

# A breath of fresh air



Air Buffalo

A MODERN RESIDENTIAL PROPERTY WITH EXCEPTIONAL AMENITIES  
FOR YOUR CONTEMPORARY LIFESTYLE.

*Spaces that  
delight and  
inspire*

Air

airbuffalo.com

REFRESHING / ELEVATED / REIMAGINED

## Welcome to Air Buffalo

Standing adjacent to UB North Campus and across University Place Plaza, The Air Buffalo offers convenience combined with modern apartment features and finishes to cater to contemporary lifestyles of students, young professionals and everyone in between.

Curated amenities include a state-of-the-art fitness center, indoor swimming pool, zen garden, resident's lounge, private parking, and more.





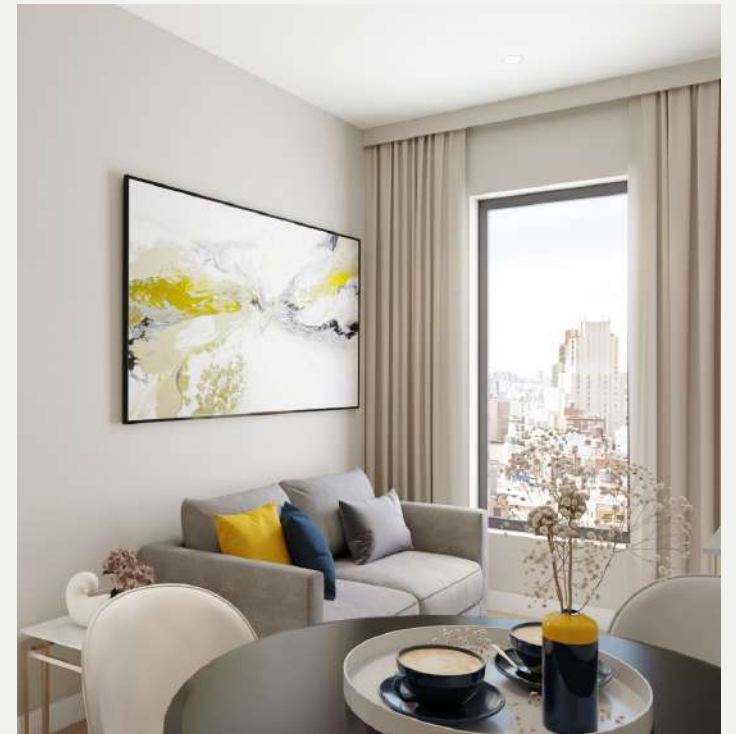


# Apartment Features

- Fully Furnished
- Stainless Steel Appliances
- Granite Countertops
- In-unit Washer and Dryer
- High Ceilings
- Floor to Ceiling Windows
- Keyless Entry
- Individual Bathrooms



Living Space



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Living at The Air is defined by a breath of fresh Air due to its emphasis on positive living. With residents' ease at its forefront, the design of The Air breathes comfort and ease for a beautiful experience, every day.



