

# THE FREDERICK

## LEASING OFFICE

732.800.5417  
TheFrederickNJ.com

2 Walter Avenue  
Highland Park, NJ 08904



# THE FREDERICK

## SPACIOUS HOMES | UPSCALE AMENITIES | CONVENIENT LOCATION

The Frederick in Highland Park, NJ is a new luxury living community with a vast array of 1- and 2-bedroom layouts featuring expansive floor plans with large windows, ample closet space, and an abundance of natural light. Select residences offer patios or balconies with city or Raritan River views. All residents at The Frederick will appreciate individually controlled central heat and air conditioning, along with an in-suite washer and dryer! Notable community amenities include a co-working space, entertainment lounge, fitness center, and dog wash. This newly constructed community comes with all the bells and whistles!

**The Frederick offers a stunning selection of spacious one- and two- bedroom rental residences.  
Find the perfect floor plan to fit your lifestyle.**



All renderings, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions, and other changes, without notice. Please inquire within for more details.

2.9.24

# The Frederick

Bedrooms	Name	Baths	Area	Pricing
1	1A	1	761 sq. ft.	\$2,650 - \$2,800
1	1C	1	901 sq. ft.	\$2,850
2	2B	2	1,240 sq. ft.	\$3,795
2	2A	2	1,196 sq. ft.	\$3,445 - \$3,645
2	2D	2	1,206 sq. ft.	\$4,095
2	2C	2	1,222 sq. ft.	\$3,445 - \$3,995

\*All prices are subject to change.

## Apartment Amenities

- Large Windows
- Resident Controlled Central Air & Heat
- Spacious Floor Plans
- Living Spaces with an Abundance of Natural Light
- Smart Latch Access System
- Spacious Walk-In Closet
- Raritan River/ City View ( Select Apartments)
- Soft Closing Kitchen Cabinet/Drawers

## Community Amenities

- 24-Hour Emergency Maintenance
- Celebration/Gathering Space
- Dog Wash
- Extra Storage
- Package Room
- Trail, Bike, Hike, Jog
- Bike Racks
- Community Room w/ Fireplace. Large TVs, & Wet Bar
- Easy Access To NYC Transportation
- Fitness Center
- Smart Latch Access System
- Walking distance to restaurants and shops
- Cable Ready
- Co-Working Space
- Elevator
- Natural Gas
- Smoke-Free Community

## Appliances

- Dishwasher
- Gas Oven
- Range Hood
- Gas Range
- Refrigerator and Freezer with Ice Maker
- Microwave

**Visit our Website - [www.TheFrederickNJ.com](http://www.TheFrederickNJ.com)**

## Rental Office Hours

Monday 8 - 4	Tuesday 8 - 4	Wednesday 8 - 4	Thursday 9 - 5	Friday 8 - 4	Saturday 10 - 3	Sunday 10 - 3
-----------------	------------------	--------------------	-------------------	-----------------	--------------------	------------------

When you decide to rent with Garden Communities, the following items will be required when you submit your application:

- Non-refundable online application processing Fee. \$85 per applicant
- An online deposit of \$500 in order to reserve an apartment. This amount will be applied to your first month's rent upon approval and ONLY refunded if your application is declined.
- A valid photo ID and social security card.

