

THE FRANKLIN LAKES
FRANKLIN

FOR A SELECT FEW





THE FRANKLIN



WELCOME TO THE GOOD LIFE

A brand new residential collection has arrived in the heart of Franklin Lakes, bringing with it an unprecedented approach to rental living. At The Franklin, timeless style and an impeccable attention to detail combine with state-of-the-art amenities and sleek modern design to create a world of luxury, convenience and tranquility. Discover the difference of truly distinctive living, in the suburban oasis of your dreams.

THE RESIDENCES



SURROUND YOURSELF IN STYLE

With chef-inspired kitchens, open layouts filled with light, and only the finest superior finishes and custom appointments, coming home to The Franklin is more like escaping to a five-star resort. From its soaring 9 foot ceilings and custom built closets, straight through to the convenience of an in-home washer/dryer and private terraces in select homes, life unfolds before you with a graceful ease, promising bright and beautiful Franklin Lakes living.

RESIDENCE FEATURES

LIVING SPACE

- 9' Ceilings
- Luxury Plank Flooring
- Custom Built Closets
- In-home Vented Washer & Dryer by GE
- Complimentary Window Treatments
- Juliet Balconies & Terraces Available in Select Homes*

KITCHEN

- Chic Open Kitchen Layouts
- Quartz Waterfall Island
- Full Height Subway Tile Backsplash
- Sleek Full-Sized GE Stainless Steel Appliances
- 5-Burner Gas Range with Griddle
- Sculptural Vented Oven Hood
- Custom Two-Tone Soft Close Cabinetry
- Matte Black Moen Integral Faucet with Vegetable Spray



BATHROOM

- Custom Soft Close Vanities
- Quartz Countertop
- Mosaic Tiled Backsplash
- Custom Storage Niche
- Glass Tub/Shower Doors
- Chrome Moen Faucets

THE AMENITIES



IMMERSE YOURSELF IN ENDLESS LUXURIES

Live, work and play from dynamic amenity spaces, thoughtfully curated to foster a seamless approach to everyday living. Enjoy resident lounges that offer work-from-home solutions, a children's playroom for rainy day fun, and a pet washing station for your four-legged bestie, or simply kick back at the outdoor patio and enjoy an evening cocktail around the fire pit. It's all right here, the world at your fingertips.





FEATURED AMENITIES

- One Complimentary Reserved Indoor Parking Space
- Electric Vehicle Charging Capabilities
- Patio with Fire Pits, BBQ Stations & Pergolas
- State-of-the-Art Fitness Center
- Movie Screening Room
- Multisport Simulator
- Resident Lounge & Event Space
- Private Conference Room & Workspaces
- Children's Playroom

- Resident Lobby Lounge
- Remote Entry Access
- Secured Package System by Package Concierge
- Keyless Door Locks
- Pet Washing Station
- Dog Run
- Private Storage Lockers Available
- Bicycle Storage

THE NEIGHBORHOOD



FIND YOURSELF IN FRANKLIN LAKES

Discover the Bergen County enclave known for its sought-after school system, a thriving downtown and a tight-knit community steeped in small-town style. With its rolling green acres, local parks, shopping, restaurants and convenient transit access, Franklin Lakes is easily one of the area's most sought-after neighborhoods, offering a residential experience filled with endless opportunity and natural suburban tranquility.