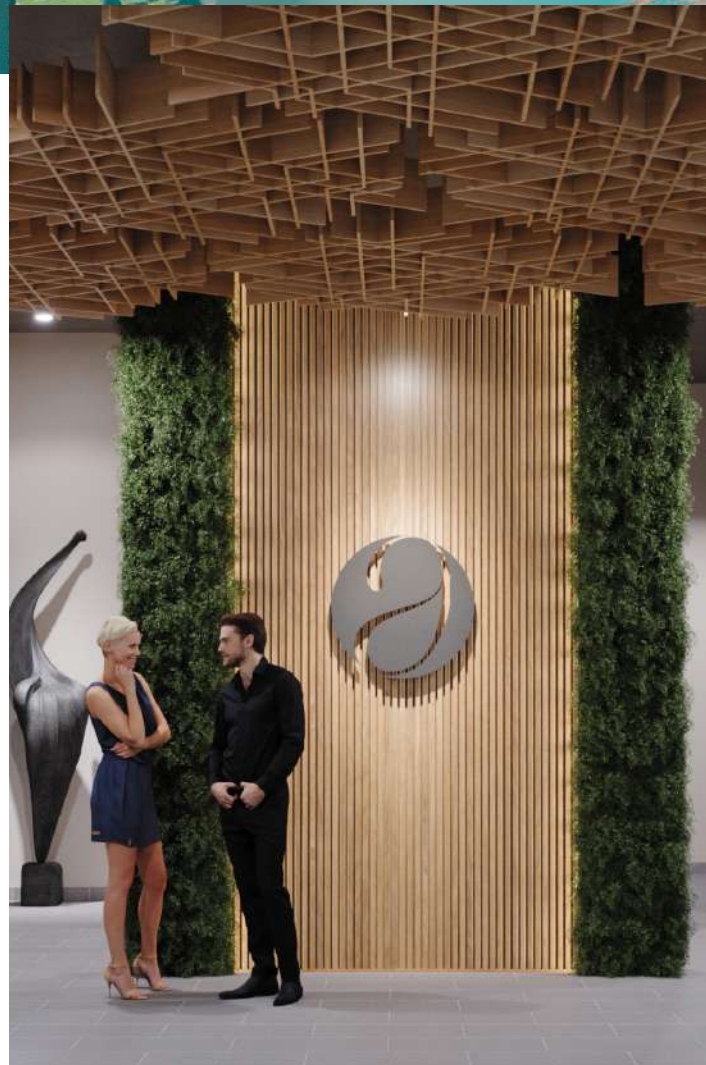
# Coveted Amenities

*Enhance your living experience with Air. With an extraordinary array of available amenities, residents will surely enjoy the carefully curated features of The Air.*

