

COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



One Lakeshore Centre

3281 E Guasti Road, & 3450 Centre Lake Drive, Ontario, CA 91761

PRESENTED BY

Michael G. Rademaker

Founder/CEO

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DRE Lic #00556679

Lynn Yangchana, CCIM

Vice President

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DRE Lic #01518762

MGR
Real Estate

Features:

- +/- 176,813 SF, 8-Story & 2-Story, Class A Office Buildings
- Premiere Ontario Airport Submarket Location
- Prominent I-10 Freeway Visibility
- Immediate Access to I-10, at Haven Avenue
- Close Proximity to I-15 and 60 Freeways
- 4/1,000 Parking; Covered, 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

BRE ID# 01841921

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One Lakeshore Centre - Offices for Lease

| 3281 E Guasti Road, Ontario, CA 91761 | | | |
|---|-----------------------|---|----------------------|
| Floor/Suite# | RSF | Description | Status |
| 1 st / 175 | 3,218 | 7 offices, 1 conference room, breakroom and 1 file room | Available in 30 days |
| 2 nd / 200 | 1,665 | 3 offices, conference room and open area with water view | Available 1/01/2026 |
| 2 nd / 275 | 2,525 | 2 offices, a large conference room, breakroom, storage and open area with cubicle workstations | Available |
| 5 th / 525 | 1,339 | 2 offices and large open area | Available |
| 5 th / 560 | 1,399 | 1 office and large open area | Available 2/01/2026 |
| 6 th / 640 | 1,993 | 1 office , 1 conference roo and 1 storage/file room | Available 1/01/2026 |
| 3450 Centre Lake Drive, Ontario, CA 91761 | | | |
| 1 st Floor | 6,455 (Divisible) | 5 offices, 1 conference room, storage/IT room, and open area for cubicle workstations (divisible) | Available |
| 2 nd Floor | 14,747 (Divisible) | 18 offices, 2 conference rooms, large breakroom/meeting room, storage, and open area for cubicle workstations | Available |

