YOU PAY: Electric (heat) TV Cable and Internet
1 bdrm, 1.5 Bath	\$1,190-\$1,195		2	
2 bdrm, 1 Bath	\$1,795-\$1,890		4	
3 bdrm, 2 Bath	<b>RENTED</b>	\$2,645	5	
5 bdrm, 3.5 Bath	\$4,685		8	
<b>HILAND COURT</b>				Unfurnished
Corner of W. Foster & S. Fraser St.				YOU PAY: Electric, Gas (heat) TV Cable and Internet
1 bdrm, 1 Bath	\$990		2	
2 bdrm, 1 Bath	\$1,290-\$1,500		3	
2 bdrm deluxe, 1 Bath	\$1,410-\$1,600		4	
3 bdrm, 1 Bath	\$2,345		5	
<b>HOLLY HOUSE</b>				Unfurnished
825 S. Allen St.				YOU PAY: Electric, TV Cable, and Internet Heat and 1 prkg. Included
818 Old Boalsburg Rd.				
Efficiency, 1 Bath	\$650		1	
1 bdrm, 1 Bath	\$720-\$770		2	
2 bdrm, 1 Bath, bsmnt	\$800		2	
2 bdrm, 1 Bath	\$995		3	
<b>IVY PLACE</b>				Furnished
236 S. Fraser St.				YOU PAY: TV Cable and Internet
rooms, Shared Bath	\$395-\$495		1	
<b>THE LEGEND</b>				Furnished
246 Highland Ave.				YOU PAY: Internet
1 bdrm, 1 Bath	<b>RENTED</b>	\$1,750	3	
2 bdrm, 2 Bath	\$2,900-\$3,300		6	

<b>LOCUST LANE APTS.</b>				Furnished and unfurnished
301-307 Locust Lane				YOU PAY: Electric
Efficiency, 1 Bath		\$885	1	TV Cable
1 bdrm, 1 Bath		\$1,250	3	
2 bdrm, 1 Bath		\$2,090	4	
<b>MIDTOWN SQUARE</b>				Furnished & Partially Furnished
310 S. Allen St				YOU PAY: Electric
1 bdrm, 1 Bath	<b>RENTED</b>	\$1,500	1	Internet
2 bdrm, 2 Bath		\$2,990	2-3	
3 bdrm, 2 Bath		\$3,090	3	
<b>MR CHARLES APTS</b>				Unfurnished
230 E. College Ave.				YOU PAY: Electric (heat)
1 bdrm, 1 Bath		\$1,200-\$1,215	2	TV Cable and Internet
1 bdrm deluxe, 1 Bath		\$1,200	3	
2 bdrm, 2 Bath		\$2,190	4	
<b>NITTANY VIEW APTS.</b>				Furnishe & Unfurnished
804-810 S. Allen St.				YOU PAY: Electric
Efficiency, 1 Bath	<b>RENTED</b>	\$650	2	Gas (heat), TV Cable
1 bdrm, 1 Bath		\$860	2	1 parking space included
2 bdrm, 1 Bath		\$995	4	
<b>O'BRIEN PLACE</b>				Furnished
300 S. Pugh St.				YOU PAY: Electric (heat)
2 bdrm std., 2 Bath		\$2,650	5	TV Cable and Internet
2 bdrm lg., 2 Bath		\$2,760	5	
<b>PARK HILL APTS</b>				Furnished & Unfurnished
478 E. Beaver Ave				YOU PAY: TV Cable
Efficiency, 1 Bath		\$990	2	
1 bdrm, 1 Bath		\$1,250	3	
2 bdrm, 1 Bath		\$2,500	4	
<b>PENN TOWER</b>				Furnished
255 E. Beaver Ave.				YOU PAY: TV Cable and Internet
Studio, 1 Bath		\$1,050-\$1,450	2	
1 bdrm, 1 Bath		\$1,500-\$1,530	3	
2 bdrm, 1 Bath		\$2,840-\$2,880	4	
2 bdrm lg, 1 Bath		\$3,150-\$3,300	5	
<b>PEPPERMILL</b>				Unfurnished
710 S. Atherton St.				YOU PAY: TV Cable and Internet
1 bdrm, 1 Bath		\$950	2	1 parking space included
<b>THE PHOENIX</b>				Furnished
501 E. Beaver Ave.				YOU PAY: Electric (heat)
2 bdrm, 2 Bath		\$2,780	4	TV Cable and Internet
3 bdrm, 3 Bath		\$3,180	5 - 6	
<b>PUGH CENTRE</b>				Furnished
150 E. Beaver Ave.				All utilities+internet included
4 bdrm, 3 Bath	<b>RENTED</b>	\$4,600-\$4,900	5	
<b>RAPID TRANSIT APTS.</b>				Furnished
111 S. Allen St.				YOU PAY: Electric (heat included)
Efficiency, 1 Bath		\$885	1	TV Cable and Internet
Efficiency deluxe, 1 Bath		\$1,010	2	
1 bdrm, 1 Bath		\$1,190	2	
1 bdrm deluxe, 1 Bath		\$1,310	3	
<b>STARBUCKS</b>				Unfurnished
232 W. College Ave.				YOU PAY: Electric (heat included)
Efficiency, 1 Bath		\$995	2	TV Cable and Internet
1 bdrm, 1 Bath		\$1,240	2	
2 bdrm, 1 Bath	<b>RENTED</b>	\$1,980	4	
<b>UNIVERSITY GATEWAY</b>				Furnished
616 E. College Ave.				YOU PAY: Electric (heat)
1 bdrm, 1 Bath		\$1,225	3	TV Cable and Internet
2 bdrm, 2 Bath		\$2,500	5-6	
<b>UNIVERSITY TOWERS</b>				Furnished
458 E. College Ave.				YOU PAY: Electric (heat)
1 bdrm, 1 Bath		\$1,020-\$1,100	2	TV Cable and Internet
1 bdrm lg., 1 Bath		\$1,225-\$1,275	3	
2 bdrm, 1 Bath		\$1,900-\$2,100	3-4	
4 bdrm, 3 Bath		\$4,400	5	
<b>200 WEST</b>				Unfurnished
W. College Ave. & S. Fraser St.				YOU PAY: Electric,
3 bdrm, 1 Bath		\$2,760	4	TV Cable and Internet
4 bdrm, 1 Bath		\$3,210	6	* Apt. #114 pays electric heat in addition
4 bdrm deluxe, 1 Bath		\$3,400	6	
6 bdrm, 3 Bath	<b>RENTED</b>	\$4,325	7	

