

COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



Empire Towers V

3990 Concourse Street, Ontario, CA 91764

PRESENTED BY

Michael G. Rademaker

Founder/CEO

909-579-1340

mrademaker@mgrservices.com

DRE Lic #00556679

Lynn Yangchana, CCIM

Vice President

909-579-1399

lynnny@mgrrealestate.com

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

BRE ID# 01841921

All items on this page are deemed to be accurate, but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

Empire Towers V - Offices for Lease

3990 Concourses 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:

Michael G. Rademaker
 Founder / CEO | Lic. #00556679
Office Direct: 909-579-1340

Lynn Yangchana
 Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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

Commercial Brokerage Residential Real Estate Property Management

Ontario-909-981-4466

Victorville-760-955-7888

Carlsbad-760-683-8102

WWW.MGRREALESTATE.COM | Lic. #01841921

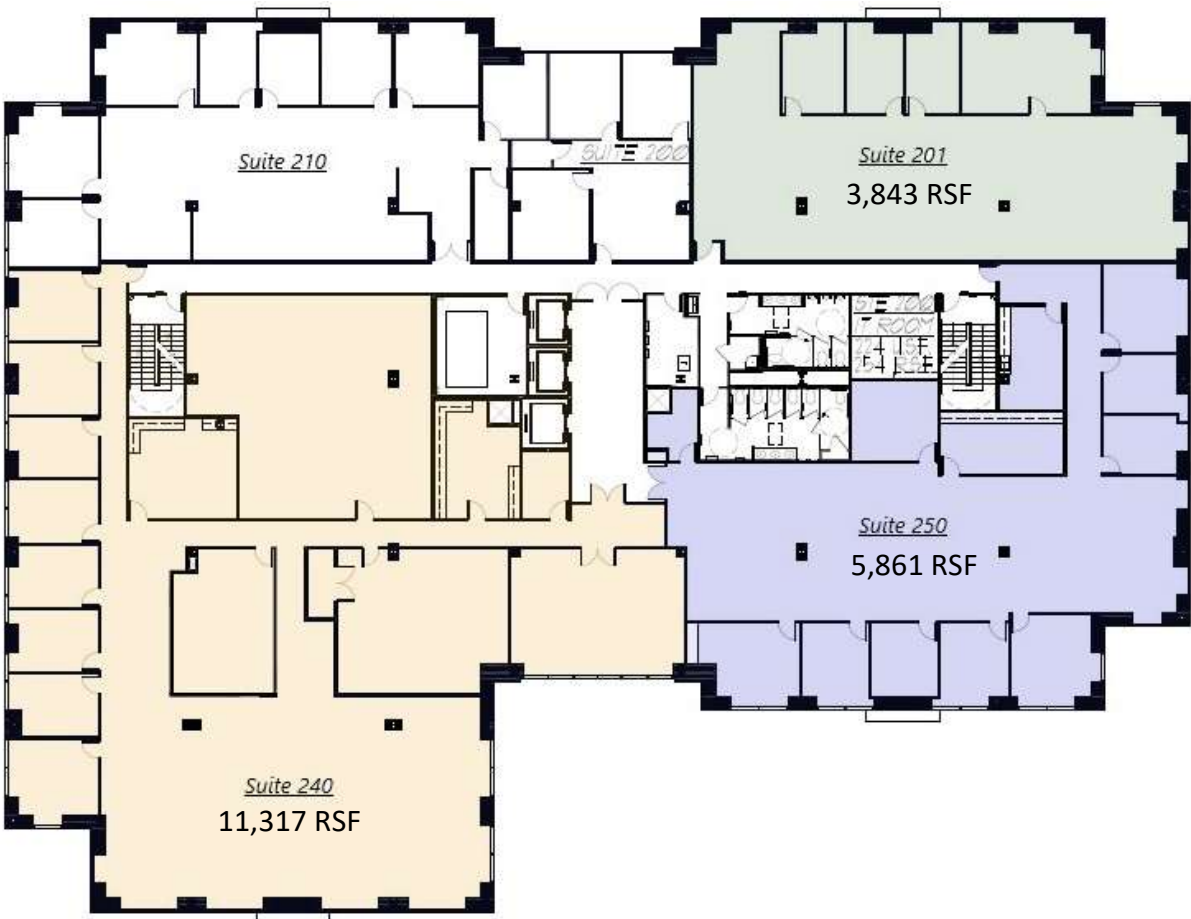


3990 Concours St., Ontario CA, 91764

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:

