



500 Pearl Street Buffalo, NY 14202



#### **PROPERTY FEATURES:**

12 apartment units on the 9th floor

Price range \$2,750 - \$5,900

1,115 - 2,373 square feet, with 1-, 2-, & 3- bedroom configurations

Inside, thoughtful design and utilization of space allow for luxurious feel

Quartz countertops

Wood grain cabinets

Floor-to-ceiling windows and balconies offer spectacular views

Each apartment includes stainless-steel kitchen appliances including dishwasher

High-efficiency in-unit washer and dryer

Walk-in closets

Central Air

24-hour maintenance

Utilities included: water, trash

Pets welcome

Access to hotel pool and fitness facility

Housekeeping available \$30 per hour

On-site structured parking

Smoke-free

#### **ABOUT THE BUILDING:**

**Rooftop:** Bar & Patio  
Aloft Backyard Space

**Floors 10 - 12:**  
Aloft Hotel by Marriott:  
110 Guest Rooms

**Floor 9:**  
12 Luxury Apartments  
2 Private Luxury Suites

**Floors 7 - 8:**  
Class A Office Space:  
52k sf Built-to-suit

**Floors 2 - 6:**  
Structured Parking  
8 Event Spaces

**Floor 1:**  
Hotel Lobby & Lounge  
Restaurant & Retail:  
10k sf Built-to-suit

**Ground Floor:**  
Bowling Alley  
Fitness Center & Pool

#### **Tenant Discounts:**

• Ask about the **Ellicott Elite program**

*\*Additional photos, floor plans, and more about Ellicott Developments properties - available online*



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## Apartment Hunting Notes:



## Things to do: Follow up with...



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