EFFICIENCIES/ROOMS		0			
ADDRESS		RENT	# OF BDRMS	MAX. OCC.	TENANT PAYS
104 E. Prospect Ave. bsmt.	RENTED	\$455	eff, 1 Bath	1	c,i
613 S. Allen St., #2-5(shared bath)		\$585	rooms (furn)	1 each	c,i (1 Parking included)
APARTMENTS					
ADDRESS		RENT	# OF BDRMS	MAX. OCC.	TENANT PAYS
104 E. Prospect Ave. 1st floor	RENTED	\$1,320	2 br, 1 Bath	2	c,i (Parking included)
104 E. Prospect Ave. 2nd floor		\$1,730	3 br, 1.5 Bath	3	c,i
110 S. Barnard St. #1		\$1,730	2 br, 1 Bath	4	e,c,i (heat included)
110 S. Barnard St. #2	RENTED	\$1,495	2 br, 1 Bath	3	e,c,i (heat included)
110 S. Barnard St. #3, 4		\$1,305-\$1,495	2 br, 1 Bath	3	e,c,i (heat included)
110 S. Barnard St. #5		\$2,960	4 br, 2 Bath	5	e,c,i (heat included)
222 E. College Ave., #1, 5, 6 (June to June)		\$1,750	2 br, 1 Bath	4	e,c,i (heat included)
222 E. College Ave., #2 (June to June)		\$1,850	2 br, 1 Bath	4	e,c,i (heat included)
222 E. College Ave., #3, 4 (June to June)		\$1,700	2 br, 1 Bath	4	e,c,i (heat included)
500 W. College Ave. #1, 2, 3		\$2,100	2 br, 1 Bath	4	e,c,i (heat included)
500 W. College Ave. #4	RENTED	\$1,920	2 br, 1 Bath	4	e,c,i (heat included)
500 W. College Ave. #5	RENTED	\$3,270	4 br, 1 Bath	6	e,c,i (heat included)
506 W. College Ave. #1, 3, 4		\$1,100	1 br, 1 Bath	3	e,c,i (heat included)
506 W. College Ave. #2	RENTED	\$1,820	2 br, 1 Bath	4	e,c,i (heat included)
506 W. College Ave. #5		\$2,730	3 br, 1 Bath	6	e,c,i (heat included)
613 S. Allen St. #1		\$835	1 br (furn), 1 Bath	1	c,i (1 Parking included)
TOWNHOMES					
ADDRESS		RENT	# OF BDRMS	MAX. OCC.	TENANT PAYS
633-635 E. Hamilton		\$2,400	3 br, 2.5 Bath	3	e,c,o,w,s,i(parking incl)
628-630 E. Prospect		\$2,400	3 br, 2.5 Bath	3	e,c,o,w,s,i(parking incl)
EAST VIEW APTS-					
702-714 University Drive		\$2,560	4 br, 2.5 Bath	5	e,c,i (2 Parking incl.)
708 University Drive	RENTED	\$800	1 br, 1 Bath	3	e,c,i
WESTBRIAR-					
200 Block of W. Fairmount Ave.		\$2,300	3 br, 2 Bath	5	e,c,i (1 Parking incl.)
500 Block of S. Fraser		\$2,300	3 br, 2 Bath	5	e,c,i (1 Parking incl.)
\	RENTED	\$1,720	2 br, 1 Bath	4	e,c,i (1 Parking incl.)
THE COMMONS-					
249 E. Nittany Ave.	RENTED	\$3,800	4 br, 2.5 Bath	6	e,c,w,s,i(2 parking incl)
254 E. Foster Ave.	RENTED	\$3,700	3 br, 1.5 Bath	6	e,c,w,s,i(2 parking incl)
BLOOMSBURY SQUARE-					
341-351 W. Nittany Ave.		\$3,700	4 br, 2.5 Bath	6	e,c,l (Furnished)
HOUSES					
ADDRESS		RENT	# OF BDRMS	MAX. OCC.	TENANT PAYS
136 Keller St.	RENTED	\$1,650	3 br, 1 Bath	3	e,c,o,w,s,l,sn,i
321 S. Atherton St.	RENTED	\$3,700	6 br, 2 Bath	8	e,c,i
321 W. Nittany Ave		\$2,480	4 br, 1 Bath	4	c,i
327 S. Atherton St.	RENTED	\$3,700	6 br, 2 Bath	8	e,c,o,i
333 S. Atherton St.	RENTED	\$3,700	6 br, 2 Bath	8	e,c,i

