

Vistas at AVANT

Furnished Apartments

# FURNISHED LIVING SOLUTIONS IN BUFFALO, NY

Available early 2025



## UPSCALE LIVING IN THE QUEEN CITY

Welcome to Vistas at Avant, furnished apartments in Buffalo's central business district where modern elegance meets convenience in an iconic setting. Nestled within the iconic Avant, a mixed-use building featuring a hotel, offices and luxury condominiums, each furnished apartment has been tastefully designed with your needs in mind, providing a relaxing upscale retreat in the midst of the city's vibrant energy.

## EVERYTHING YOU NEED PREMIUM FEATURES & AMENITIES



### Flexible Leases

60-day minimum,  
up to 1-year term.



### Fully Furnished Units

including full kitchen, quartz  
counters and expansive downtown  
and waterfront views.



### 24/7 Security

front desk security provides  
constant monitoring and  
peace of mind.



### All Utilities Included

plus cable TV and  
high speed internet.



### Parking

on-site and underground  
parking available.



### On-Site Amenities

include fitness center, bike  
storage and laundry.



### Walkable

to numerous restaurants  
and entertainment options.



### On-Site Restaurant

full-service restaurant  
with patio.

**Leasing Information:**



716-910-5600



Contact@VistasAtAvant.com

**FULLY RENOVATED**  
**WITH LUXURY FINISHES**



**FULLY FURNISHED UNITS**



**DOWNTOWN, CITY & LAKE VIEWS**



**MODERN BATHROOMS**



**INVITING LOUNGE**

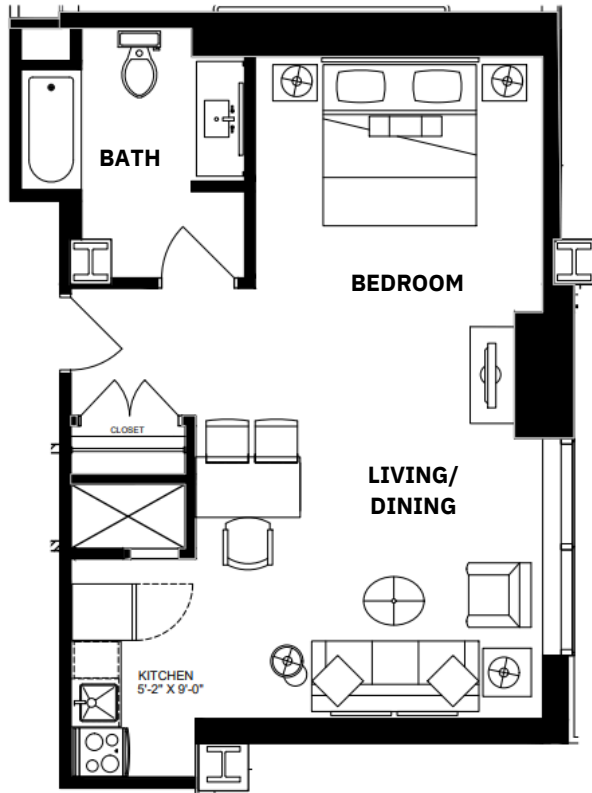
**SUMMARY**  
**RENTAL RATES**

Unit Type	Total Units	Average Sq. Ft.	Monthly Rent
Studio w/ View	2	632	\$2,300
1 Bedroom	26	585	\$2,130
1 Bedroom w/ View & Jacuzzi	2	658	\$2,620
1 Bedroom w/ View	17	671	\$2,440
1 Bedroom Premium	2	672	\$2,300
1 Bedroom w/ Corner View & Jacuzzi	4	710	\$3,150
1 Bedroom w/ Jacuzzi	2	735	\$2,760
1 Bedroom w/ Corner View	4	945	\$3,820

