



## **FOR LEASE OFFICE SPACE**

**Foundry Park  
Business and Industrial Center  
2510 S. East Avenue  
Suites 600 & 500  
Fresno, CA**

- ◆ **Suite 600: 18,650 rentable square feet**
- ◆ **Suite 500: 6,680 rentable square feet**
- ◆ **Located near the interchanges for Freeways 41, 99, 180 and 168**
- ◆ **Minutes from Downtown Fresno**
- ◆ **Located in City of Fresno Enterprise Zone**
- ◆ **Within the 'Sphere of Influence' of Downtown Fresno**

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**Foundry Park  
Business and Industrial Center  
2510 S. East Avenue  
Fresno, CA**

**PROPERTY INFORMATION**

Ideally located near the interchanges of Freeways 99, 41, 168 and 180, Foundry Park provides excellent access not only throughout the City of Fresno but to central California as well. Visible from Freeway 99 Valley Foundry is a Fresno landmark site that was previously known as Valley Foundry. Foundry Park offers an identifiable and easily accessible location for tenants that service the City of Fresno and Central Valley.

The contemporary interiors and convenient location of this project have already attracted users such as California Department of Corrections, Department of Motor Vehicles and a joint City of Fresno and County of Fresno agency.

With outstanding visibility from Freeway 99, Foundry Park offers a special opportunity to occupy economical and unique offices.

Foundry Park is located in the City of Fresno Enterprise Zone, which can provide tenants with substantial state income tax credits for investments in equipment, employee training, and interest on debt. Reduced utility rates may be available.

## Lease Information

**PROJECT:** Foundry Park Business and Industrial Center

**LOCATION:** 2510 S. East Avenue, Fresno, CA

**AREA:** Jensen Avenue, Freeway 99 and Golden State Boulevard

**AVAILABLE:** Suite 600: Approximately 18,650 rentable square feet.

Improvements include: dramatic high ceilings with accent windows, reception area with built in reception counter and special flooring treatment, private offices, conference room and lounge/kitchen area with private enclosed patio. of improved office space. Includes a computer room with designated HVAC system.

Suite 500: Approximately 6,680 rentable square feet.

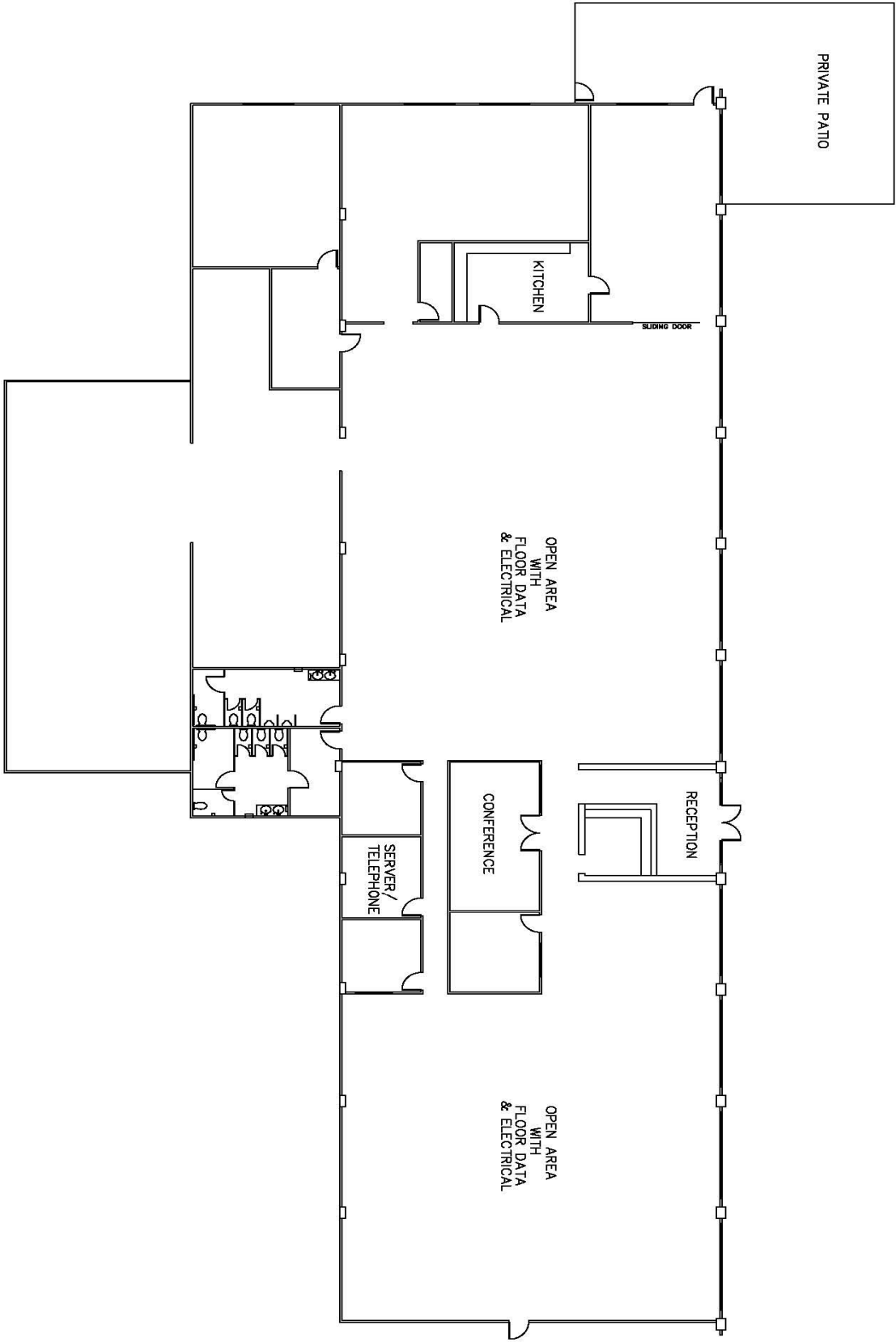
Reception area, numerous offices, open work areas, data/telephone room, mezzanine work/storage area, break room.