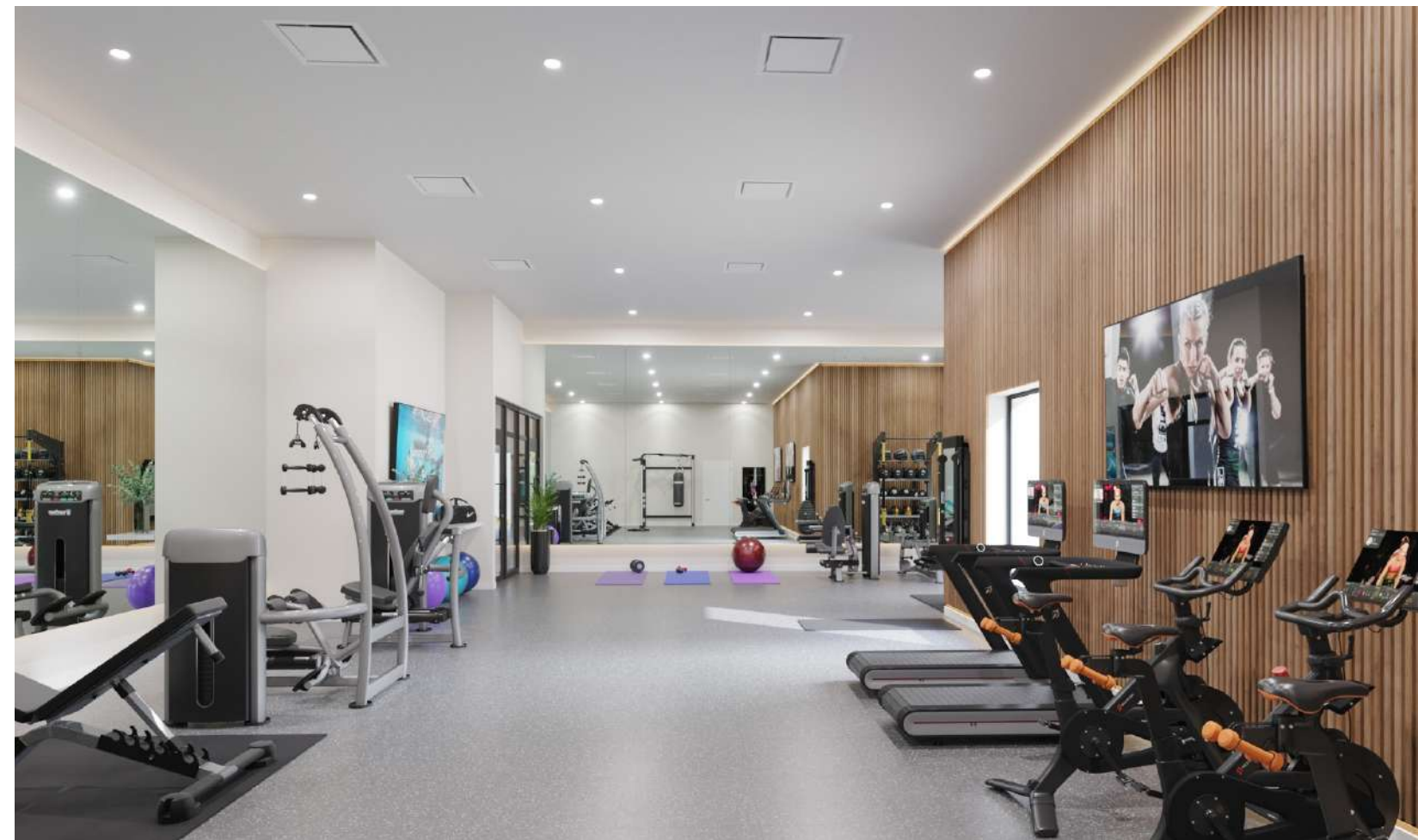


## Modern Living

- Smart Package Room
- Keyless Entry System
- Security Cameras
- Vending Machine Room
- WiFi in Common Areas
- Online Payment System
- Online Maintenance Request



- State-of-the-Art Fitness Center
- Resort-Style Indoor Pool
- Hot Tub / Jacuzzi
- Resident's Lounge
- Conference Room Each Floor
- Zen Garden
- Fire Pit
- Grills
- Exclusive Patio
- Private Parking
- Electric Vehicle Charging Stations
- Monitored Bicycle Parking
- Bicycle Service Center
- On-site Management
- On-site Maintenance
- Pet-Friendly







Air Buffalo is recognized for its iconic design and its architectural precision speaks to the level of craftsmanship and attention to nuance expected from a building of its caliber.