Michael G. Rademaker
Founder / CEO | Lic. #00556679
Office Direct: 909-579-1340

Lynn Yangchana
Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

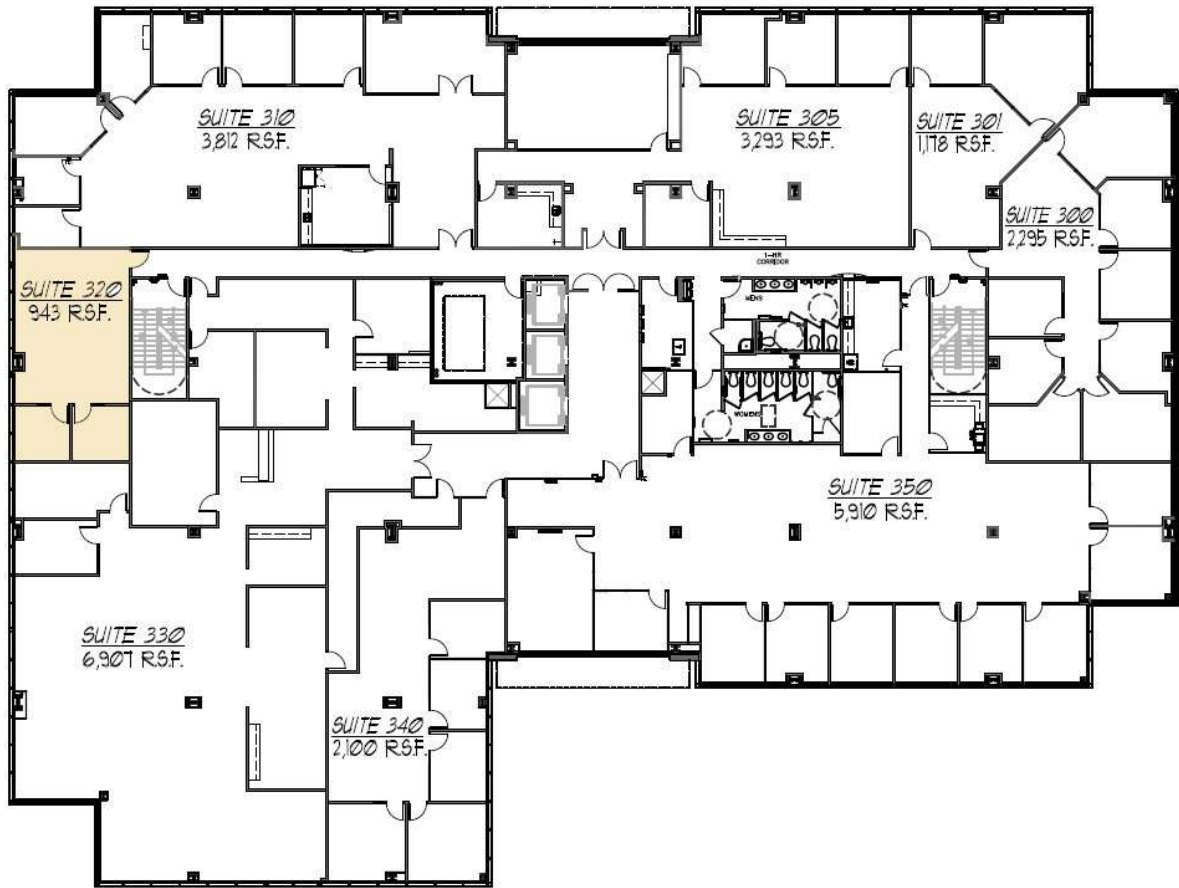
*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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