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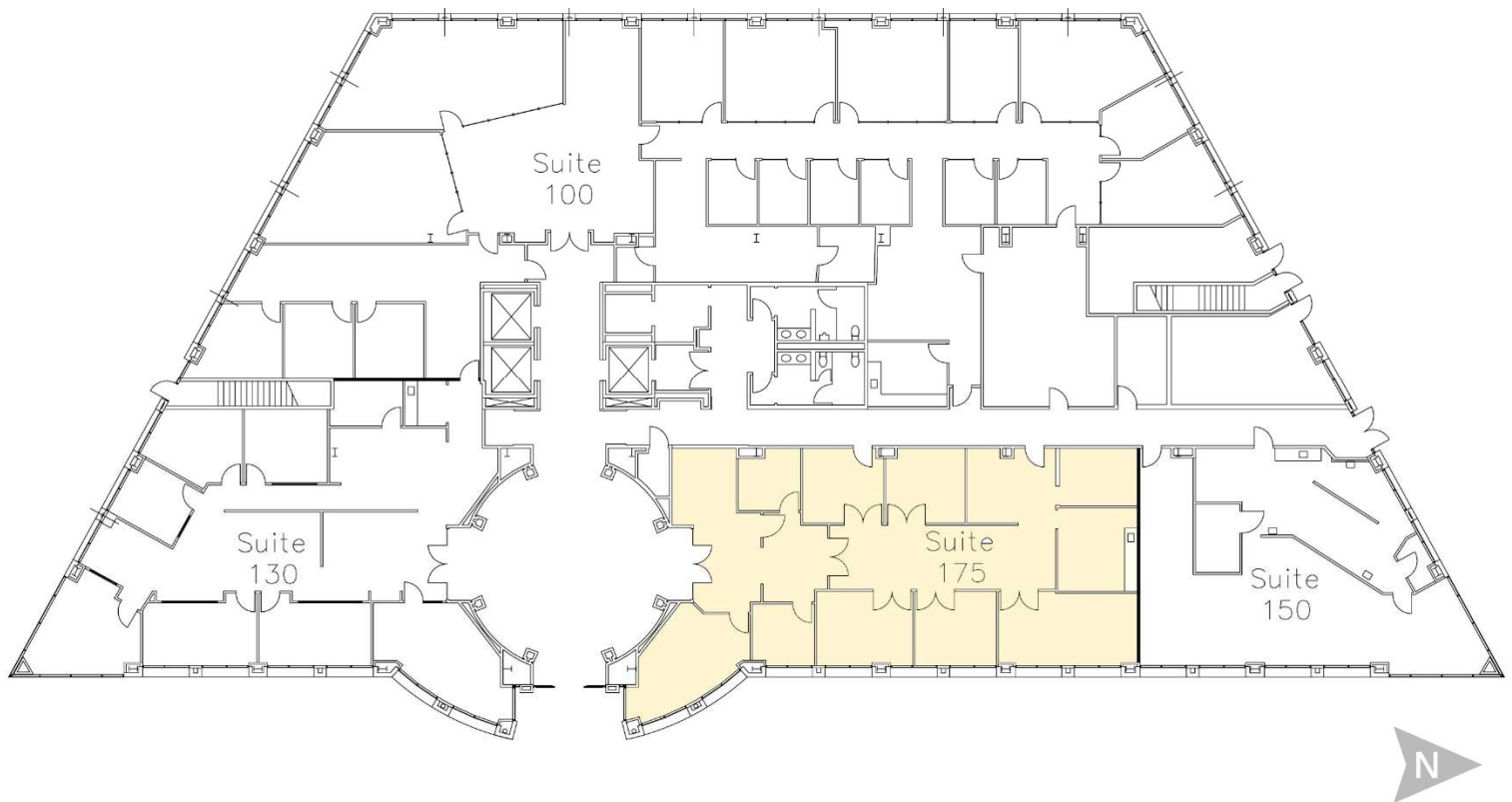
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 MGR Real Estate Inc. 3800 Concourses, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

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 WWW.MGRREALESTATE.COM | Lic. #01841921

3281 E Guasti Road, Ontario, CA 91761 – 1st Floor

Suite 175: 3,218 RSF (Available in 30 days)