2 Bedrooms | 2 Bathrooms



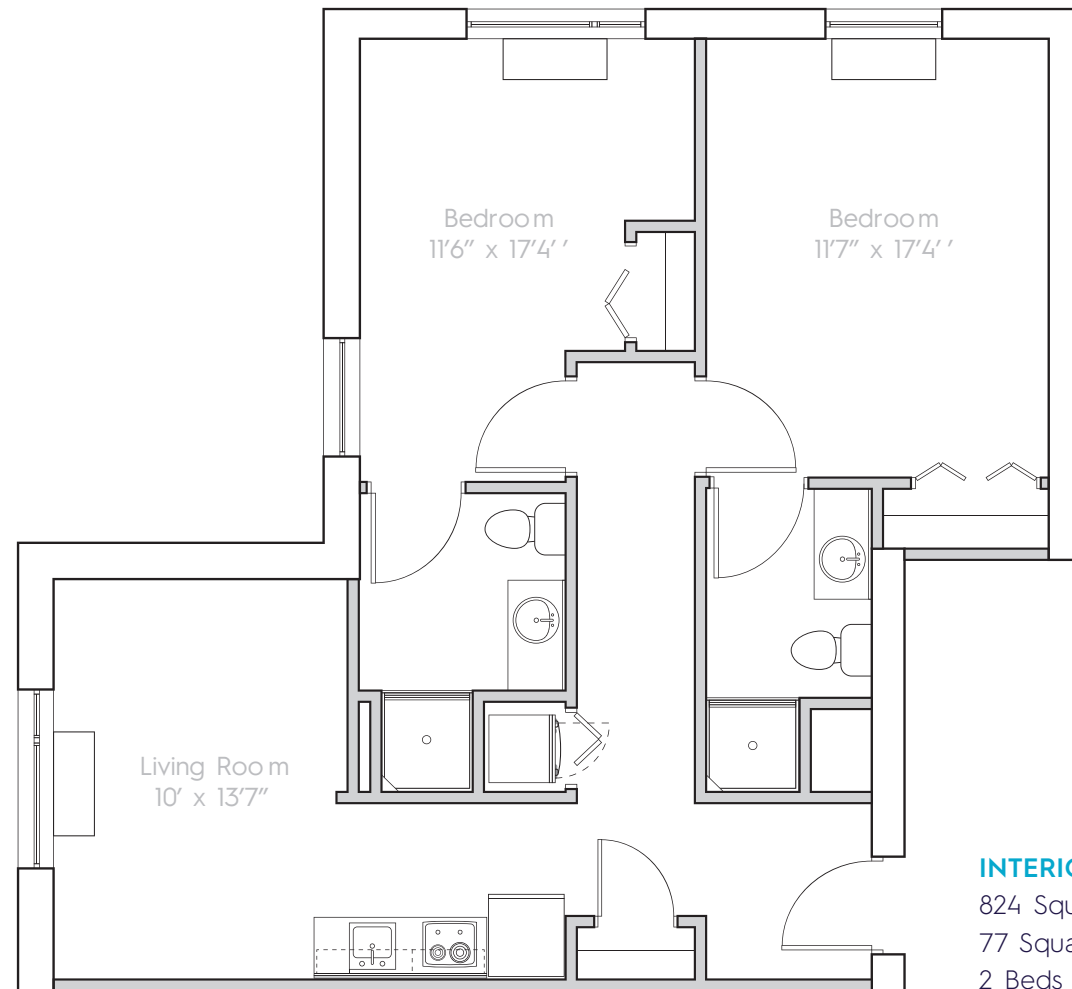
1 Bedroom | 1 Bathroom



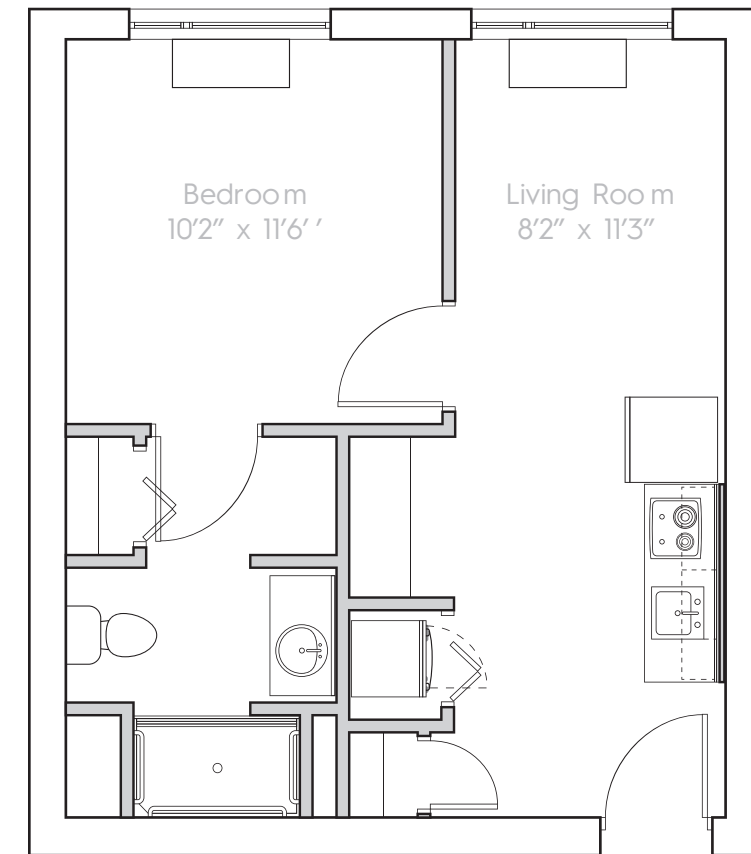
Studio

# Floor Plans





**INTERIOR AREA**  
824 Square Feet  
77 Square Meters  
2 Beds | 2 Baths



**INTERIOR AREA**  
510 Square Feet  
48 Square Meters  
1 Bed | 1 Bath

## 2-BEDS

740 - 824 sqft

Rates starting at **\$1,858**

For more information,  
please visit [airbuffalo.com](https://airbuffalo.com)



