



PLEASE NOTE:

The majority of rates shown on the following pages are the rates for 2024-25 (please note that our pricing is always per leased unit, not per person). Rates are subject to change for 2025-26. 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 2025-26 school year. Rental rates highlighted in **GREEN** are confirmed for the 2025-26 term.

Thank you!

2024-2025 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		\$995 - \$1,090	2	E(H), T, I	Furnished/Unfurnished
Eff. DLX 1 Bath		\$1,625	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,300 - \$1,340	3	E(H), T, I	Furnished
1 BR DLX 1 Bath		\$1,925	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,360 - \$2,400	4	E(H), T, I	Furnished/Unfurnished
4 BR 2 Bath		\$4,250	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		\$1,100	2	E(H), T, I	Furnished
1 BR S 1 Bath		\$1,300	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,340 - \$1,360	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,360	4	E(H), T, I	Furnished

Barcroft

522 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$910 - \$950	2	E(H), T, I	Furnished/Unfurnished
Eff. L 1 Bath		\$1,040	2	E(H), T, I	Furnished
1 BR 1 Bath		\$1,300	3	E(H), T, I	Furnished
2 BR 1 Bath		\$2,300	4	E(H), T, I	Furnished
2 BR L 1 Bath		\$2,990	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		\$1,420	3	E(H), T	Furnished
1 BR L 1 Bath		\$1,440	3	E(H), T	Furnished
2 BR 1.5 Bath		\$2,785-\$3,100	5	E(H), T	Furnished

Beaver Terrace <i>456 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,395 - \$1,445	3	E(H), T, I	Furnished
2 BR 1 Bath		\$3,000	5	E(H), T, I	Furnished
2 BR L 1 Bath		\$3,110	5	E(H), T, I	Furnished
Beaver Twin Apartments <i>135 High St./611 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,075	1	E, T, I	Unfurnished
3 BR 1 Bath		\$3,000	4	E, T, I	Unfurnished
Bloomsbury Square <i>341 - 351 W Nittany Ave</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2.5 Bath		\$4,240	6	E(H), T, I	Furnished
Bryce Jordan Tower <i>463 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2 Bath		\$4,050	3		Furnished
4 BR 2 Bath		\$4,900	4		Furnished
Campus Tower <i>419 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2 Bath		\$4,200	3		Furnished
4 BR 2 Bath		\$5,500 - \$5,800	4 - 5		Furnished
4 BR DLX 3 Bath		\$5,700	4		Furnished
Campus View <i>106 E. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$1,150	2	E, T, I	Unfurnished
Eff. DLX 1 Bath		\$1,300	2	T, I	Unfurnished
Semi - 1 BR 1 Bath		\$1,300	2	E, T, I	Unfurnished
1 BR 1 Bath		\$1,495	2	E, T, I	Unfurnished
1 BR L 1 Bath		\$1,495	2	E, T, I	Unfurnished

Centre Court <i>141 Garner St.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2 Bath		\$5,500	4		Furnished
Clearwater <i>817 W. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
5 BR 2.5 Bath		\$4,850	6	E, O(H), G, T, I	Unfurnished
Cliffside Apartments <i>723 S. Atherton St.</i> One parking space included per unit					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 2 Bath		\$2,200	4	E, T, I	Furnished
2 BR DLX 2 Bath		\$2,380	4	E, T, I	Furnished
3 BR 3 Bath		\$2,625	3	E, T, I	Furnished
3 BR 3 Bath		\$2,840	4	E, T, I	Furnished
3 BR 3 Bath		\$3,150	5	E, T, I	Furnished
3 BR 3 Bath		\$3,450	6	E, T, I	Furnished
College Centre I <i>232 W. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$1,085	2	E, T, I	Unfurnished
1 BR 1 Bath		\$1,350	2	E, T, I	Unfurnished
2 BR 1 Bath		\$2,170	4	E, T, I	Unfurnished
The Collegian <i>217 S. Atherton St.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR S 2 Bath		\$3,000	5	E(H), T, I	Furnished
2 BR L 2 Bath		\$3,090	5	E(H), T, I	Furnished
2 BR L Balc 2 Bath		\$3,180	5	E(H), T, I	Furnished
The Commons <i>249 E. Nittany Ave. / 254 E. Foster Ave.</i> Two parking spaces included per unit					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 1.5 Bath		\$4,200	6	E, T, I, W, S	Unfurnished
4 BR 2.5 Bath		\$4,800	6	E, T, I, W, S	Unfurnished