LIMITLESS OPPORTUNITIES TO INDULGE

DINING & CAFES

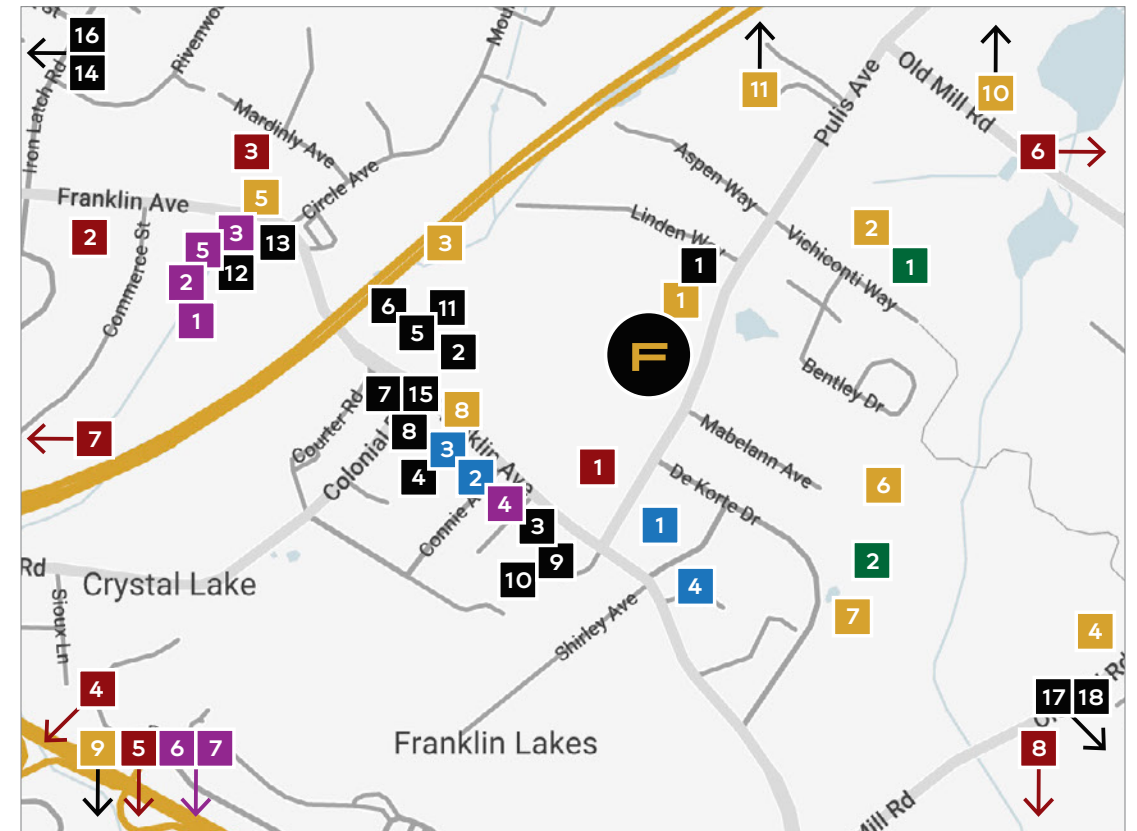
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|------------------------|--------------------------------------|
| 1. Country Cafe | 10. Dragon House Asian Station |
| 2. Kara Kakes | 11. Bagel Nosh |
| 3. Naru Restaurant | 12. Gio's Gelato & Espresso Bar |
| 4. Pazza | 13. Sushi Cocoro Japanese Restaurant |
| 5. Roast'd Coffee | 14. Starbucks |
| 6. Nigiri Sushi | 15. Five 13 Liquor Lounge |
| 7. Dunkin' | 16. Travato's Due' |
| 8. Yogybee | 17. Aldo's Italian Restaurant |
| 9. Uncle Louie's Pizza | 18. The Brick House |

LIFESTYLE

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|------------------------------------|--------------------------------|
| 1. Ultimate Track & Field Training | 6. Municipal Field |
| 2. Recreation Center | 7. Public Library |
| 3. Racquet Club | 8. Aesthetic Center of NJ |
| 4. Tennis Courts | 9. Indian Trail Club |
| 5. Barre3 | 10. Campgaw Mountain Ski Area |
| | 11. Saddle Ridge Riding Center |

RETAIL & SHOPPING

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|---------------------------|------------------|
| 1. Stop & Shop | 5. Pazzazed |
| 2. Soccer Post | 6. Boutique 811 |
| 3. The UPS Store | 7. Market Basket |
| 4. Colony Florist & Gifts | |



SCHOOLS

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|----------------------------------|----------------------------------|
| 1. Franklin Avenue Middle School | 6. High Mountain Road Elementary |
| 2. Parisi Speed School | 7. Indian Hills High School |
| 3. The Learning Experience | 8. Ramapo High School |
| 4. Colonial Road Elementary | |
| 5. Woodside Avenue Elementary | |

TRANSIT

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|------------------------------|----------------------------------|
| 1. Parsons Pond Park & Ride | 3. Franklin Ave at Campgaw Plaza |
| 2. Franklin Ave & Connie Ave | 4. Franklin Ave & Bowers Lane |

PARKS

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| 1. Franklin Lakes Parks & Recreation | 2. Borough of Franklin Lakes Playground |
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