

# COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



## Empire Towers V

3990 Concours Street, Ontario, CA 91764

### PRESENTED BY

#### **Michael G. Rademaker**

Founder/CEO

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DRE Lic #00556679

#### **Lynn Yangchana, CCIM**

Vice President

909-579-1399

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DRE Lic #01518762

**MGR**  
Real Estate

### Features:

- +/- 127,637 SF, 5-Story, Class A Office Building
- Premiere Ontario Airport Submarket Location
- Built in 2007; Zoning: SP, City of Ontario
- Immediate Access to I-10, at Haven Avenue
- Proximity to I-15 and 60 Freeways
- 4/1,000 Parking; Reserved Parking Available
- Card Key Security System; Full Service Gross Leases
- Professionally Managed and Maintained

**Commercial | Residential | Property Management**

ONTARIO 909-981-4466

VICTORVILLE 760-955-7888

CARLSBAD 760-683-8102

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

BRE ID# 01841921

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## Empire Towers V - Offices for Lease

3990 Concours St., Ontario, CA 91764			
Floor / Suite #	R.S.F.	Description	Status
2 <sup>nd</sup> / 201	3,843	Reception area, 1 large conference room, 3 offices, filing room, IT room, breakroom and 2 separate bullpen areas for 11 cubicle workstations	Available 7/1/2026
2 <sup>nd</sup> / 240	11,317	Reception area, 2 large conference rooms, 9 offices, filing room, IT room, breakroom and bullpen areas for workstations	Available in 60 days
2 <sup>nd</sup> / 250	5,861	Reception area, 1 conference rooms, 7 offices, storage room/IT room, breakroom and bullpen area for 27 workstations	Available 7/1/2026
3 <sup>rd</sup> / 320	943	Reception area, 2 offices and bullpen for workstations	Available
3 <sup>rd</sup> / 340	2,100	Reception area, 5 offices and open aera for workstations	Available in 30 days
4 <sup>th</sup> / 400	21,632	Reception area, 2 large conference rooms, 19 offices, storage/IT rooms, breakroom and large bullpens for workstations	Available 7/1/2026



<b>For more information, contact:</b>	
<p><b>Michael G. Rademaker</b>            Founder / CEO   Lic. #00556679  <b>Office Direct: 909-579-1340</b></p>	<p><b>Lynn Yangchana</b>            Vice President, CCIM   Lic. #01518762  <b>Office Direct: 909-579-1399</b></p>

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## 3990 Concours St., Ontario CA, 91764

