

directions

AVE

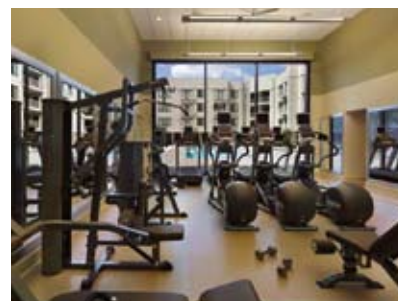
From Garden State Parkway North/South Exit 153A to Rt. 3 East—Exit at 7 Passaic Ave. Passaic/Nutley—bear right at stop sign—stay right—cross through traffic light (Allwood rd.)—The property is on the right. **From NJ Turnpike North/South** Exit 16W— to Rt. 3 West— Exit at 7 Passaic Ave. Passaic/Nutley—bear right—cross through traffic light (Allwood Rd.)—The property is on the right. **From Lincoln Tunnel** Follow Rt. 3 West Exit at 7 Passaic Ave. Passaic/Nutley. **From George Washington Bridge** Follow 95 South to NJ TNPKE South Exit 16W—Follow Rt. 3 West Exit at 7 Passaic Ave. Passaic/Nutley. **From Newark Liberty International Airport**—Follow NJ TNPKE North to Exit 16W—Follow Rt. 3 West Exit at 7 Passaic Ave. Passaic Nutley. **From J.F.K. International Airport** Take Van Wyck Expressway North (I-678) to I-495 West—Take the Queens Midtown Tunnel— Follow signs to the Lincoln Tunnel— to Rt. 3 West Exit at 7 Passaic Ave. Passaic/Nutley. **From Newark Penn Station** Take Rt. 21 North to Exit 9 Rt. 3 West/Clifton—Merge on to Rt. 3 West Exit at 7 Passaic Ave. Passaic/Nutley.



AVE

CLIFTON

LIVE BETTER. Extraordinary space, comfort, and privacy 30 minutes from New York City offering luxuriously appointed furnished suites and distinctive rentals. Unparalleled business class services and resort style amenities complement the lifestyle and experience with ready access to regional attractions, major employment centers, and the finest retail and dining options. Our community is located less than 5 miles from the Meadowlands and offers easy access to the most extensive transportation network in the North Jersey area. AVE offers distinctive one and two bedroom floor plans and a carefree lifestyle to busy professionals.



all suites unique one and two bedroom floor plans with 9 foot ceilings · custom designed decorator color palette · premium cable television · wireless high-speed internet available · full size washer and dryer · gourmet kitchens · fine mahogany cabinetry with ample storage · granite countertops · stainless steel appliances · ceramic tile floors · berber carpeting · walk in closets with modular shelving · fabulous bathrooms with garden tubs · glass shower door enclosures · intrusion alarm system · private balconies furnished with table and chairs · individually controlled energy efficient heating and air conditioning systems · professionally managed by korman communities

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furnished suites stylish furniture package · korman rem bedding with pillow top mattress, down comforter, decorative pillows, duvet, and luxurious triple sheeting · bed and bath linens · upgraded kitchen accessories · aveda bath products · 27 inch color television with DVD and premium cable · cd stereo system · radio/alarm clock · wake up call service · wireless high speed internet · cordless phone with voicemail system · unlimited local calls · discounted long distance phone service · all utilities included · iron and ironing board, vacuum, hair dryer · housekeeping service available · direct company billing · major credit cards accepted

select suites views of Manhattan · floor to ceiling windows · dens · storage closet at front entry · linen closet · expanded bathroom vanity · privacy doors for second bedroom

café featuring beautiful pool views · flat screen television · weekday club breakfast featuring starbucks coffee · oatmeal · hot chocolate · muffins · fresh fruit · yogurt · afternoon tea offering tazo teas and cookies · full selection of national and local newspapers · friendly service

spa and wellness efx machines · precor treadmills · elliptical machines · recumbent and upright bikes · full selection of individual weight training equipment · yoga/pilates area · massage therapy · fitness trainers available

services and amenities secure underground parking available · business conference center · conference room · video teleconferencing · 5 high speed computers with private work areas · 3 Macintosh computers · presentation equipment · fax, copier and scanner · 22 seat multi-media movie theater · architect designed lap pool · deck area with lounge chairs and seating · tranquility garden with fountain feature · 24 hour front desk · daily valet dry cleaning · mail drop off and package acceptance · complimentary DVD library · wifi internet service in all common areas · resident receptions, social events and movie nights · 24 hour emergency maintenance · maintenance requests performed within 24 hours · full time on-site management, maintenance, housekeeping and landscaping teams