



Associated Realty
Property Management

PLEASE NOTE:

The majority of the rates shown on the following pages are the rates for 2022-23. Rates are subject to change for 2023-24. Any rates with a yellow background are rates for 2023-24. We are providing you a list of our full portfolio now so that you may browse our selection and begin your process of narrowing down your choices for the 2023-24 school year. Please do not hesitate to reach out to us with any questions.

Thank you!

2023-2024 Rental Rates

OCCUPANCY AND PRICING MAY VARY ACCORDING TO OWNER

Pricing is **PER UNIT** not per person

KEY

E - Electric, T - TV Service, I - Internet, G - Gas, W - Water,
S - Sewer, O - Oil, L - Lawn, SN - Snow, (H) - Heat Source

Ambassador

421 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$930	2	E(H), T, I	Furnished/Unfurnished
Eff. DLX 1 Bath		\$1,400	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,230	3	E(H), T, I	Furnished
1 BR DLX 1 Bath		\$1,700	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,160	4	E(H), T, I	Furnished/Unfurnished
4 BR 2 Bath		\$4,000	6	E(H), T, I	Furnished

Armenara Plaza

131 Sowers St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Semi - 1 BR 1 Bath		\$950	2	E(H), T, I	Furnished/Unfurnished
1 BR S 1 Bath		\$1,150	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,230	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,160	4	E(H), T, I	Furnished

Atherton House

415 S. Atherton St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$875	1	E	Furnished/Unfurnished
1 BR 1 Bath		\$1,150	2	E	P. Furnished

Barcroft

522 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$875 - \$930	2	E(H), T, I	Furnished/Unfurnished
Eff. L 1 Bath		\$950	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,230 - \$1,245	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,100	4	E(H), T, I	Furnished
2 BR L 1 Bath		\$2,680 - \$2,740	5	E(H), T, I	Furnished

Beaver Plaza

222 W. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,265 - \$1,285	3	E(H)	Furnished
1 BR L 1 Bath		\$1,295	3	E(H)	Furnished
2 BR 1.5 Bath		\$2,680	5	E(H)	Furnished

Beaver Terrace

456 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,265 - \$1,300	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,800 - \$2,900	5	E(H), T, I	Furnished
2 BR L 1 Bath		\$2,845 - \$2,900	5	E(H), T, I	Furnished

Beaver Twin Apartments

135 High St./611 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$975	1	E, T, I	Unfurnished
3 BR 1 Bath		\$2,720	4	E, T, I	Unfurnished

Bloomsbury Square

341 - 351 W Nittany Ave

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2.5 Bath		\$3,920	6	E, T, I	Furnished

Bryce Jordan Tower

463 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2 Bath		\$3,390	3		Furnished
4 BR 2 Bath		\$4,100	4		Furnished

Campus Tower

419 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2 Bath		\$3,600	3		Furnished
4 BR 2 Bath		\$4,800 - \$5,000	4 - 5		Furnished
4 BR DLX 3 Bath		\$4,900	4		Furnished

Campus View

106 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$850	2	E, T, I	Unfurnished
Eff. DLX 1 Bath		\$950	2	T, I	Unfurnished
Semi - 1 BR 1 Bath		\$950	2	E, T, I	Unfurnished
1 BR 1 Bath		\$1,200	2	E, T, I	Unfurnished
1 BR L 1 Bath		\$1,200	2	E, T, I	Unfurnished

Centre Court

141 Garner St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2 Bath		\$4,800	4		Furnished

Cliffside Apartments

723 S. Atherton St.

One parking space included per unit

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 2 Bath		\$2,160	4	E, T, I	Furnished
2 BR DLX 2 Bath		\$2,180 - \$2,490	4	E, T, I	Furnished
3 BR 3 Bath		\$2,490 - \$3,260	3 - 6	E, T, I	Furnished

College Centre I

232 W. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$995	2	E, T, I	Unfurnished
1 BR 1 Bath		\$1,240	2	E, T, I	Unfurnished
2 BR 1 Bath		\$1,990	4	E, T, I	Unfurnished

The Collegian

217 S. Atherton St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR S 2 Bath		\$2,830	5	E(H), T, I	Furnished
2 BR L 2 Bath		\$2,915	5	E(H), T, I	Furnished
2 BR L Balc 2 Bath		\$3,000	5	E(H), T, I	Furnished