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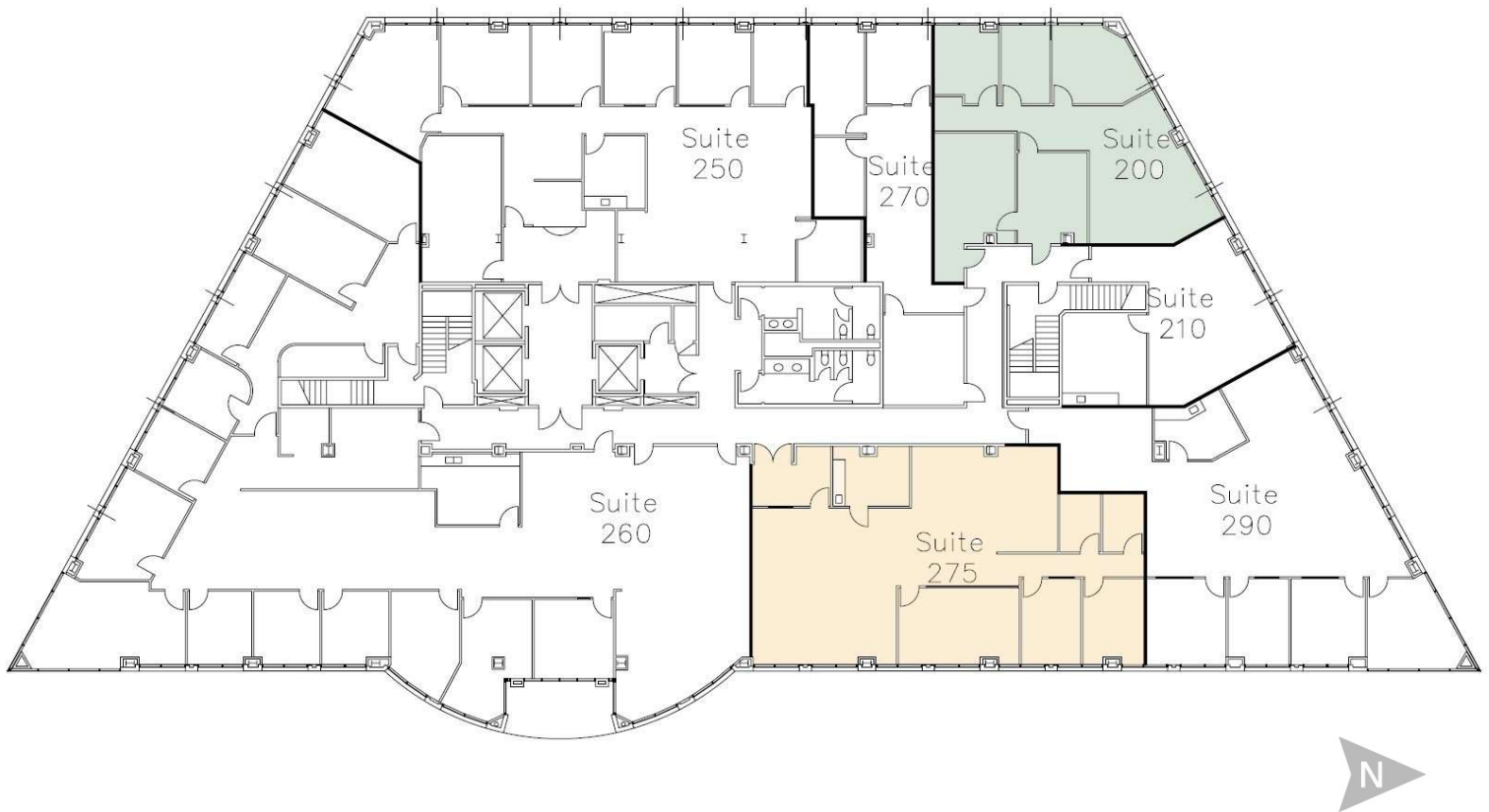
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3281 E Guasti Road, Ontario, CA 91761 – 2nd Floor

Suite 200: 1,665 RSF (Available 02/01/2026) | **Suite 275:** 2,525 RSF (Available)