**LEASE RATE:** \$1.05 per square foot per month, NNN.

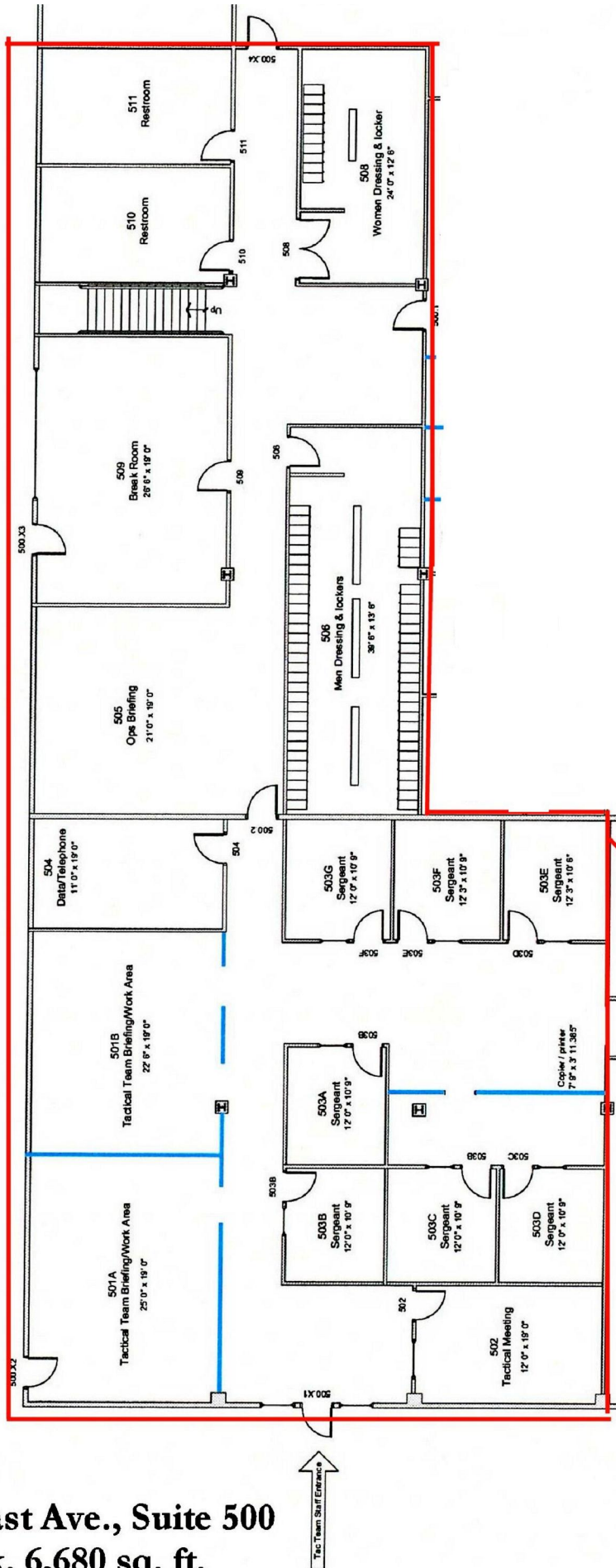
**PARKING:** Ample parking is provided.







**FLOOR PLAN  
SUITE 600**



2510 S. East Ave., Suite 500  
 Approx. 6,680 sq. ft.