Conway					
<i>833 W. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
7 BR 3 Bath		\$6,490	10	E, G(H), T, I	Unfurnished
Cooper's Hawk					
<i>140 N. Barnard St.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$975	1	E, T	Unfurnished
1 BR 1 Bath		\$1,000	2	E, T	Unfurnished
2 BR 1 Bath		\$1,520	2	E, T	Unfurnished
Cypress					
<i>827 W. College Ave.</i>					
<i>Five blocks from West campus</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 1 Bath		\$2,580	6	E, G(H), T, I, W	Unfurnished
5 BR 2 Bath		\$4,450	6	E, G(H), T, I, W	Unfurnished
Crestmont Apartments					
<i>901 S. Allen St.</i>					
<i>One parking space included for most units</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$895	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,340	4	E, T, I	Unfurnished
Eastview Townhomes					
<i>702 - 714 University Drive</i>					
<i>Two parking spaces included for all units</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$925	3	E, T, I	Unfurnished
4 BR 2.5 Bath		\$2,925	5	E, T, I	Unfurnished
The Edge					
<i>254 E. Beaver Ave.</i>					
<i>A one time payment of \$250 is required for double room occupancy</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 2 Bath		\$6,300	6		Furnished

Fairmount Hills Apartments

215 W. Fairmount Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,300	1 - 3	T	Furnished/Unfurnished
1 BR DLX 1 Bath		\$1,550	1 - 3	T	Furnished/Unfurnished
2 BR 1 Bath		\$2,880	4	T	Furnished

Hetzl Plaza

500 E. College Ave.

Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,380 - \$1,420	3	E(H), T, I	Furnished
1 BR L 1 Bath		\$1,440 - \$1,495	3	E(H), T, I	Furnished
2 BR 1.5 Bath		\$2,925	5	E(H), T, I	Furnished
2 BR Grdn 1.5 Bath		\$3,000	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		\$1,100	2	E, G(H), T, I	Unfurnished
2 BR 1 Bath		\$1,700	3	E, G(H), T, I	Unfurnished
2 BR DLX 1 Bath		\$1,740	4	E, G(H), T, I	Unfurnished
3 BR 1 Bath		\$2,595	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		\$700	1	E, T, I	Unfurnished
1 BR BSMT 1 Bath		\$750	2	E, T, I	Unfurnished
1 BR 1 Bath		\$850	2	E, T, I	Unfurnished
2 BR BSMT 1 Bath		\$870	2	E, T, I	Unfurnished
2 BR 1 Bath		\$1,050	2	E, T, I	Unfurnished
2 BR 1 Bath		\$1,060	2 - 3	E, T, I	Unfurnished
2 BR 2 Story 1 Bath		\$1,060	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		\$675 - \$780	1	T, I	Furnished

<p align="center">Jeramar Plaza <i>226 S. Allen St.</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR Plan A 2 Bath		\$3,200	4	E (H)	Furnished
2 BR Plan B 2 Bath		\$3,500	5	E (H)	Furnished
<p align="center">The Keys <i>227 - 229 E. Prospect Ave.</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
5 BR 2 Bath		\$3,540	5	E(H), T, I	Unfurnished
<p align="center">The Legend <i>246 Highland Ave.</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$2,030 - \$2,100	2 - 3	T	Furnished
2 BR 2 Bath		\$3,340 - \$3,950	4 - 6	T	Furnished
<p align="center">Locust Lane Apartments <i>301-307 Locust Ln.</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$1,030	1	E, T	Furnished/Unfurnished
1 BR 1 Bath		\$1,340	3	E, T	Furnished/Unfurnished
2 BR 1 Bath		\$2,575	4	E, T	Furnished/Unfurnished
<p align="center">Midtown Square <i>310 S. Allen St.</i></p> <p align="center">One parking space included for all units; Some units partially furnished</p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,800	2	E(H), I	Furnished
2 BR 2 Bath		\$2,780-\$3,400	2 - 3	E(H), I	Furnished
2 BR L 2 Bath		\$3,800	3	E(H), I	Furnished
3 BR 2.5 Bath		\$3,450	3	E(H), I	Furnished
<p align="center">Nittany View Apartments <i>804-810 S. Allen St.</i></p> <p align="center">One parking space included for all units</p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$800	2	E, G(H), T	Unfurnished
1 BR 1 Bath		\$1,030	2	E, G(H), T	Furnished/Unfurnished
2 BR 1 Bath		\$1,250	4	E, G(H), T	Furnished/Unfurnished

O'Brien Place <i>300 S. Pugh St.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR A 2 Bath		\$2,920	5	E(H), T, I	Furnished
2 BR B 2 Bath		\$3,040	5	E(H), T, I	Furnished
Orlando Building <i>221 S. Barnard St.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Eff. 1 Bath		\$885	2	E(H), T	Unfurnished
1 BR 1 Bath		\$1,200 - \$1,440	3	E(H), T	Unfurnished
4 BR 1 Bath		\$3,360	8	E(H), T	Unfurnished
Penn Tower <i>255 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Studio 1 Bath		\$1,155 - \$1,200	2	T, I	Furnished
Studio DLX 1 Bath		\$1,575	1	T, I	Furnished
1 BR 1 Bath		\$1,600 - \$1,660	3	T, I	Furnished
2 BR Stnrd 1 Bath		\$3,040 - \$3,140	4	T, I	Furnished
2 BR L 1 Bath		\$3,465	5	T, I	Furnished
2 BR L DLX 1 Bath		\$3,675	5	T, I	Furnished
Peppermill <i>710 S. Atherton St.</i>					
<i>One parking space included for all units</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,045	2	T, I	Unfurnished
The Phoenix <i>501 E. Beaver Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 2 Bath		\$3,160	4	E(H), T, I	Furnished
3 BR 3 Bath		\$3,575	6	E(H), T, I	Furnished
Pugh Centre <i>150 E. Beaver Ave.</i>					
<i>A one time payment of \$250 is required for double room occupancy</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 3 Bath		\$6,200 - \$6,500	5		Furnished

