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LeDe  
1560  
Fulton



LIFE ABOVE THE FOLD

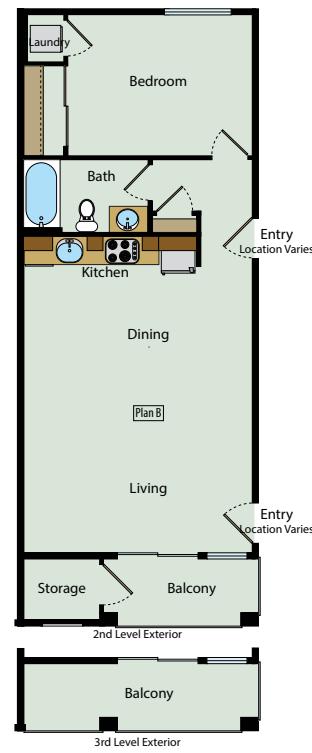
D O W N T O W N

*GRANVILLE*  
urban development

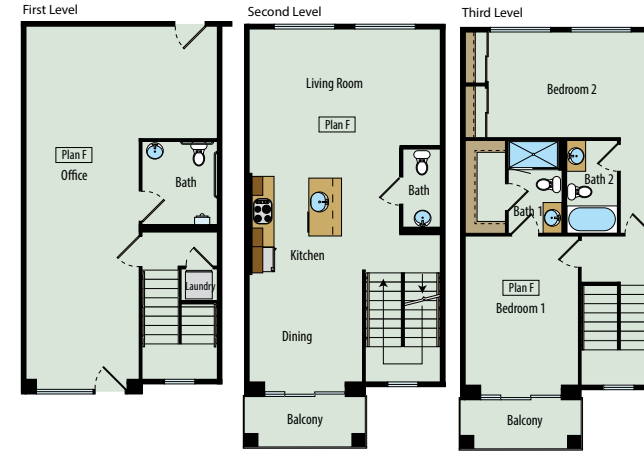
# FLOOR PLANS



**Plan A**  
 661 s.f. Indoor (ground level)  
 1 Bedroom | 1 Bath | 1 Car Garage



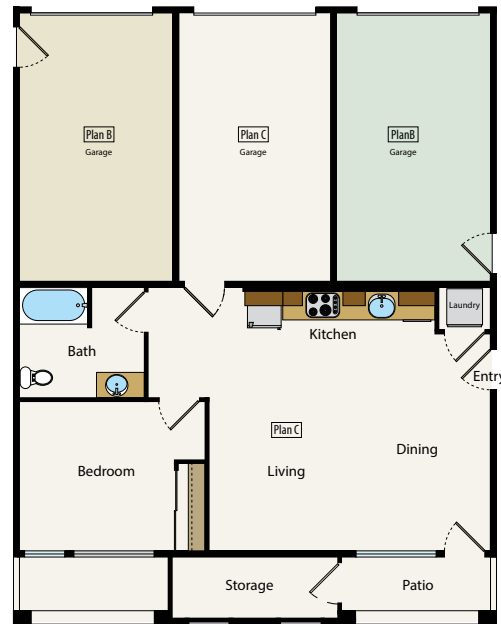
**Plan B**  
 738 s.f. Indoor | 58/90 s.f. Balcony  
 1 Bedroom | 1 Bath | 1 Car Garage (select units)