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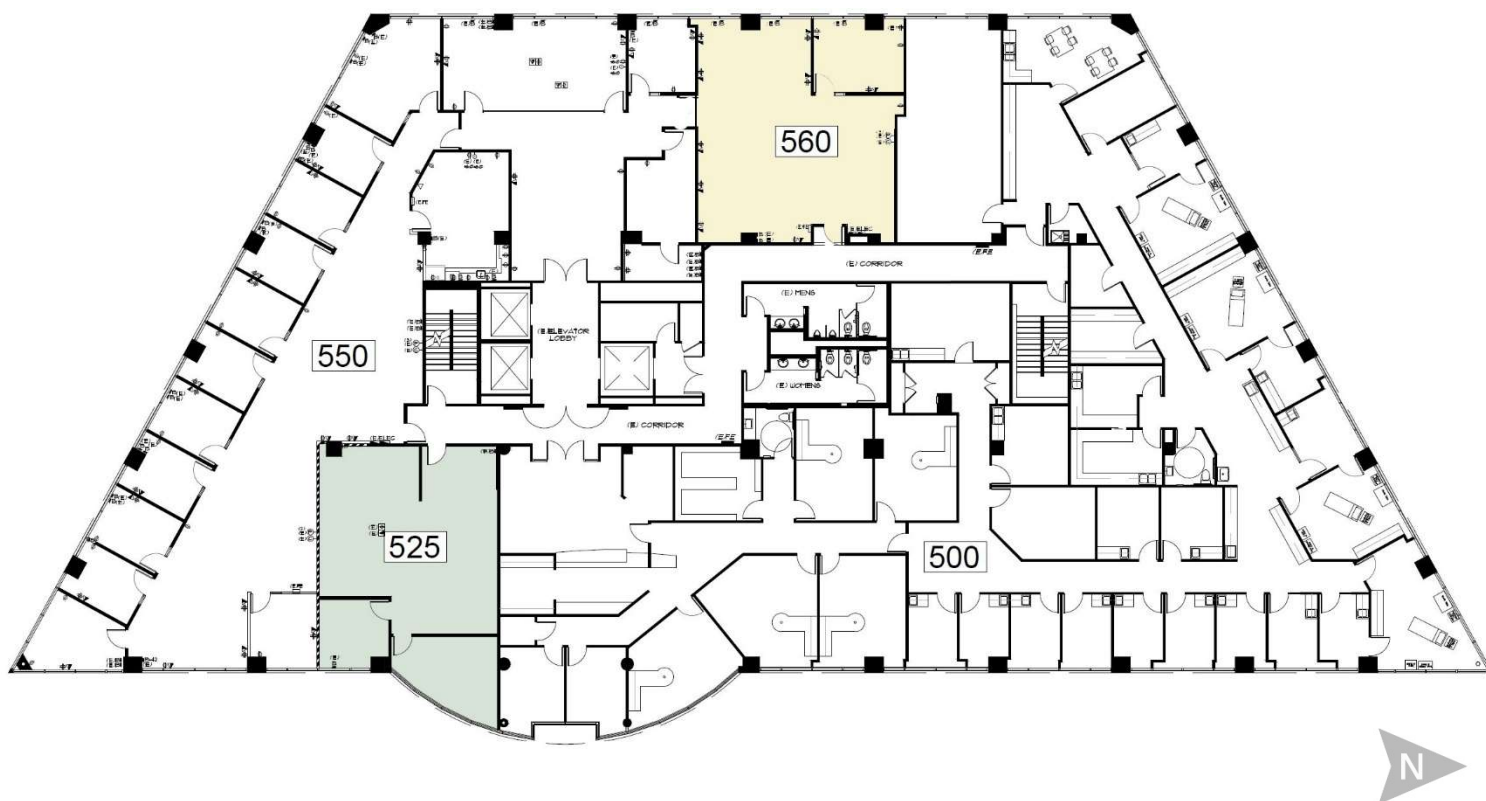
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3281 E Guasti Road, Ontario, CA 91761 – 5th Floor

Suite 525: 1,339 RSF ([Available](#)) | **Suite 560:** 1,399 RSF ([Available 2/01/2026](#))