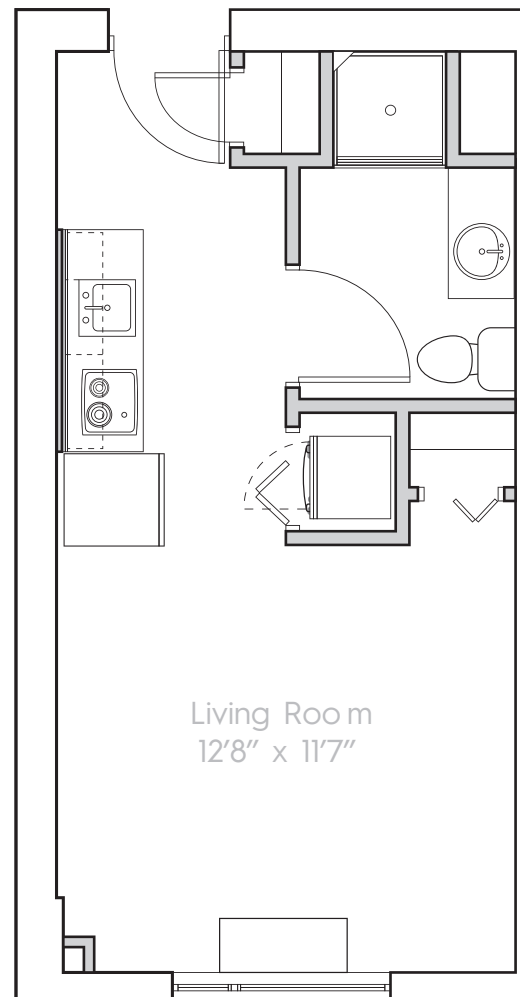
## 1-BED

454 - 560 sqft

Rates starting at **\$1,289**

For more information,  
please visit [airbuffalo.com](https://airbuffalo.com)





Living Room  
12'8" x 11'7"

**INTERIOR AREA**  
350 Square Feet  
33 Square Meters  
Studio | 1 Bath

# Features

The Air Buffalo residences range from studio to spacious two-bedroom apartments. An airy design with clean lines and a light palette are combined to create a sense of elegance and calm.



## Studio

347 - 370 sqft

Rates starting at **\$1,239**

For more information,  
please visit [airbuffalo.com](http://airbuffalo.com)



**KEYLESS  
ENTRY SYSTEM**

**COMPACT SIZE  
WASHER/DRYER**

**SPACIOUS CLOSET**

**FLOOR TO CEILING  
WINDOWS**

**FULLY FURNISHED**

**HIGH CEILINGS**

**HARDWOOD STYLE  
FLOORING**

**MODERN FINISHES  
& THOUGHTFUL  
UNIT LAYOUT**

**STAINLESS STEEL  
APPLIANCES**

**INDIVIDUAL  
BATHROOMS**

**CENTRAL AIR  
CONDITIONING**



Neighborhood

# Live without limits.

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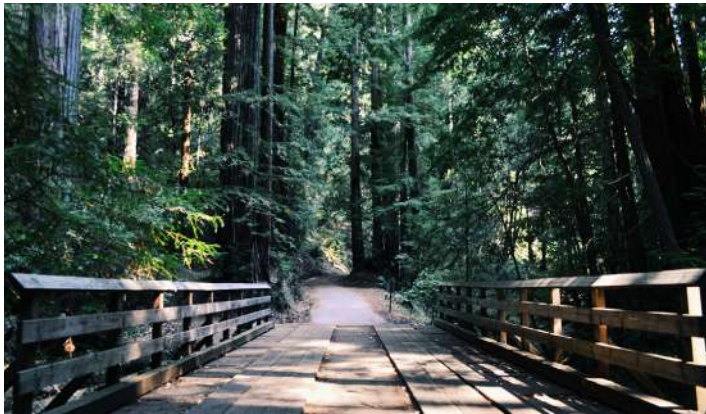
Situated in Amherst - the busiest part of the state outside of metropolitan New York, The Air encompasses the best of New York. Enjoy being adjacent to UB North Campus, nearby museums, hiking trails, restaurants, and shopping centers. Embrace an inspired neighborhood, engaging culture, and unique living accommodations.







# Culture and Nature



# Entertainment



## SHOPS

- University Place Plaza
- The Boulevard Mall
- Northtown Center
- The Boulevard
- AMC Theater
- Walmart
- Target
- Trader Joe's
- Wegmans
- Tops Friendly Market

## CULTURE/NATURE

- Niagara Falls
- Burchfield Penney Art Center
- Buffalo History Museum
- Ellicott Creek Trailway Park
- Audubon Town Park
- Letchworth Woods
- Tonawanda Rails to Trails
- Nature View Park
- Beyond Van Gogh
- Amherst State Park