3990 Concours St., Ontario CA, 91764

Suite 320: 943 RSF (Available)



THIRD FLOOR



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

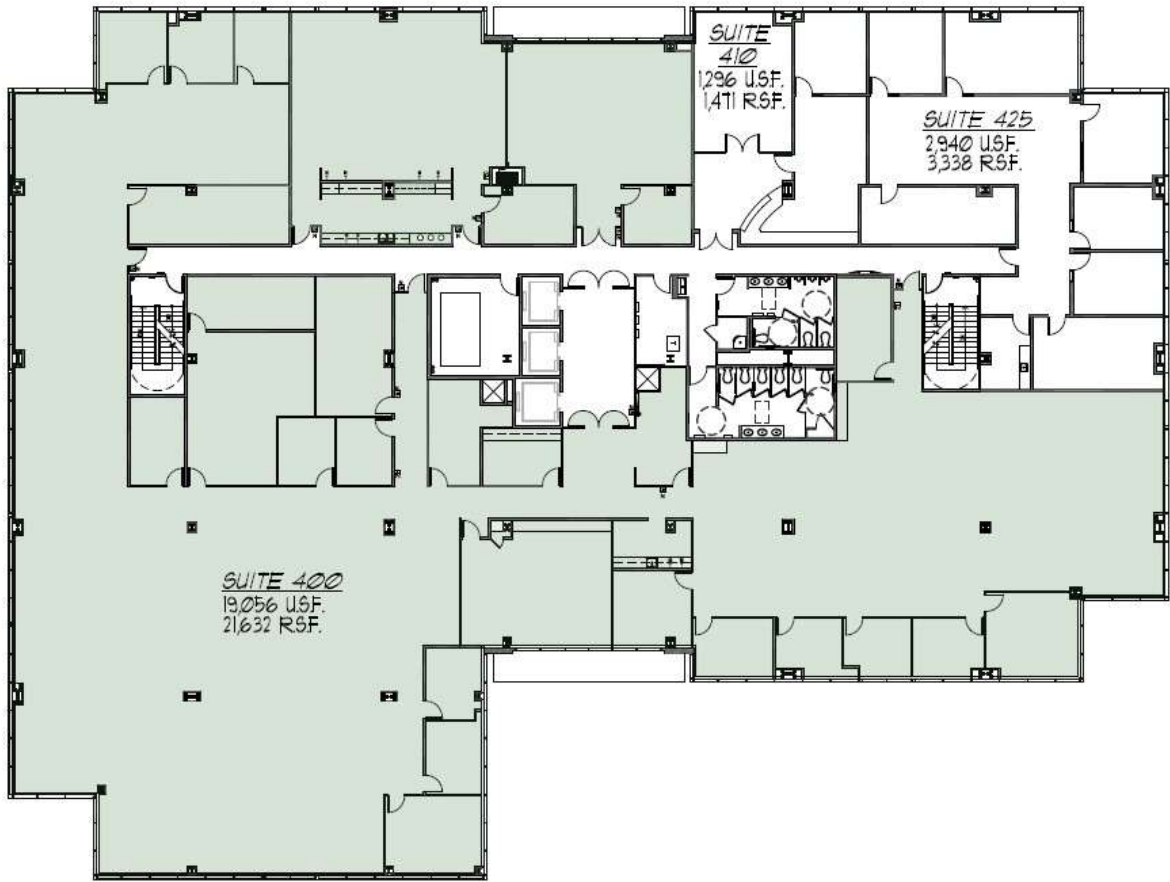
*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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



3990 Concours St., Ontario CA, 91764

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



FOURTH FLOOR



For more information, contact:

Michael G. Rademaker
Founder / CEO | Lic. #00556679
Office Direct: 909-579-1340

Lynn Yangchana
Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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