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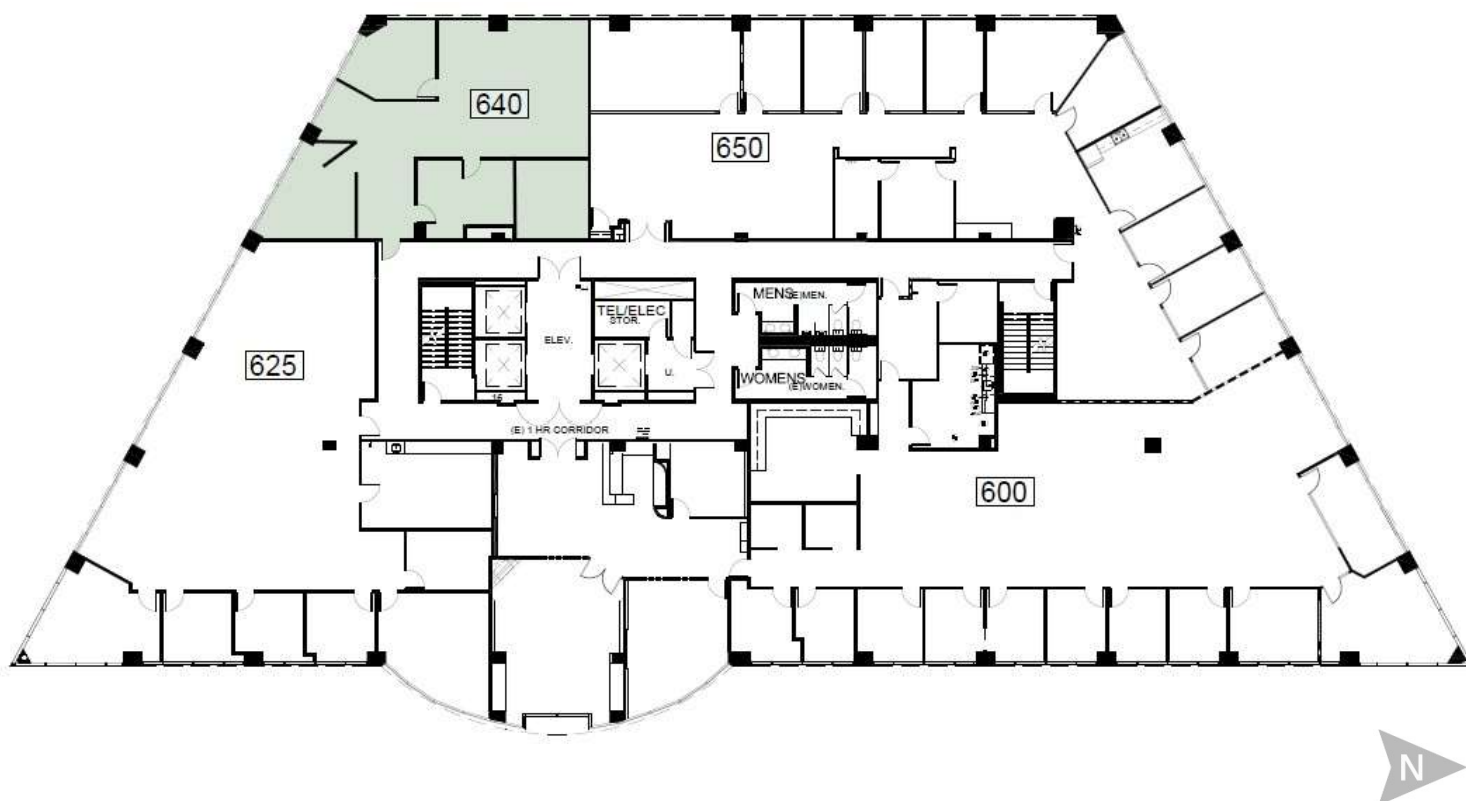
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3281 E Guasti Road, Ontario, CA 91761 – 6th Floor

Suite 640: 1,993 RSF (Available 01/01/2026)