## RESTAURANTS

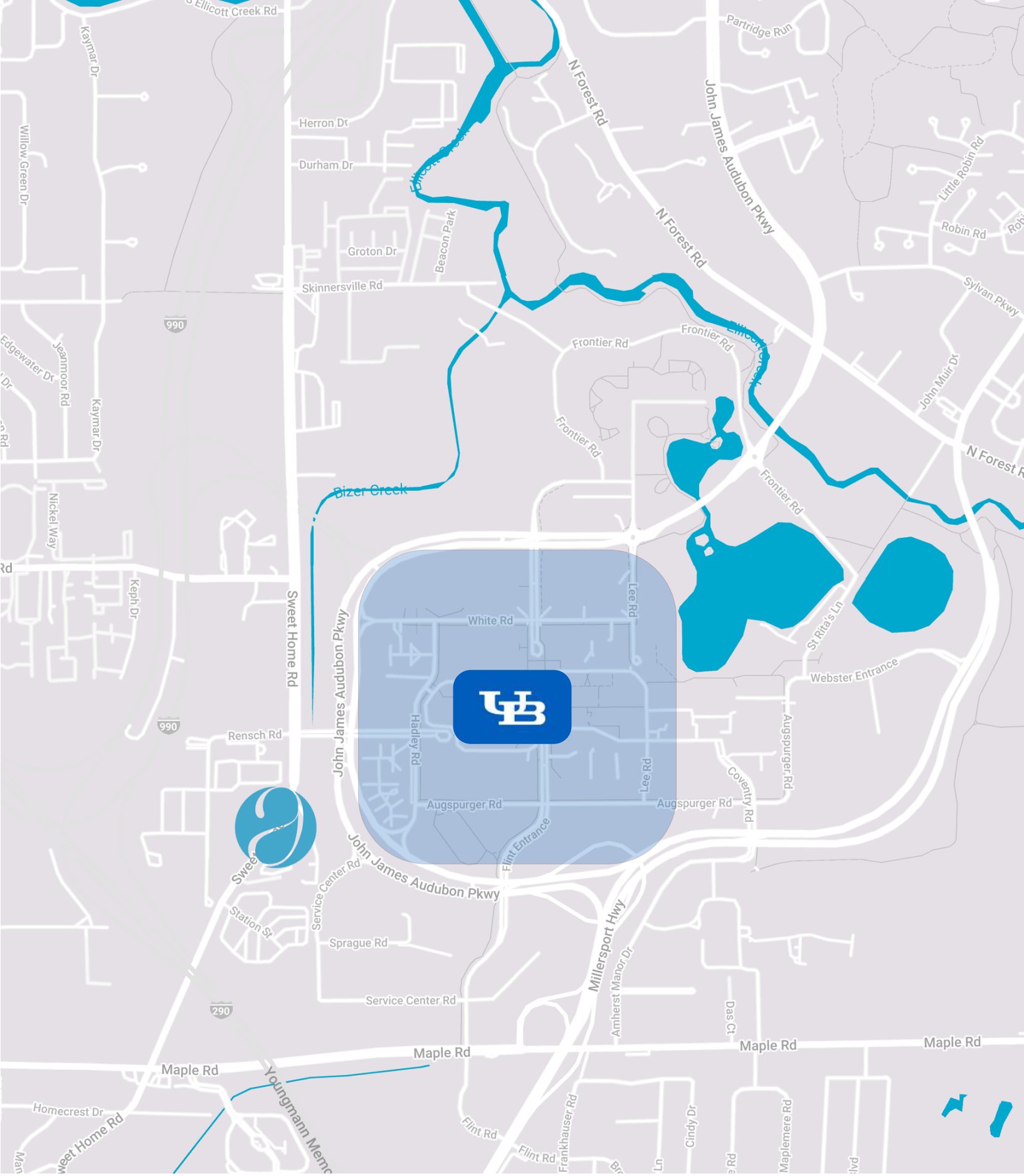
- Icha Cafe
- Insomnia Cookies
- Blue Bull Tavern
- Mighty Taco
- Pho 54
- China Taste
- Storming Crab
- Santora's Pizza and Pub Grill
- Brick House Tavern
- Duff's Famous Wings



# The Definitive Buffalo Destination

Explore Buffalo from an inspiring new perspective. Residing at one of our Buffalo apartments, you have your choice of dining, entertainment, culture, and outdoor recreation activities just outside your door.

This is a neighborhood that is cosmopolitan and well connected with great access to transportation and culture. Convenience is served with the most refined taste. Living in The Empire State, Air Buffalo is at the epicenter of sophistication – exactly where you belong.



2MIN DRIVE  
6MIN WALK

Proud Partner of UB Athletics  **BUFFALO**





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