**Suite 201:** 3,843 RSF (Available in 7/1/2026)

**Suite 240:** 11,317 RSF (Available in 60 days)

**Suite 250:** 5,861 RSF (Available in 7/1/2026)



SECOND FLOOR



### For more information, contact:

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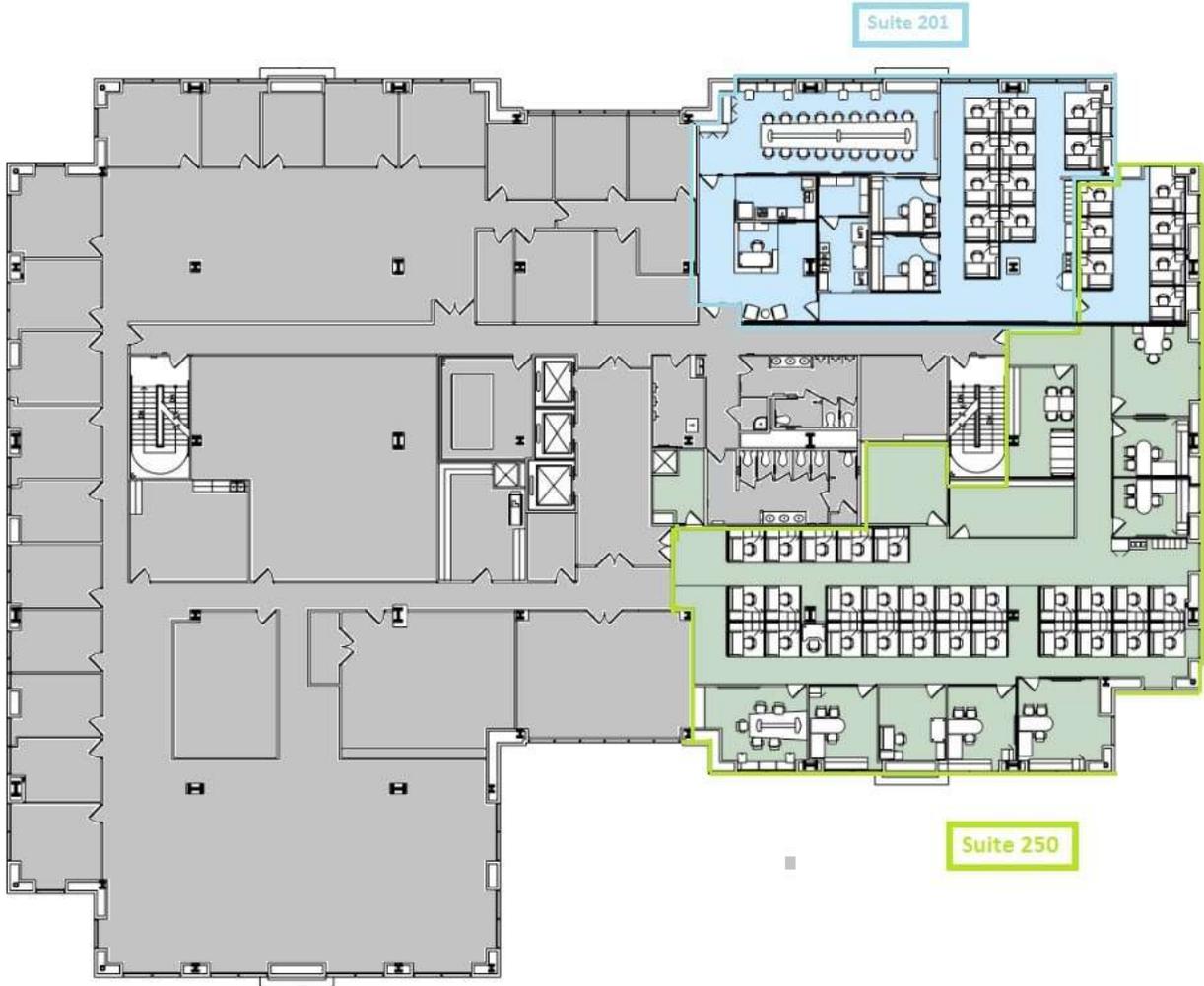
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## 3990 Concours St., Ontario CA, 91764

**Suite 201:** 3,843 RSF (Available in 7/1/2026); existing as-built & furniture plan

**Suite 250:** 5,861 RSF (Available in 7/1/2026); existing as-built & furniture plan



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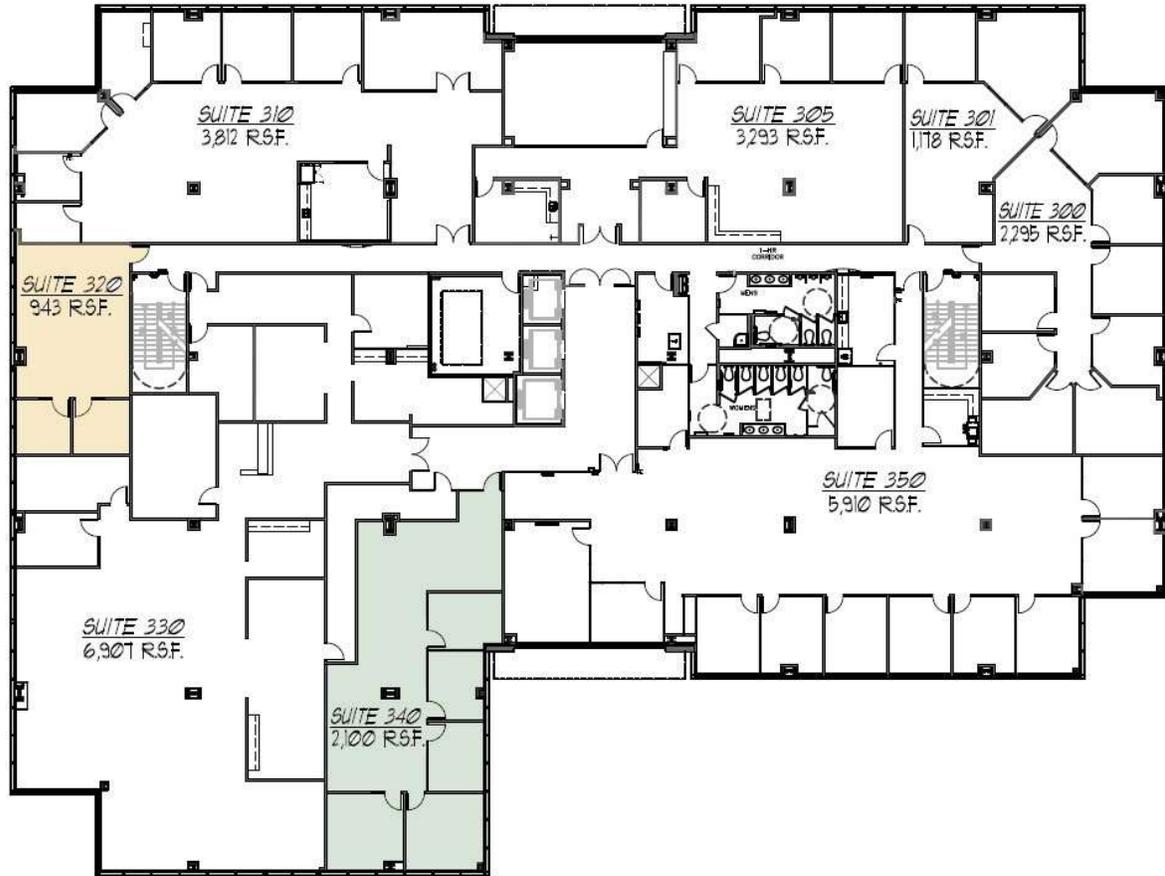
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## 3990 Concours St., Ontario CA, 91764