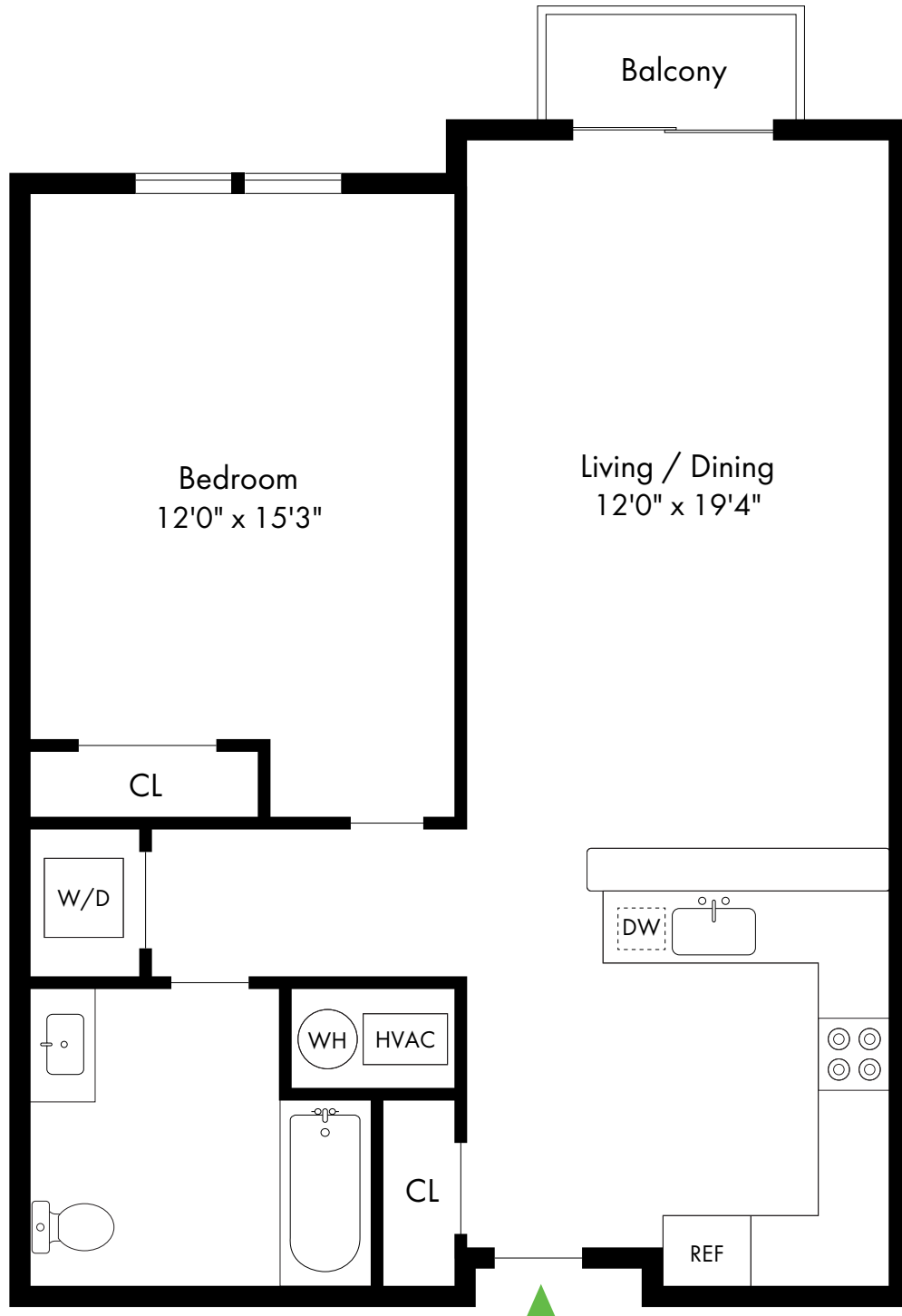
We are an equal opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, handicap or familial status.

