

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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Lynn Yangchana, CCIM
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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

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 nd / 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 nd / 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 nd / 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 rd / 320 | 3,293 | Reception area, 2 offices and bullpen for workstations | Available |
| 4 th / 400 | 21,632 | Reception area, 2 large conference rooms, 19 offices, storage/IT rooms, breakroom and large bullpens for workstations | Available 7/1/2026 |



For more information, contact:

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Commercial Brokerage Residential Real Estate Property Management

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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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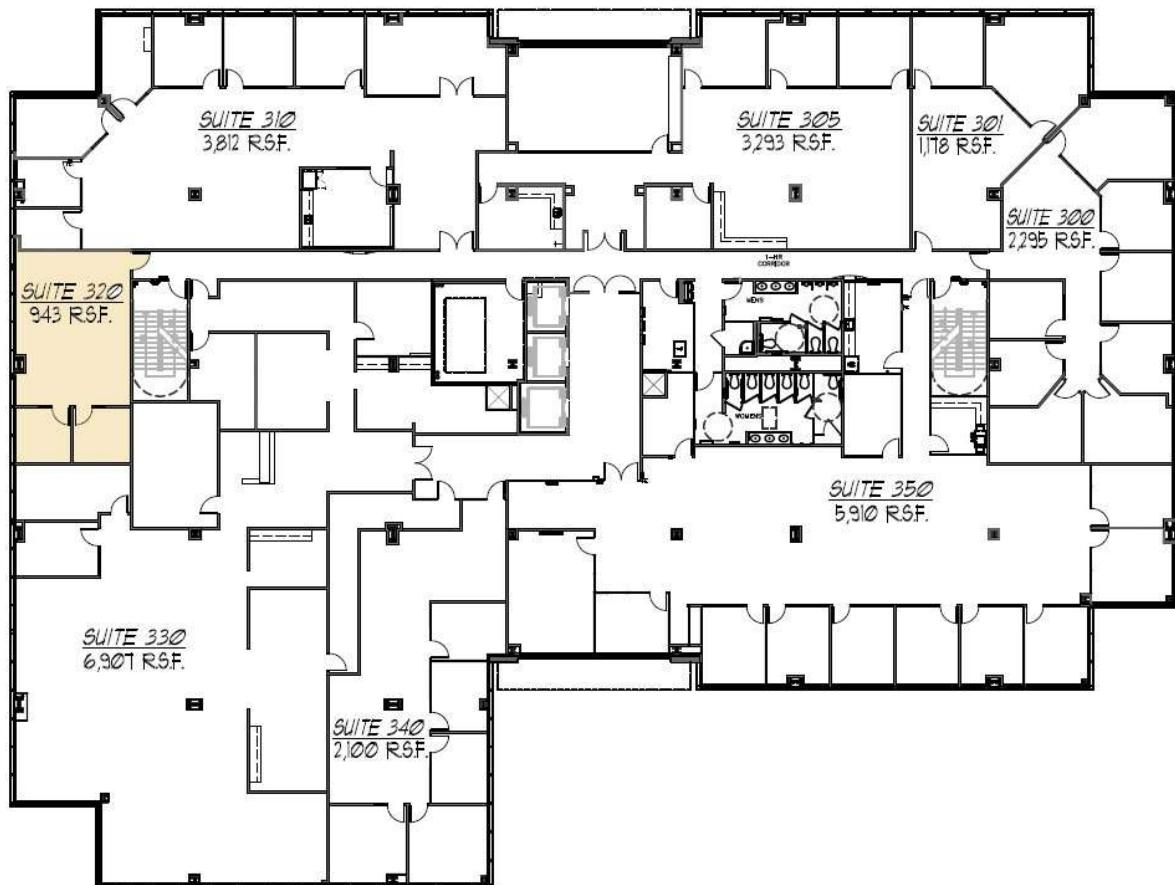
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3990 Concours St., Ontario CA, 91764

Suite 320: 943 RSF (Available)



THIRD FLOOR



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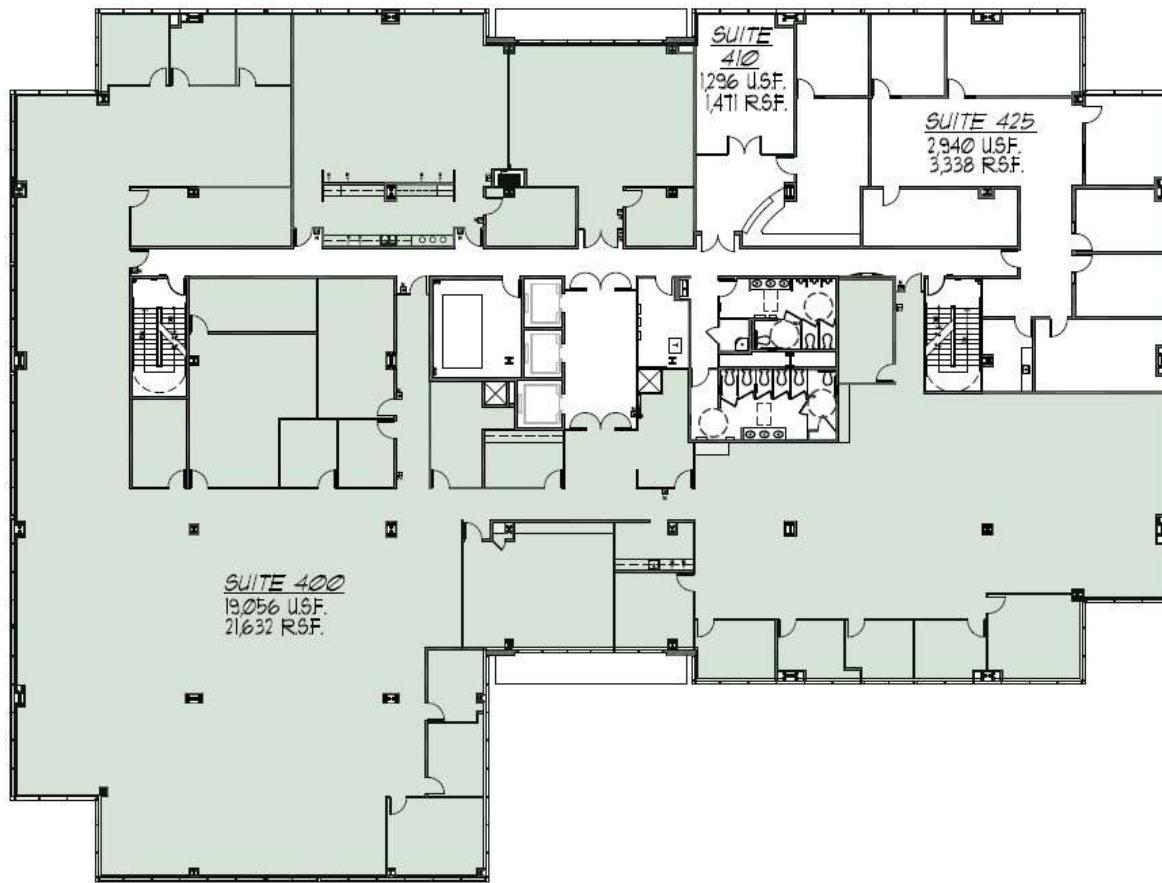
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3990 Concours St., Ontario CA, 91764

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



FOURTH FLOOR



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