e- electric, c- cable, g- gas, o- oil, w- water, s- sewer, r- refuse, l- lawn, sn- snow, i-internet

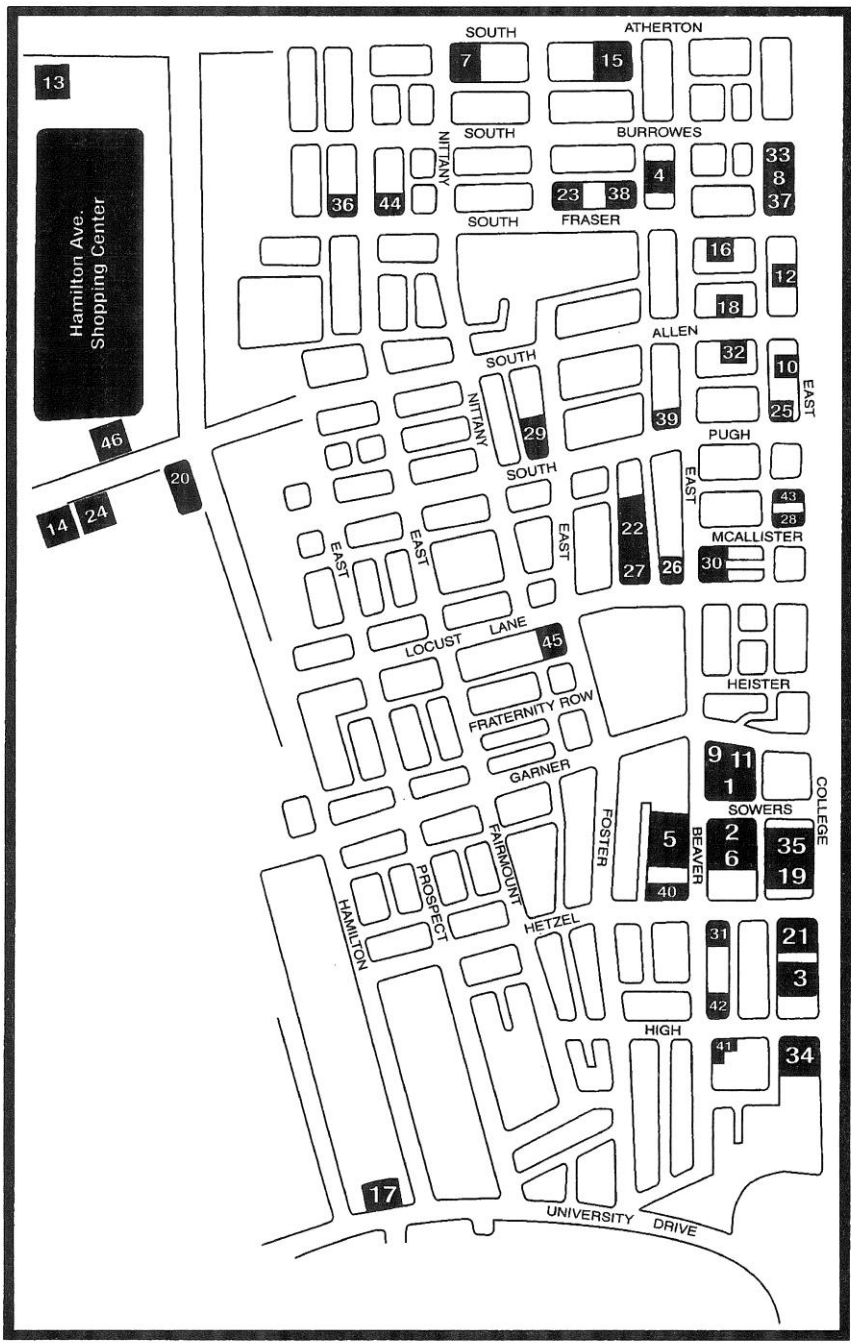
\* Information may vary according to owner and is subject to change.