# The Frederick

1A

Highland Park, NJ

1 Bed, 1 Bath | 761 - 802 SF

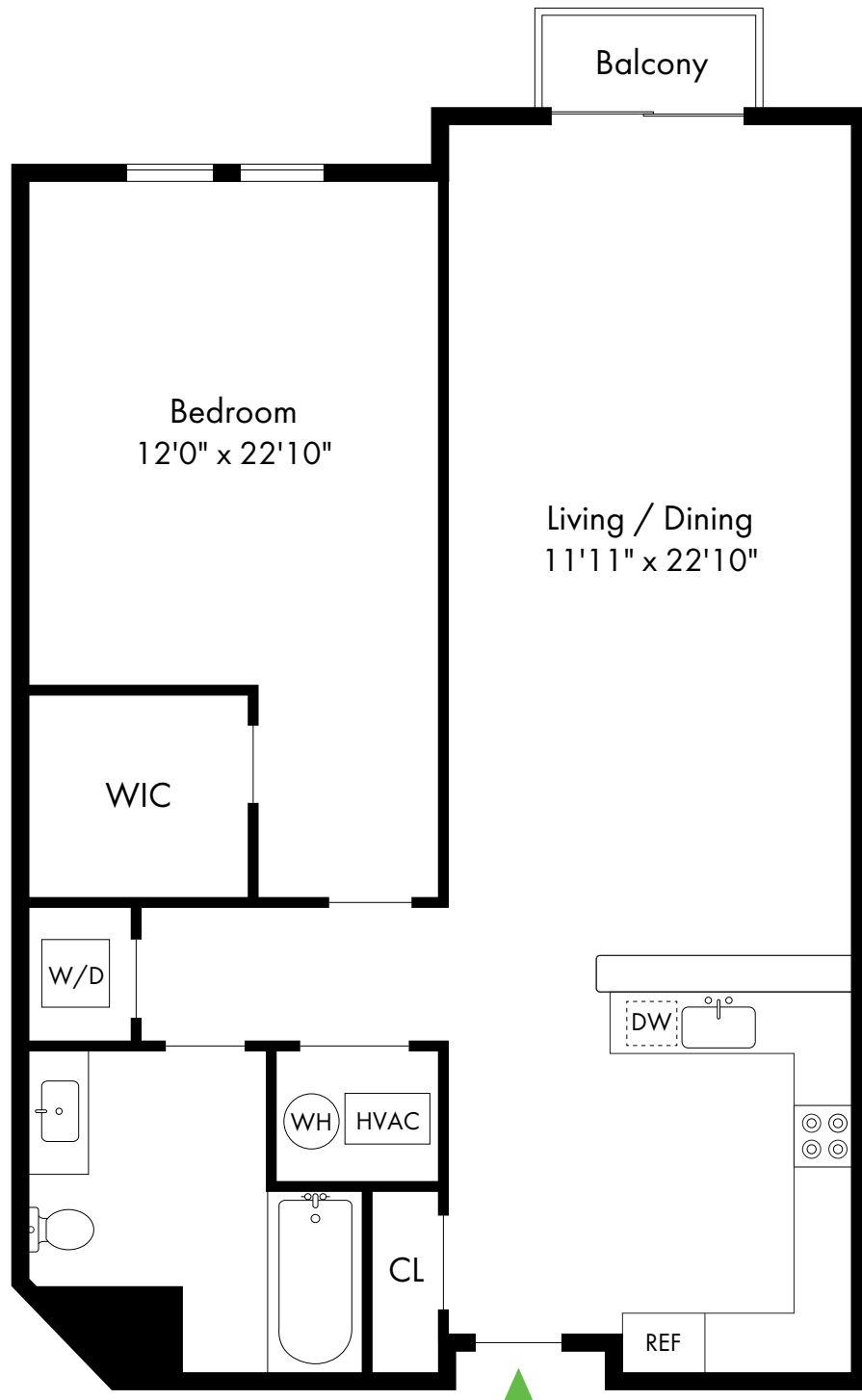


# The Frederick

1C

Highland Park, NJ

1 Bed, 1 Bath | 901 SF