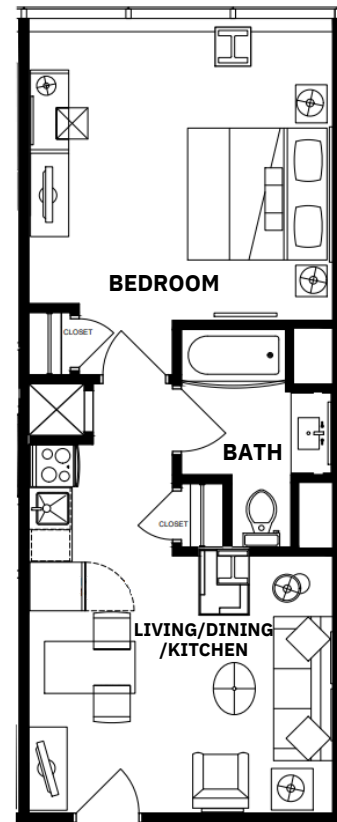
**59 Total Units**



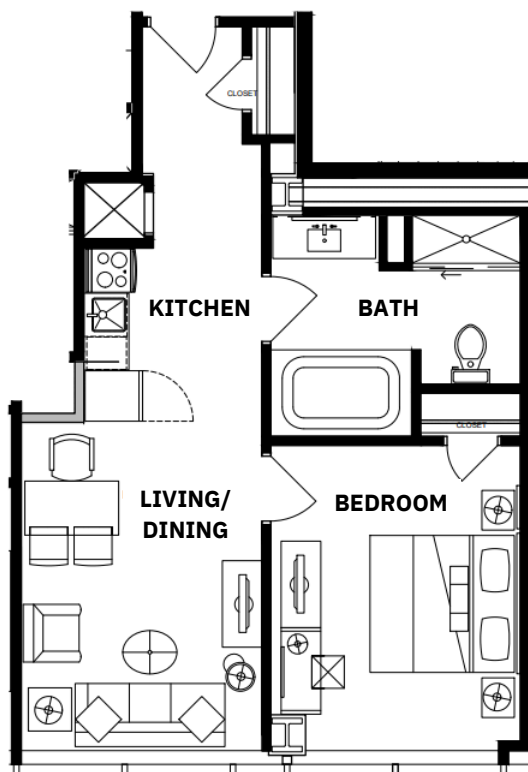
# SUMMARY FLOOR PLANS



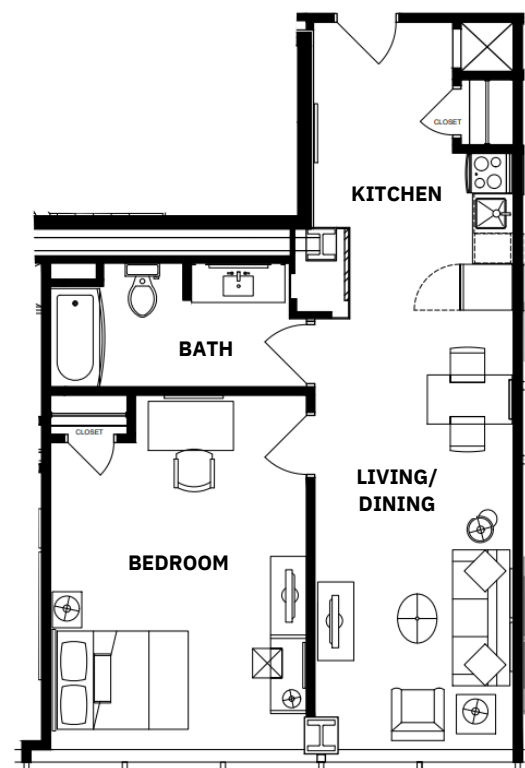
**STUDIO W/ VIEW**  
**632 SQ. FT. AVERAGE**