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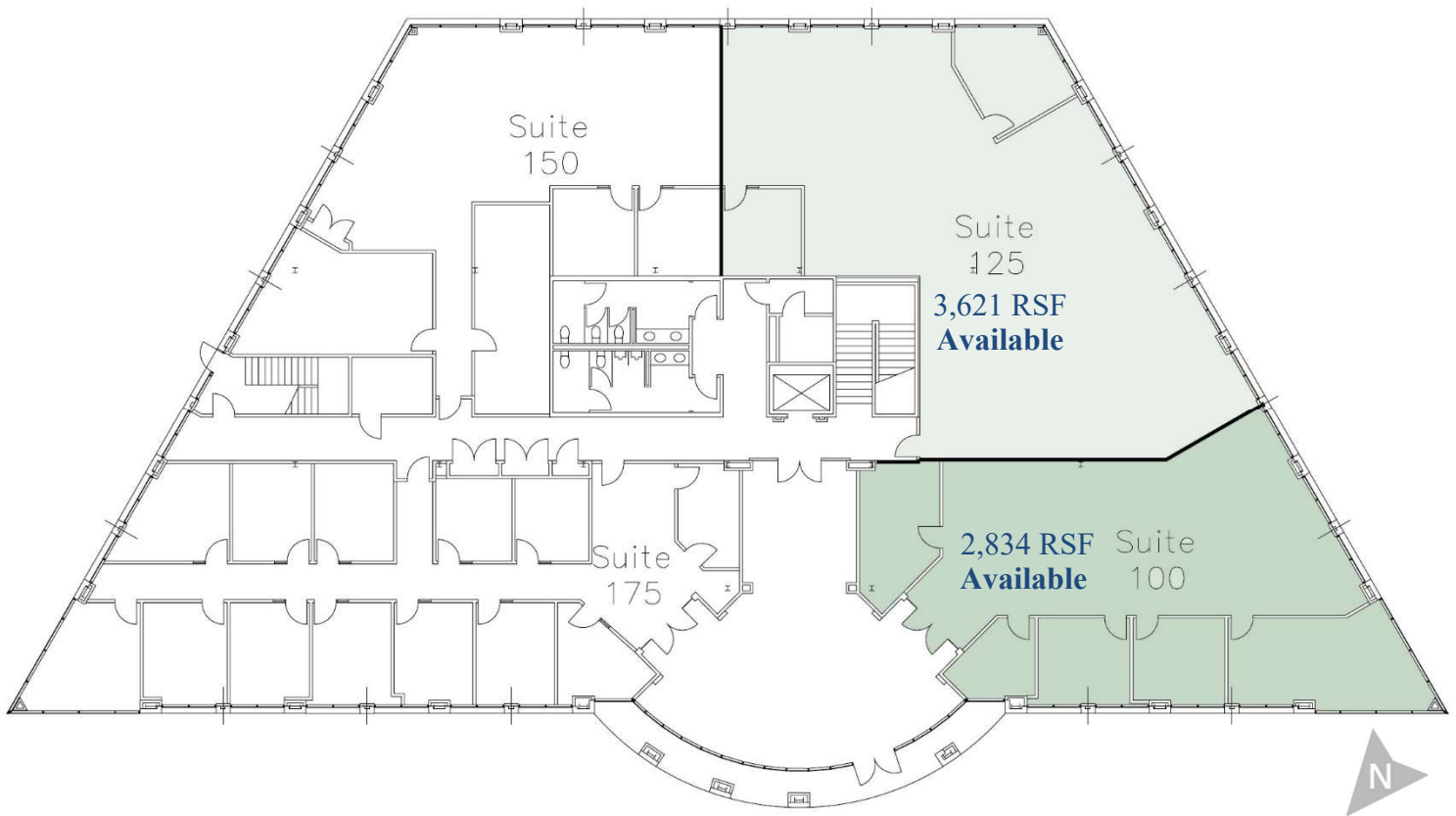
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3450 Centre Lake Drive, Ontario, CA 91761 – 1st Floor

