

COMMERCIAL SPACE

Biz-Werx is a professional center for entrepreneurs and small businesses interested in locating into a beautifully remodeled commercial building in Downtown Fresno. Previously occupied by San Francisco Floral, the building has been recently renovated and includes epoxy floors and state of the art technology. This Mid-Century commercial building offers office, studio and retail spaces ranging from 200 to 900 square feet. Storage units ranging from 48-66 square foot are also available for lease at a low monthly rate.

LEASE RATES

Private Suites starting as low as \$475 per month

ZONE

C-4

PARKING

Ample On-site Tenant and Guest Parking Available

LOCATION

Corner of Fulton and Calaveras in the Mural District of Downtown Fresno

MARKET

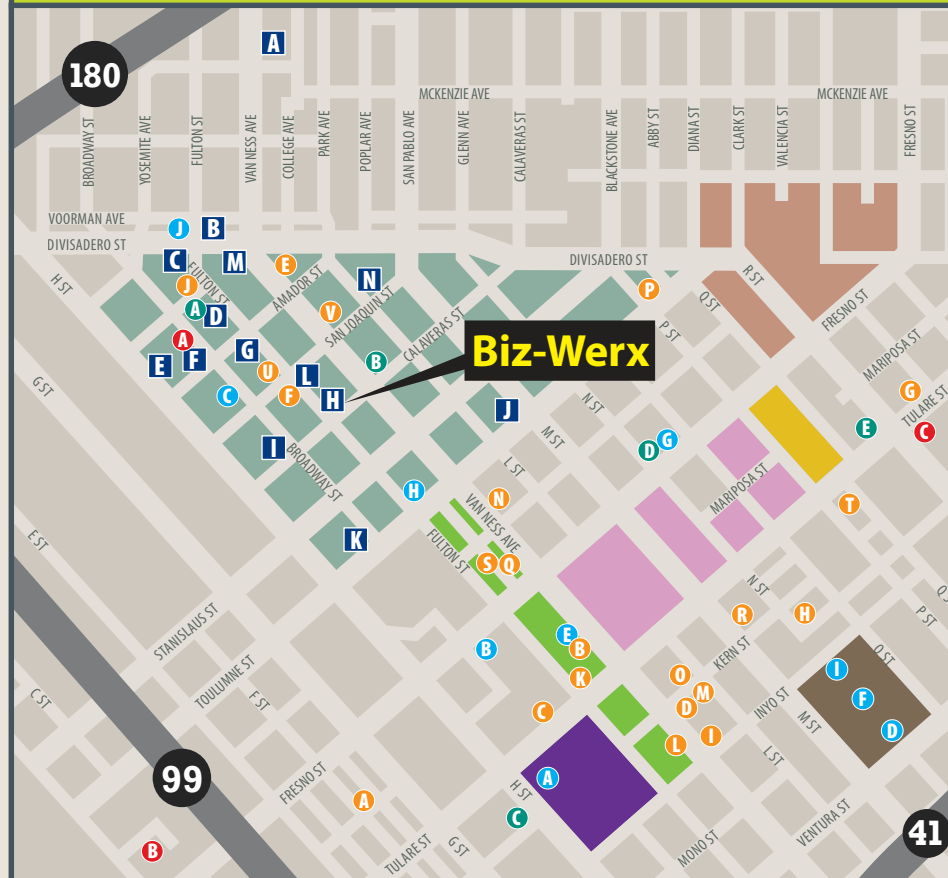
65,000 people working and living in the immediate and surround areas

PROPERTY HIGHLIGHTS

- Convenient Downtown Location
- Close to on/off ramps of Highways 180 & 99 and minutes from Highway 41
- Easy access to City and County agencies
- Near Chukchansi Park and other community attractions
- Adjacent to new Live-Work developments
- ON-SITE PARKING**

CONVENIENTLY LOCATED IN DOWNTOWN FRESNO

1600 Fulton Street, Fresno, CA 93721



- | | | |
|---------------------------------------|---------------------------------------|------------------------------------|
| A 330 N Van Ness Cottages | B 64 Fulton Studios | C Iron Bird Lofts |
| D Pearl Building | E H Street Lofts | F Vagabond Lofts |
| G Fulton Village | H Biz-Werx | I Broadway Lofts |
| J M Street | K Mayflower Lofts | L 1612 Fulton (coming soon) |
| M Bungalow Court (coming soon) | N Crichton Place (coming soon) | |

- | | | |
|------------------|-----------------------------------|--------------------------|
| Mural District | Community Regional Medical Center | Fresno Convention Center |
| Fresno City Hall | Government Offices | Fulton Mall |
| | Chukchansi Park | |

NEARBY GROCERY STORES - PARTIAL LIST

(A) Whole Farms Market (B) Food Maxx Grocery Store (C) Fresh and Easy Grocery Store

NEARBY RESTAURANTS - PARTIAL LIST

(A) Basque Hotel (B) Club One Restaurant (C) Coney Island Restaurant (D) Downtown Club (E) Fajita Fiesta (F) Luau (G) El Torito Mexican Grill (H) George's Shish Kebab (I) Hero's Sports Lounge (J) Iron bird Café (K) Wimpy's Place (L) Joe's Steakhouse (M) Kern Coffee (N) Mezcal Bar and Grill (O) Newsroom Cafe (P) Robertito's Taco Shop (Q) Smokehouse (R) Starbucks (S) Rose's Cafe (T) Shepherds Inn (U) Tokyo Gardens (V) Toledo's Mexican Restaurant

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

RentGranville.com

For more information:

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commercial-leasing@gvurban.com



9/12/2012

Gvurban
GVurban.com

Contact:

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commercial-leasing@gvurban.com

YOU'VE GOT TO SEE IT!