Suite 320: 943 RSF (Available) | Suite 340: 2,100 RSF (Available in 30 days)



THIRD FLOOR



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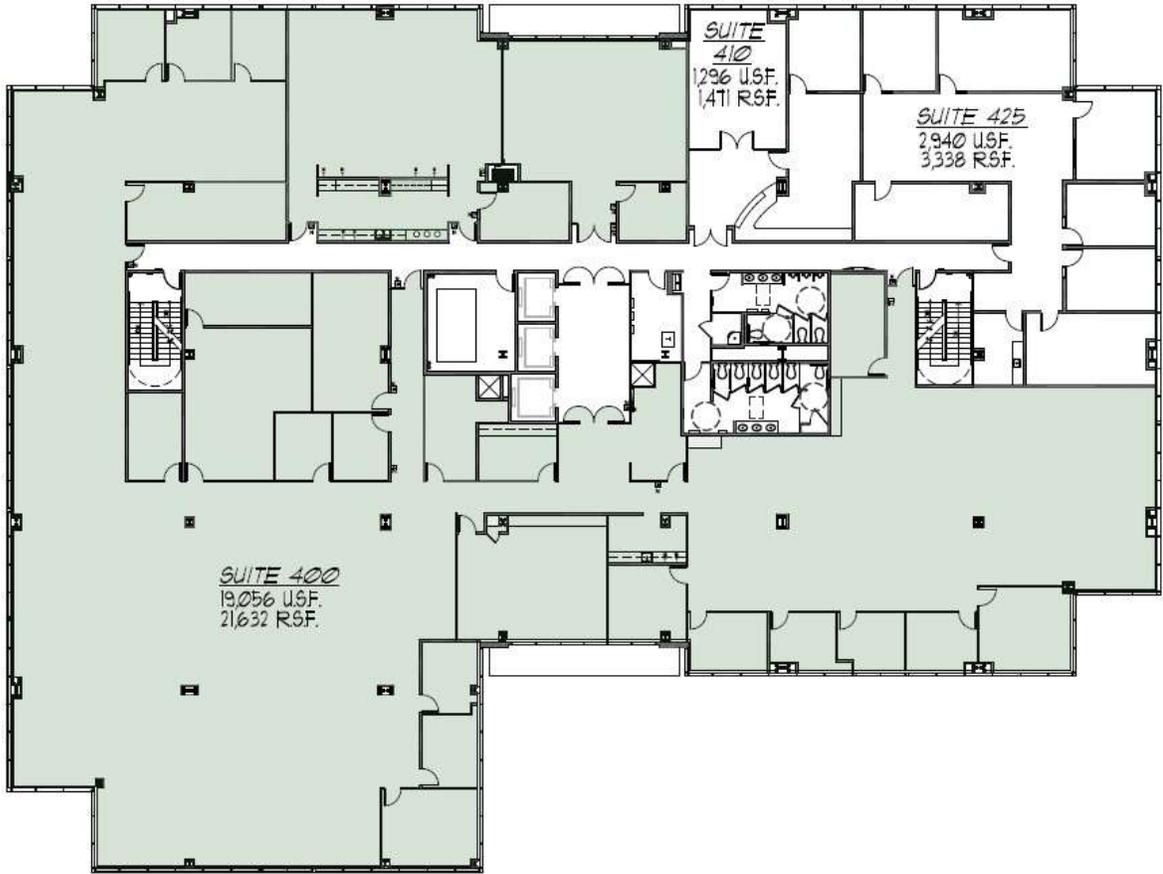
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## 3990 Concours St., Ontario CA, 91764

Suite 400: 21,632 RSF (Available 7/1/2026)



FOURTH FLOOR



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## 3990 Concours St., Ontario CA, 91764

Suite 400: 21,632 RSF (Available 7/1/2026); existing as-built & furniture plan



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