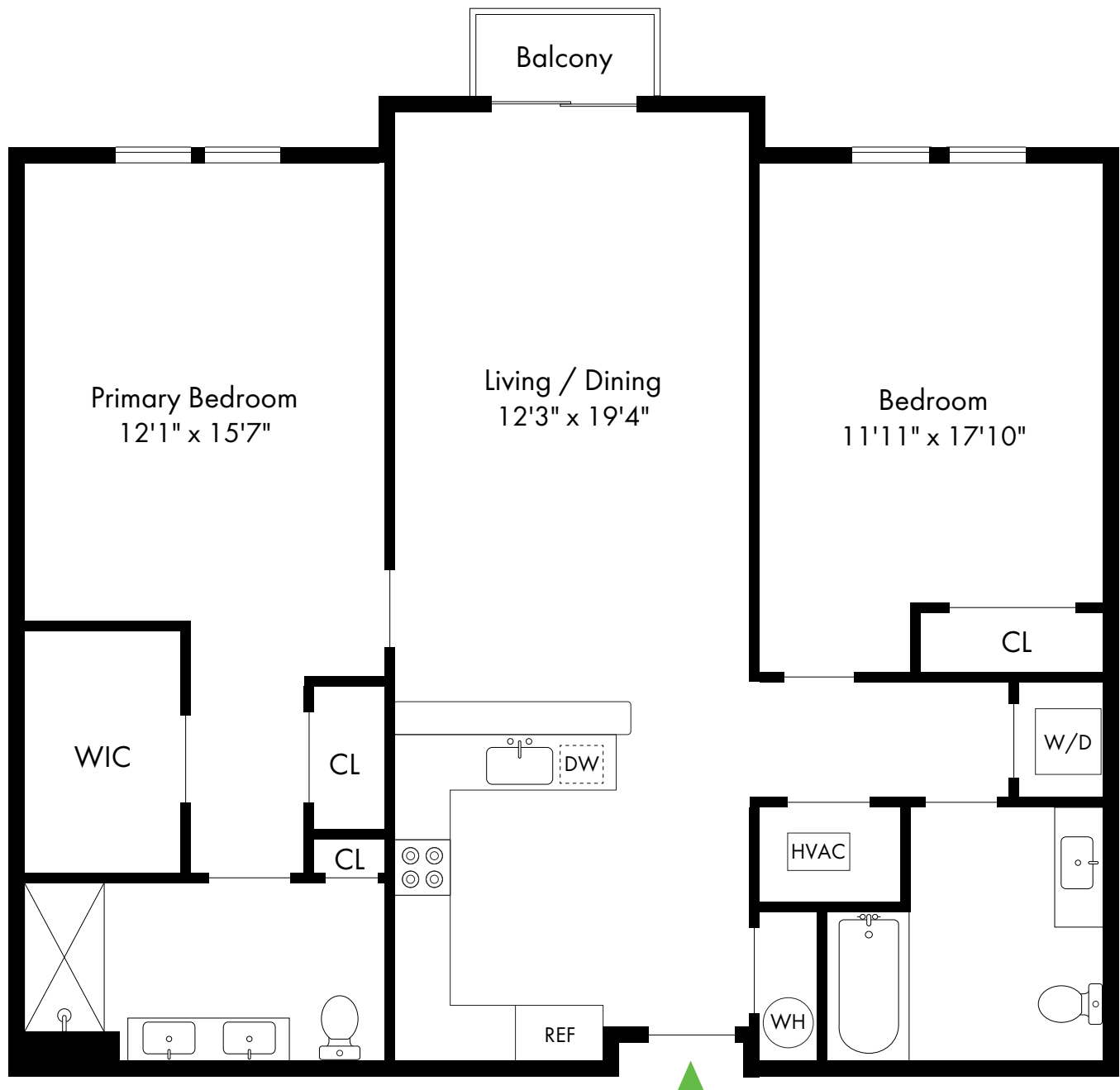


# The Frederick

2A

Highland Park, NJ

2 Bed, 2 Bath | 1,196 SF

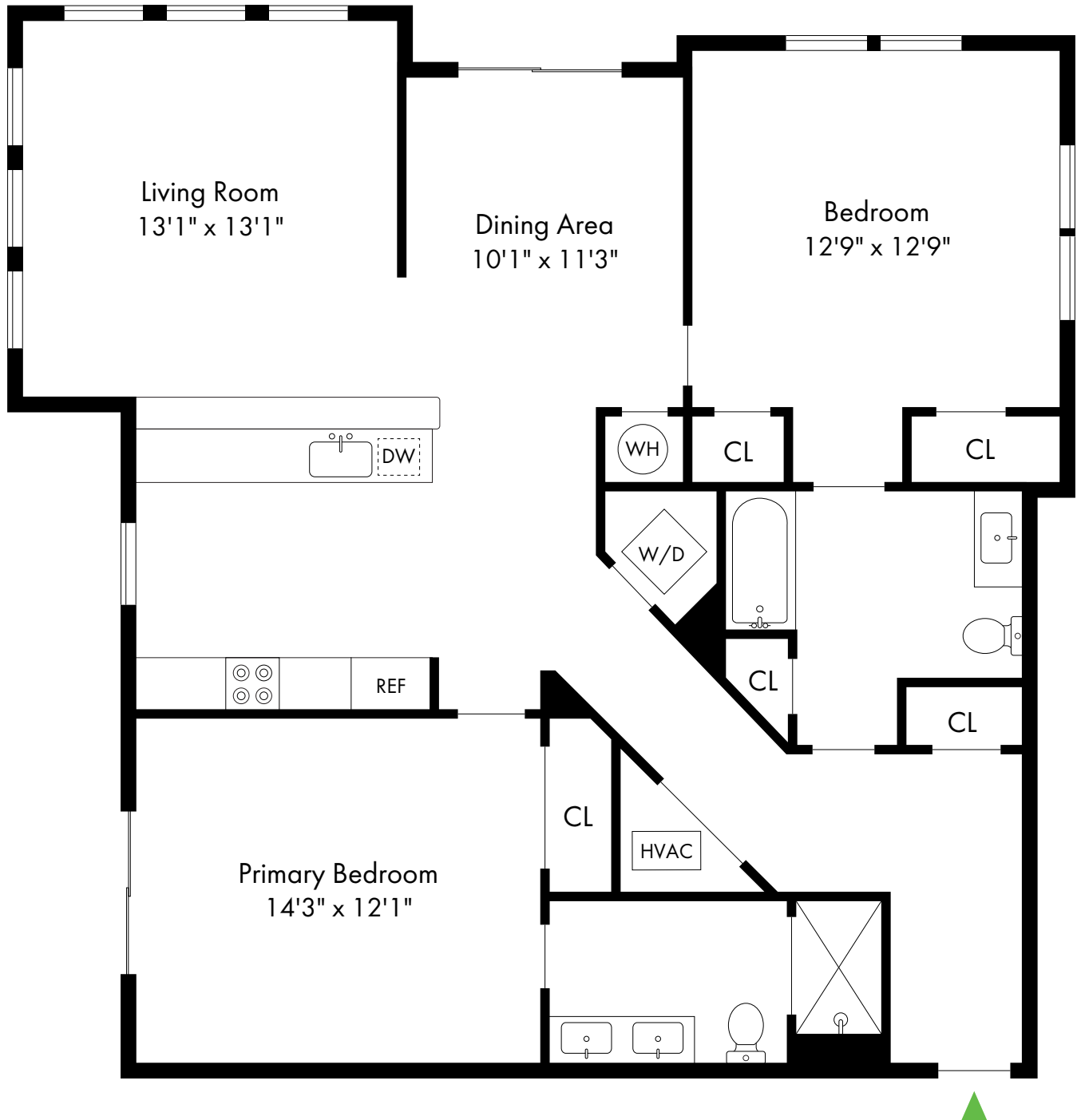


# The Frederick

Highland Park, NJ