**Plan F - Live/Work**  
 2,021/2,023 s.f. Indoor  
 120 s.f. Balcony  
 2 Bedroom | 3.5 Bath



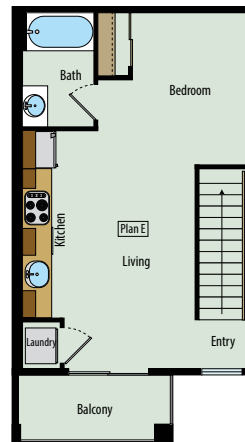
## PROPOSED SITE PLAN



**Plan C**  
 740 s.f. Indoor | 58 s.f. Patio  
 64 s.f. Storage (select units)  
 1 Bedroom | 1 Bath | 1 Car Garage



**Plan D**  
 1,047 s.f. Indoor | 60 s.f. Patio  
 2 Bedroom | 2 Bath | 1 Car Garage



**Plan E**  
 525 s.f. Indoor | 60 s.f. Balcony  
 Studio | 1 Bath | 1 Car Garage



**Plan G - Live/Work**  
 2,383 s.f. Indoor  
 510 s.f. Balcony  
 2 Bedroom | 3.5 Bath

*Preliminary layouts. Floor plans subject to change. Window layout varies per building.*



### Highly Advanced Wall Systems

By using 2x6 studs in the framing, we are able to add more wall insulation than traditional 2x4 walls. With spacing like that and a design that allows for one shared wall that is jam-packed with insulation, you will have a quiet & comfortable space.

### Low-VOC Paint

The EPA states that VOCs (Volatile Organic Compounds) are the leading cause of indoor air pollution because they release low-level toxic emissions. New low-VOC paints and stains not only look great and are long-lasting, but protect you from unwanted airborne toxins.

### High-Efficiency, Cool Roof Technology

With cutting-edge, eco-friendly technology, this high-efficiency roof can help you save on energy costs while helping you control your home's climate.

### Advanced Performance Windows

GV Urban uses solar-control, Low-Emissivity (Low-E) windows with no metal components that help protect you from the sun's rays, while helping you control your climate.

### Upgraded Energy-Efficient Appliances

Like a Prius™ for your kitchen, our energy-efficient appliances help you get the most performance for your dollar.

### High-Performance Tankless Water Heaters

Tankless water heaters heat water as needed, reducing the energy usage so you will never run out of hot water, no matter how much you use.

### Mitsubishi Ductless HVAC

Ductless heating, ventilation, and air conditioning (HVAC) systems put climate control in your hands, allowing you to determine what zones of your home you want to cool or heat. Also designed to minimize noise and meter your usage, these systems are designed to keep you, and your wallet happy.

### Dual-Flush Toilets

Helps reduce water usage.

## THE LEDE

The Lede is situated on the historic corner of Stanislaus and Van Ness in downtown Fresno. Its block has a rich history in journalism and news. Adjacent to the building that originally housed The Fresno Bee, its site was also home to Fresno's first commercial radio station and its first television station.

## SO WHAT DOES THE NAME "THE LEDE" COME FROM?

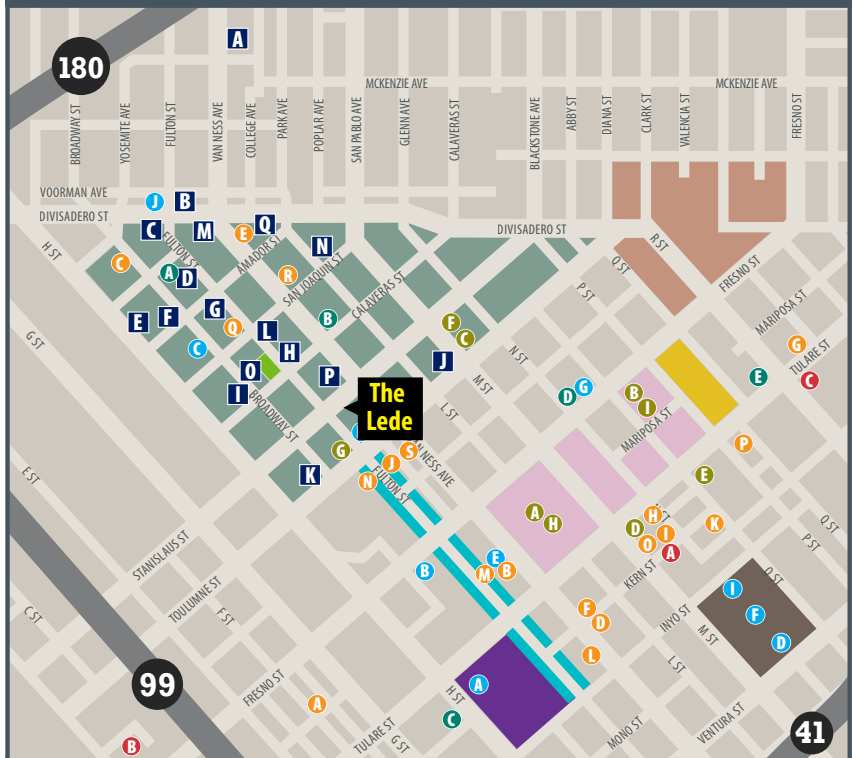
Meant to pay homage to the property's news-oriented roots, the name The Lede is taken from journalistic jargon. This deliberate misspelling of "lead" as in "lead paragraph" came about to distinguish from lead, the metal used in linotype printing of the 20th century. The term is still used in newsrooms today.