The Commons

249 E Nittany Ave / 254 E Foster Ave

Two parking spaces included per unit

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 1.5 Bath		\$3,760	6	E, T, I, W, S	Unfurnished
4 BR 2.5 Bath		\$3,860	6	E, T, I, W, S	Unfurnished

Crestmont Apartments

901 S. Allen St.

One parking space included for most units

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$800	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,200	4	E, T, I	Unfurnished

Eastview Townhomes

702 - 714 University Drive

Two parking spaces included for all units

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath	5	\$860	3	E, T, I	Unfurnished
4 BR 2.5 Bath		\$2,700	5	E, T, I	Unfurnished

The Edge

254 E. Beaver Ave.

A one time payment of \$250 is required for double room occupancy

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2 Bath		\$5,400	6		Furnished

Fairmount Hills Apartments

215 W. Fairmount Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,000	1 - 3	T	Furnished/Unfurnished
1 BR DLX 1 Bath		\$1,250	1 - 3	T	Furnished/Unfurnished
2 BR 1 Bath		\$2,480	4	T	Furnished

Hetzel Plaza

500 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,265 - \$1,295	3	E(H), T, I	Furnished
1 BR L 1 Bath		\$1,295	3	E(H), T, I	Furnished
2 BR 1.5 Bath		\$2,680	5	E(H), T, I	Furnished
2 BR Grdn 1.5 Bath		\$2,750	5	E(H), T, I	Furnished

Hiland Court

Corner of W. Foster Ave. & S. Fraser St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,010	2	E, G(H), T, I	Unfurnished
2 BR 1 Bath		\$1,530	3	E, G(H), T, I	Unfurnished
2 BR DLX 1 Bath		\$1,430 - \$1,630	4	E, G(H), T, I	Unfurnished
3 BR 1 Bath		\$2,375	5	E, G(H), T, I	Unfurnished

Holly House

825 S. Allen St. / 818 Old Boalsburg Rd.

One parking space included for all units

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$650	1	E, T, I	Unfurnished
1 BR BSMT 1 Bath		\$720	2	E, T, I	Unfurnished
1 BR 1 Bath		\$770	2	E, T, I	Unfurnished
2 BR BSMT 1 Bath		\$800	2	E, T, I	Unfurnished
2 BR 1 Bath		\$995	3	E, T, I	Unfurnished
2 BR 2 Story 1 Bath		\$995	3	E, T, I	Unfurnished

Ivy Place

236 S. Fraser St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Room Shared Bath		\$595 - \$695	1	T, I	Furnished

Jeramar Plaza

226 S. Allen St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR Plan A 2 Bath		\$2,800	4	E (H)	Furnished
2 BR Plan B 2 Bath		\$3,200	5	E (H)	Furnished

The Legend

246 Highland Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,850 - \$1,900	2 - 3	T	Furnished
2 BR 2 Bath		\$3,000 - \$3,500	4 - 6	T	Furnished

Locust Lane Apartments

301-307 Locust Ln.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$885	1	E, T	Furnished/Unfurnished
1 BR 1 Bath		\$1,100	3	E, T	Furnished/Unfurnished
2 BR 1 Bath		\$2,120	4	E, T	Furnished/Unfurnished

Midtown Square

310 S. Allen St.

One parking space included for all units; Some units partially furnished

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,550	2	E(H), I	Furnished/P. Furnished
2 BR 2 Bath		\$2,990	2 - 3	E(H), I	Furnished/P. Furnished
2 BR L 2 Bath		\$3,300	3	E(H), I	Furnished
3 BR 2.5 Bath		\$3,190	3	E(H), I	Furnished/P. Furnished

Nittany View Apartments

804-810 S. Allen St.

One parking space included for all units

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$675	2	E, G(H), T	Unfurnished
1 BR 1 Bath		\$860	2	E, G(H), T	Furnished/Unfurnished
2 BR 1 Bath		\$995	4	E, G(H), T	Furnished/Unfurnished

O'Brien Place

300 S. Pugh St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR A 2 Bath		\$2,675	5	E(H), T, I	Furnished
2 BR B 2 Bath		\$2,780	5	E(H), T, I	Furnished

Penn Tower

255 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Studio 1 Bath		\$1,050 - \$1,170	2	T, I	Furnished
Studio DLX 1 Bath		\$1,500	2	T, I	Furnished
1 BR 1 Bath		\$1,520 - \$1,540	3	T, I	Furnished
2 BR Stnrd 1 Bath		\$2,880	4	T, I	Furnished
2 BR L 1 Bath		\$3,175	5	T, I	Furnished
2 BR L DLX 1 Bath		\$3,325	5	T, I	Furnished