REVIVE on Prospect <i>219 E Prospect Ave.</i>					
Floor Plan	Status	Montly Rent Per Unit	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,390	2	E, T, I	Unfurnished
University Gateway <i>616 E. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,340	3	E(H), T, I	Furnished
2 BR 2 Bath		\$2,600	3 - 6	E(H), T, I	Furnished
University Towers <i>458 E. College Ave.</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR SM 1 Bath		\$1,200	2	E(H), T, I	Furnished
1 BR SM DLX 1 Bath		\$1,300	2	E(H), T, I	Furnished
1 BR L 1 Bath		\$1,390-\$1,425	3	E(H), T, I	Furnished
1 BR Crnr 1 Bath		\$1,390-\$1,495	3	E(H), T, I	Furnished
1 BR LG DLX 1 Bath		\$1,800	3	E(H), T, I	Furnished
2 BR SM 1 Bath		\$2,100	4	E(H), T, I	Furnished
2 BR 1 Bath		\$2,100	4	E(H), T, I	Furnished
2 BR DLX 1 Bath		\$2,300	3	E(H), T, I	Furnished
4 BR 3 Bath		\$5,600	5	E(H), T, I	Furnished
Westbriar Townhomes <i>Corner W Fairmount Ave / S Fraser St</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,920	4	E, T, I	Unfurnished
3 BR 2 Bath		\$2,580	5	E, T, I	Unfurnished
110 S Barnard St <i>2 blocks from Atherton St on W Calder Way</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,430 - \$1,630	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,890	4	E, T, I	Unfurnished
3 BR 2 Bath		\$3,200	4	E, T, I	Unfurnished
136 Keller St. <i>2 blocks from campus on E Beaver Ave</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 1 Bath		\$1,800	3	All Utilities	Unfurnished

<p align="center">213 E Park Ave <i>Across the street from North Campus near the Arboretum</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
(1st Fl) 2 BR 2 Bath		\$2,250	3	E(H), T, I	Unfurnished
(2nd Fl) 2 BR 1 Bath		\$2,200	3	E(H), T, I	Unfurnished
<p align="center">222 E College Ave <i>Above Harpers</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$1,930-\$2,100	4	E, T, I	Unfurnished
<p align="center">230 E College Ave <i>Above Raising Cane's</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,330	2	E(H), T, I	Unfurnished
2 BR 2 Bath		\$2,400	4	E(H), T, I	Unfurnished
<p align="center">321 S Atherton St <i>2.5 blocks from campus between W Foster Ave and W Nittany Ave</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath	RENTED	\$4,240	8	E, T, I	Unfurnished
<p align="center">321 W Nittany Ave <i>3 blocks from campus just East of Atherton St.</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
4 BR 1 Bath	RENTED	\$2,810	4	T, I	Unfurnished
<p align="center">327 S Atherton St <i>2.5 blocks from campus between W Foster Ave and W Nittany Ave</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath	RENTED	\$4,240	8	E, O, T, I	Unfurnished
<p align="center">333 S Atherton St <i>2.5 blocks from campus between W Foster Ave and W Nittany Ave</i></p>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
6 BR 2 Bath	RENTED	\$4,240	8	E, T, I	Unfurnished

500 W College Ave <i>1 block from S Atherton St next to Barnard St</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
2 BR 1 Bath		\$2,060 - \$2,260	4	E, T, I	Unfurnished
2 BR 1 Bath		\$2,260	5	E, T, I	Unfurnished
4 BR 1 Bath		\$3,570	6	E, T, I	Unfurnished

506 W College Ave <i>1 block from S Atherton St</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
1 BR 1 Bath		\$1,200	3	E, T, I	Unfurnished
2 BR 1 Bath		\$1,990	4	E, T, I	Unfurnished
3 BR 1 Bath		\$2,980	6	E, T, I	Unfurnished

512 E College Ave <i>Across the street from east campus</i>					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
Room Shared Bath		\$645	1	T, I	Furnished
Eff. 1 Bath		\$1,055	1	E(H), T, I	Furnished
1 BR 1 Bath		\$1,150	2	E(H), T, I	Furnished

628-630 E Prospect Ave <i>5 blocks from East campus</i> One-car garage and driveway parking included					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2.5 Bath		\$2,860	3	E, O, T, I, W, S	Unfurnished

633 - 635 E Hamilton Ave <i>6 blocks back from East campus</i> One-car garage and driveway parking included					
Floor Plan	Status	12 Equal Installments	Max Occupancy	Tenant Responsibilities	Furnishings
3 BR 2.5 Bath		\$2,860	3	E, O, T, I, W, S	Unfurnished



View More Details about our
Student Rentals by Scanning
the QR Code!