## BUILDING AMENITIES:

- Located in the Mural District in the heart of Downtown Fresno
- Multiple options with units ranging from 525-2,383 Sq. Ft.
- Single level units offering 1 or 2 Bedrooms
- Fully equipped kitchens with stainless steel appliances
- 1-Car attached garages for easy parking
- Karndean plank flooring
- Professional property management
- Patios and Balconies on select units
- Gated community with additional on-site parking within
- GV Eco-Smart Technology throughout for comfort and efficiency

## CONVENIENTLY LOCATED IN DOWNTOWN FRESNO

1560 Fulton Street, Fresno, CA 93721



<b>A</b> 330 N Van Ness Cottages	<b>B</b> 64 Fulton Studios	<b>C</b> Iron Bird Lofts
<b>D</b> Pearl Building	<b>E</b> H Street Lofts	<b>F</b> Vagabond Lofts
<b>G</b> Fulton Village	<b>H</b> Biz-Werx	<b>I</b> Broadway Lofts
<b>J</b> M Street Arts Complex	<b>K</b> Mayflower Lofts	<b>L</b> 1612 Fulton
<b>M</b> Bungalow Court	<b>N</b> Crichton Place	<b>O</b> Brio! on Broadway
<b>P</b> The Lede	<b>Q</b> Courtyard Studios	
Mural District	Comm. Reg. Medical Center	Fresno Convention Center
Fresno City Hall	Government Offices	Chukchansi Park
Fulton Mall	Community Park (coming 2015)	

### NEARBY GROCERY STORES - PARTIAL LIST

(A) Kern St. Farmers Market (B) Food Maxx Grocery Store (C) Grocery Outlet

### NEARBY RESTAURANTS - PARTIAL LIST

(A) Basque Hotel (B) Club One Restaurant (C) 80/20 Nutrition Bar (D) Downtown Club (E) Pappy's Mexican Grill (F) Mabel's Kitchen (G) El Torito Mexican Grill (H) Kikku Japanese Food (I) Yogurt Etc. (J) Take 3 (K) Umi Sushi (L) Joe's Steakhouse (M) Trendy Pasta (N) Peeve's Public House (O) Starbucks (P) Shepherds Inn (Q) Tokyo Gardens (R) Toledo's Mexican Restaurant (S) Kocky's Bar & Grill

### NEARBY SPORTS AND ENTERTAINMENT

(A) Chukchansi Park (Fresno Grizzlies Baseball & Fresno Fuego Soccer) (B) Crest International Theater (C) Rainbow Ballroom (D) Selland Arena (Fresno Monsters Hockey & Coyotes Arena Football) (E) Club One Casino (F) Ernest Valdez Hall (G) Veterans Memorial Auditorium (H) Warnors Theater of Performing Arts (I) Wm. Saroyan Theater (J) Fulton 55

### NEARBY MUSEUMS

(A) African American Mus. (B) Arte Americas (C) Fresno Fire Department Mus. (D) Legion of Valor Mus. (E) Meux Home

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