Suite 100: 2,834 RSF | Suite 125: 3,621 RSF

Suite 100 & 125 Total: 6,455 RSF



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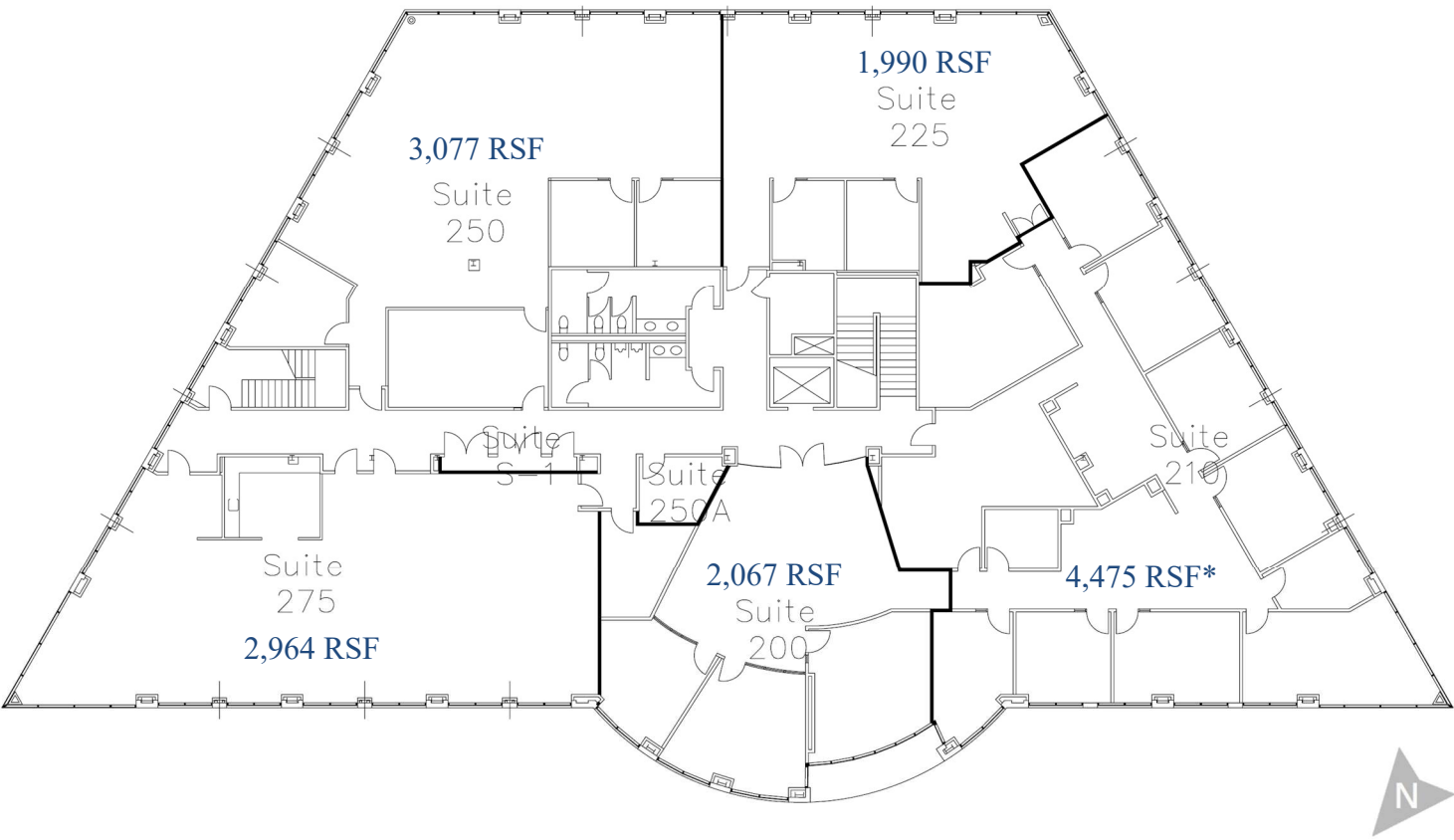


3450 Centre Lake Drive, Ontario, CA 91761 – 2nd Floor

Suite 200: 2,067 RSF |& **Suite 210:** 4,475 RSF (Available April 2026)

Suite 225: 1,990 RSF | **Suite 250:** 3,077 RSF | **Suite 275:** 2,964 RSF (Available)

Second Floor Total: 14,747 RSF



*Suite 210 shall be combined with Suite 200 and/or Suite 225

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