— THE NEW —

BIZ-WERX

AT 1600 FULTON

OFFICE, RETAIL AND
STUDIO SPACE WITH
ON-SITE PARKING IN
DOWNTOWN FRESNO'S
MURAL DISTRICT

1600 Fulton Street, Fresno, CA 93721



ON-SITE PARKING!

AMENITIES:

Kitchenette/Break Room

Phone & Data Lines

Tenant & Visitor Parking

Directory Signage

Interior Mail Boxes

Storage Units

24 Hour Card Reader Access

Professional Property Management

24/7 Emergency Maintenance Service

BUILD TO SUIT OPPORTUNITIES AVAILABLE



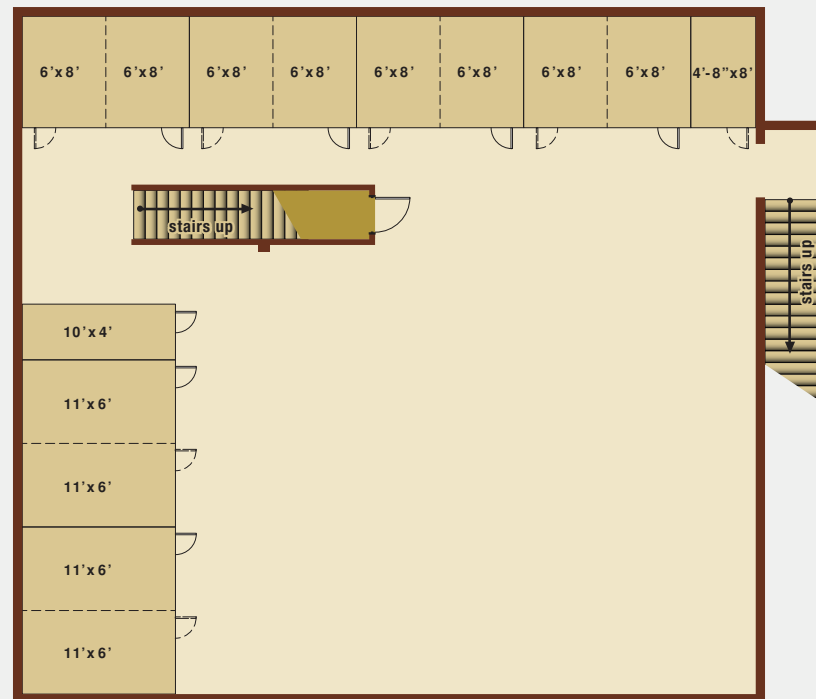
Professionally Managed by Granville Realty (DRE License #10258537)



FLOOR PLAN

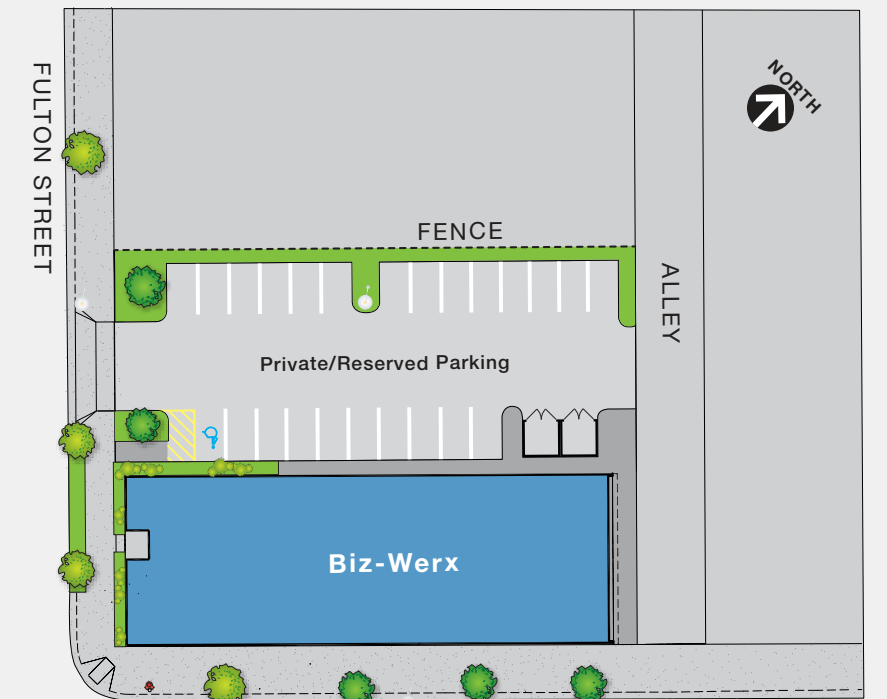
Office/Retail Units (can be combined)

CALAVERAS STREET



SUBLEVEL

Storage Units



SITE PLAN

Private On-site Tenant and Visitor Parking

OFFICE, RETAIL AND STUDIO SPACE IN DOWNTOWN FRESNO'S MURAL DISTRICT