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Interested in buying a downtown student condo either for an investment or for your child to live in next year? Contact one of our licensed rental agents for details on any condos listed for sale!



- Ambassador 1**  
421 E. Beaver Avenue
- Armenara Plaza 2**  
131 Sowers Street
- Barcroft 3**  
522 E. College Avenue
- Beaver Plaza 4**  
222 W. Beaver Avenue
- Beaver Terrace 5**  
456 E. Beaver Avenue
- Beaver Twin Apartments 41**  
611 E. Beaver Avenue  
135 High Street
- Bryce Jordan Tower 6**  
463 E. Beaver Avenue
- Bloomsbury Square 7**  
321-333 S. Atherton St.  
321-351 W. Nittany Ave.
- Cafe 210 8**  
210 W. College Avenue
- Campus Tower 9**  
419 E. Beaver Avenue
- Campus View Apartments 10**  
106 E. College Avenue
- Centre Court 11**  
141 S. Garner Street
- Citizens Bank Building 12**  
124 W. College Avenue
- Cliffside Apartments 13**  
723 S. Atherton Street
- Crestmont Apartments 14**  
901 S. Allen Street
- The Collegian 15**  
217 S. Atherton Street
- Dale Apartments 16**  
113 S. Fraser Street
- Eastview Apartments 17**  
702-714 University Drive
- The Edge 26**  
254 E. Beaver Avenue
- Fairmount Hills Apts. 44**  
215 W. Fairmount Avenue
- Garden Apartments 18**  
112 S. Allen Street



- 22 Highland Tower**  
226 Highland Avenue
- 23 Hiland Court**  
Corner of W. Foster & S. Fraser St.
- 24 Holly House**  
825 S. Allen Street & 818 Old Boalsburg Road
- 38 Ivy Place**  
236 S. Fraser Street
- 27 The Legend**  
478 E. Calder Way
- 45 Locust Lane Apts.**  
Corner of Locust Ln & E. Foster Ave.
- 28 Mr. Charles Apts.**  
230 E. College Avenue
- 46 Nittany View Apts.**  
804-810 S. Allen Street
- 29 O'Brien Place**  
300 S. Pugh Street
- 40 Park Hill**  
478 E. Beaver Avenue
- 30 Penn Tower**  
255 E. Beaver Avenue
- 31 The Phoenix**  
501 E. Beaver Avenue
- 32 Rapid Transit Apts.**  
111 S. Allen Street
- 43 Storch Building**  
222 E. College Avenue
- 33 Starbucks Apartments**  
232 W. College Avenue
- 34 University Gateway**  
616 E. College Avenue
- 35 University Towers**  
458 E. College Avenue
- 36 Westbriar**  
200 Block of W. Fairmount Avenue & 500 Block of S. Fraser
- 37 200 West**  
W. College & S. Fraser St.

- 19 Garden House Apartments**  
472 E. College Avenue
- 20 Hamilton Apartments**  
Corner of Hamilton & S. Allen Street
- 21 Hetzel Plaza**  
500 E. College Avenue
- 42 High Street Apartments**  
132-138 High Street  
539 E. Beaver Avenue



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