

# **The Cooperage**

## **Genuine Waterfront Lofts in downtown Buffalo, NY**

Newark Niagara LLC

The Pierce Building, 653 Main Street, Suite 104, Buffalo NY 14203

Telephone 716-852-2020, fax 716-852-3132

### **Frequently Asked Questions –**

#### **What are the lofts like?**

*Lofts at The Cooperage are a unique blend of “brick and beam” open lofts and more familiar lofts with bedrooms. They range in size from about 1,000 to 1,900 square feet in area and feature master bedroom suites, second or third bedrooms/dens/offices/bonus rooms, a powder room, utility room/laundry, and generous kitchen and living/dining areas. Each loft is unique!*

*They feature open historic wood structural system, exposed historic brick and crisp new drywall, and huge windows with great views of downtown, the park, the Buffalo River & Lake Erie and the distant Boston Hills. Some lofts have French balconies, some have large balconies, and some have roof decks!*

*Many of the lofts overlook a large open courtyard. They are all handicapped accessible or adaptable. Gated parking is on-site. The Cooperage will be applying for LEED-certification, a first for historic lofts in Buffalo!*

#### **What is the rent?**

*The rental rate is expected to be comparable with other recently opened downtown lofts and apartments in downtown, in the range of \$1,200 to \$2,400 per month, with an average of about \$1,600 per month.*

#### **What about utilities?**

*This is big news! With our environmentally sustainable, low-energy and LEED approach at The Cooperage, we expect utility costs to be well below comparable lofts. When you pay your utility costs in your loft at The Cooperage, you will pay less and you will be helping our planet, too!*

#### **What about pets?**

*The Cooperage is pet-friendly! Father Conway Park is a great place to walk your dog. We expect pets to be well behaved for quiet enjoyment of their lofts by everyone at The Cooperage.*

#### **How can I find out more & stay in touch as The Cooperage is constructed?**

*Check out [www.riverloftsBuffalo.com](http://www.riverloftsBuffalo.com), or call us at (716) 852-2020.*