Peppermill

710 S. Atherton St.

One parking space included for all units

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$950	2	T, I	Unfurnished

The Phoenix

501 E. Beaver Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 2 Bath		\$2,900	4	E(H), T, I	Furnished
3 BR 3 Bath		\$3,340	6	E(H), T, I	Furnished

Pugh Centre

150 E. Beaver Ave.

A one time payment of \$250 is required for double room occupancy

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 3 Bath		\$5,300 - \$5,600	5		Furnished

University Gateway

616 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,225	3	E(H), T, I	Furnished
2 BR 2 Bath		\$2,400 - \$2,500	5 - 6	E(H), T, I	Furnished

University Towers

458 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR SM 1 Bath		\$1,030	2	E(H), T, I	Furnished
1 BR SM DLX 1 Bath		\$1,150	2	E(H), T, I	Furnished
1 BR L 1 Bath		\$1,185 - \$1,275	3	E(H), T, I	Furnished
1 BR Crnr 1 Bath		\$1,240 - \$1,275	3	E(H), T, I	Furnished
2 BR SM 1 Bath		\$1,875	4	E(H), T, I	Furnished
2 BR 1 Bath		\$1,920	4	E(H), T, I	Furnished
2 BR DLX 1 Bath		\$2,120	3	E(H), T, I	Furnished
4 BR 3 Bath		\$4,900	5	E(H), T, I	Furnished

Westbriar Townhomes

Corner W Fairmount Ave / S Fraser St

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,760	4	E, T, I	Unfurnished
3 BR 2 Bath		\$2,350	5	E, T, I	Unfurnished

110 S Barnard St

2 blocks from Atherton St on W Calder Way

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,305 - \$1,495	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,730	4	E, T, I	Unfurnished
3 BR 2 Bath		\$2,960	4	E, T, I	Unfurnished

136 Keller St.

2 blocks from campus on E Beaver Ave

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 1 Bath		\$1,650	3	All Utilities	Furnished

213 E Park Ave

Across the street from North Campus near the Arboretum

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
(1st Fl) 2 BR 2 Bath		\$1,950	3	E(H), T, I	Unfurnished
(2nd Fl) 2 BR 2 Bath		\$2,050	3	E(H), T, I	Unfurnished

222 E College Ave

Above Harpers

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,730 - \$1,880	4	E, T, I	Unfurnished

230 E College Ave

Above Raising Cane's

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,215	2	E(H), T, I	Unfurnished
2 BR 2 Bath		\$2,200	4	E(H), T, I	Unfurnished

321 S Atherton St

2.5 blocks from campus between W Foster Ave and W Nittany Ave

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath		\$3,920	8	E, T, I	Unfurnished

321 W Nittany Ave

3 blocks from campus just East of Atherton St.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 1 Bath		\$2,600	4	T, I	Unfurnished

327 S Atherton St

2.5 blocks from campus between W Foster Ave and W Nittany Ave

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath		\$3,920	8	E, O, T, I	Unfurnished

333 S Atherton St

2.5 blocks from campus between W Foster Ave and W Nittany Ave

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath		\$3,920	8	E, T, I	Unfurnished

500 W College Ave

1 block from S Atherton St next to Barnard St

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,920 - \$2,100	4	E, T, I	Unfurnished
2 BR 1 Bath		\$2,100	5	E, T, I	Unfurnished
4 BR 1 Bath		\$3,270	6	E, T, I	Unfurnished

506 W College Ave

1 block from S Atherton St

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,100	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,820	4	E, T, I	Unfurnished
3 BR 1 Bath		\$2,730	6	E, T, I	Unfurnished

628-630 E Prospect Ave

5 blocks from East campus

One-car garage and driveway parking included

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2.5 Bath		\$2,600	3	E, O, T, I, W, S	Unfurnished

633 - 635 E Hamilton Ave

6 blocks back from East campus

One-car garage and driveway parking included

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2.5 Bath		\$2,600	3	E, O, T, I, W, S	Unfurnished

927 Taylor Street

10 minute walk to North campus

Driveway parking included

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
5 BR 2 Bath		\$2,100	3	All Utilities	Unfurnished

CONDOS FOR SALE

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