2B

2 Bed, 2 Bath | 1,240 SF

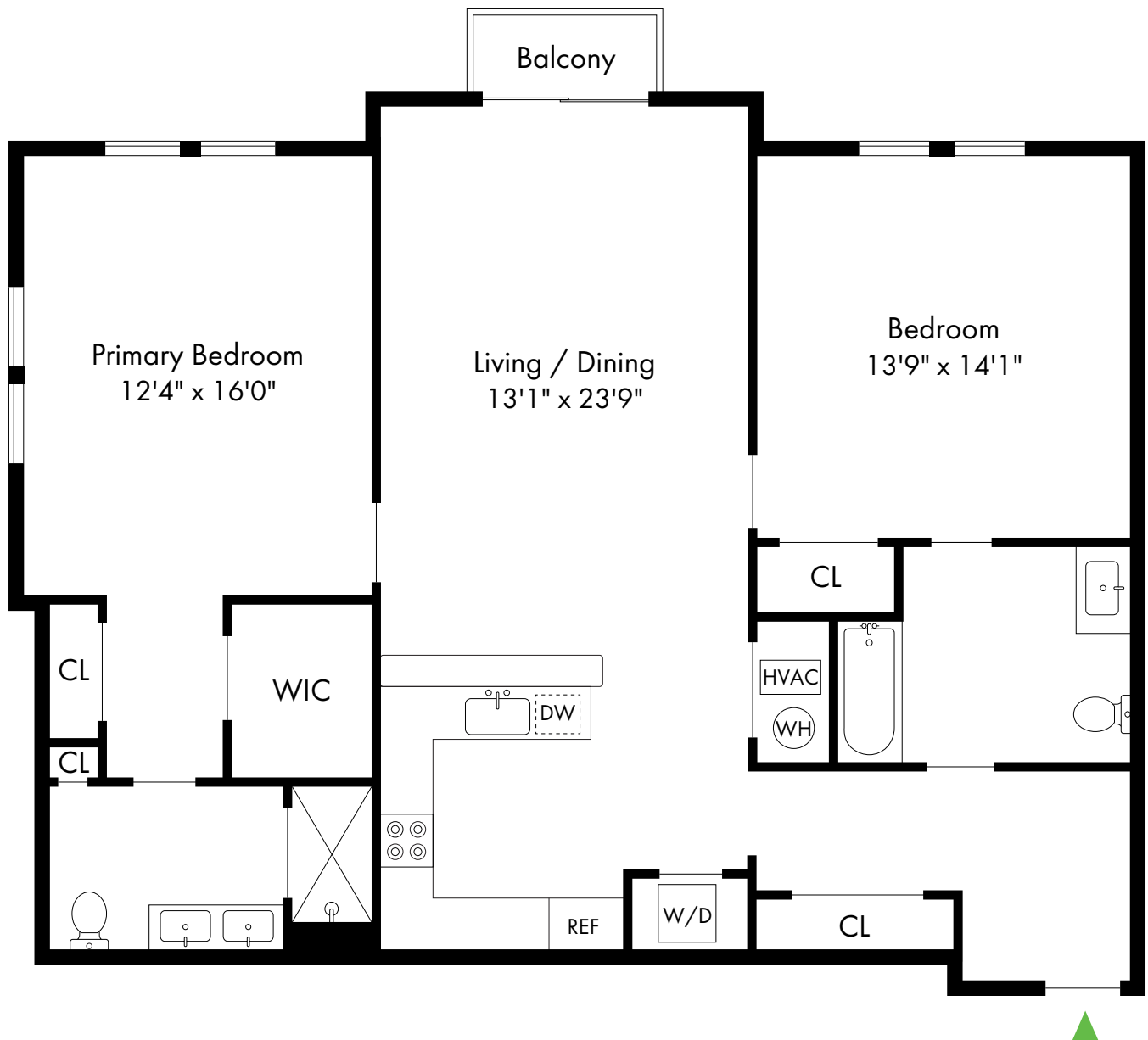


# The Frederick

2C

Highland Park, NJ

2 Bed, 2 Bath | 1,222 SF



732.931.6570

[www.TheFrederickNJ.com](http://www.TheFrederickNJ.com)

# The Frederick

2D

Highland Park, NJ

2 Bed, 2 Bath | 1,206 - 1,215 SF



732.931.6570

[www.TheFrederickNJ.com](http://www.TheFrederickNJ.com)