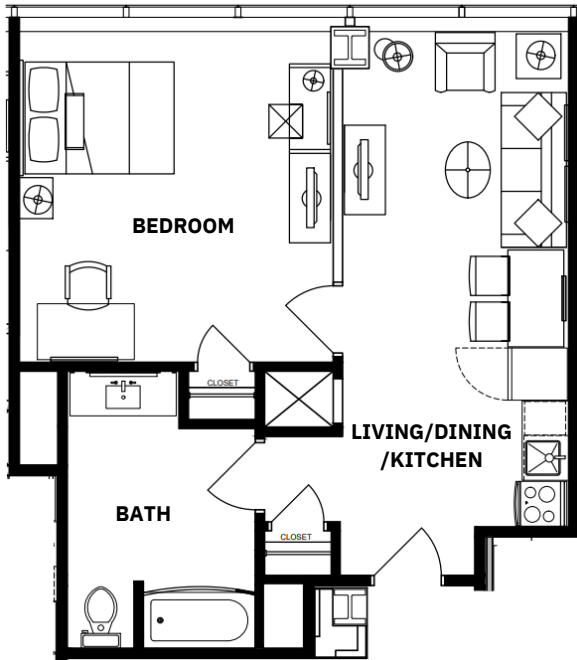
**1 BEDROOM**  
**585 SQ. FT. AVERAGE**



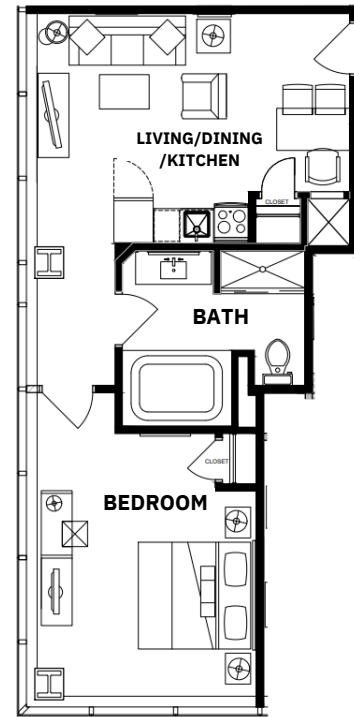
**1 BEDROOM W/VIEW & JACUZZI**  
**658 SQ. FT. AVERAGE**



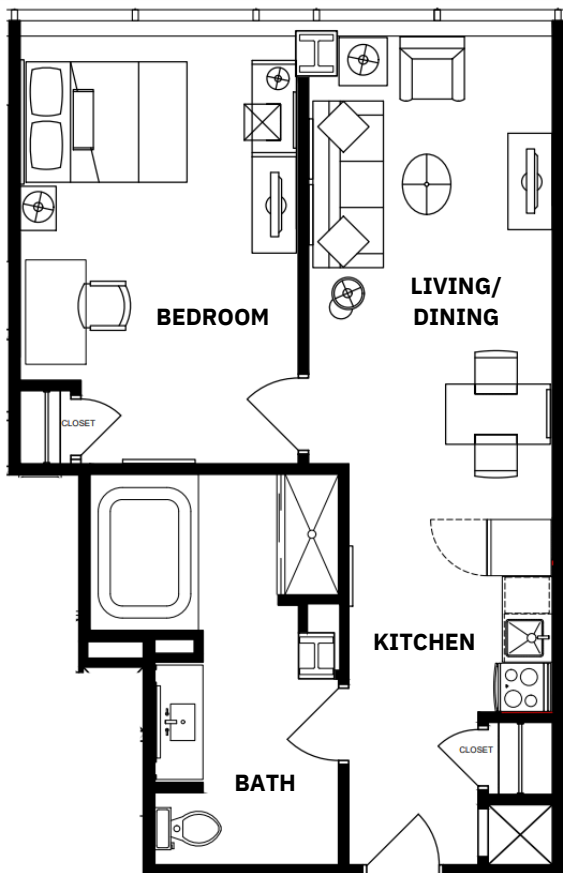
**1 BEDROOM W/VIEW**  
**671 SQ. FT. AVERAGE**



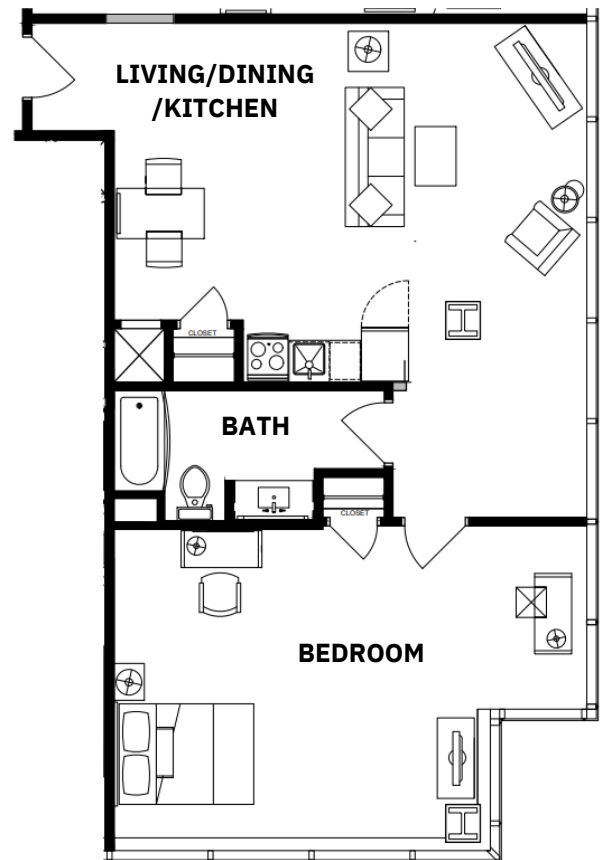
**1 BEDROOM PREMIUM  
672 SQ. FT. AVERAGE**



**1 BEDROOM W/CORNER VIEW & JACUZZI  
710 SQ. FT. AVERAGE**



**1 BEDROOM W/JACUZZI  
735 SQ. FT. AVERAGE**



**1 BEDROOM W/CORNER VIEW  
945 SQ. FT. AVERAGE**