

# COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



## Empire Towers IV

3800 Concours St., Ontario CA, 91764

### PRESENTED BY

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

Founder/CEO

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DRE Lic #00556679

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Vice President

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DRE Lic #01518762

**MGR**  
Real Estate

### Features:

- +/- 76,118 SF, 3-Story, Class A Office Building
- Premiere Ontario Airport Submarket Location
- Built in 2004; Zoning: SP, City of Ontario
- Immediate Access to I-10, at Haven Avenue
- Close 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 IV - Offices for Lease

3800 Concours Street, Ontario, CA 91764

Floor / Suite #	Rentable Sq. Ft.	Description
1 <sup>st</sup> FL / 125	10,704	Reception area, 5 private offices, 2 large meeting rooms, conference room, large room with 4 workstations, storage rooms and private restrooms.
2 <sup>nd</sup> FL / 220-270	13,335	Reception area, 7 private offices, and large open area (Divisible)



For more information, contact:

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

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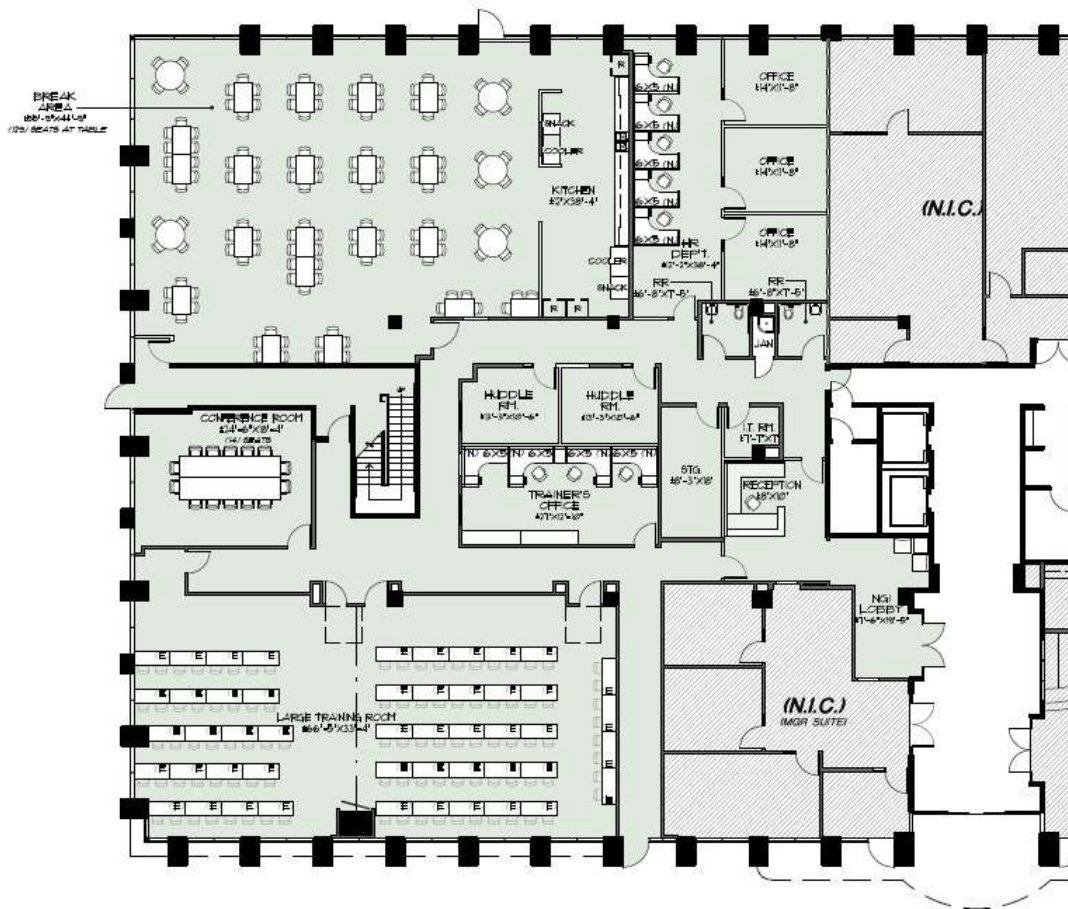
MGR Real Estate Inc. 3800 Concours, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

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# Empire Tower IV 3800 Concourse, Ontario, CA, 91764 – 1st Floor

Suite 125: 10,704 RSF total  
(Available in approx. 90 days)



FIRST FLOOR



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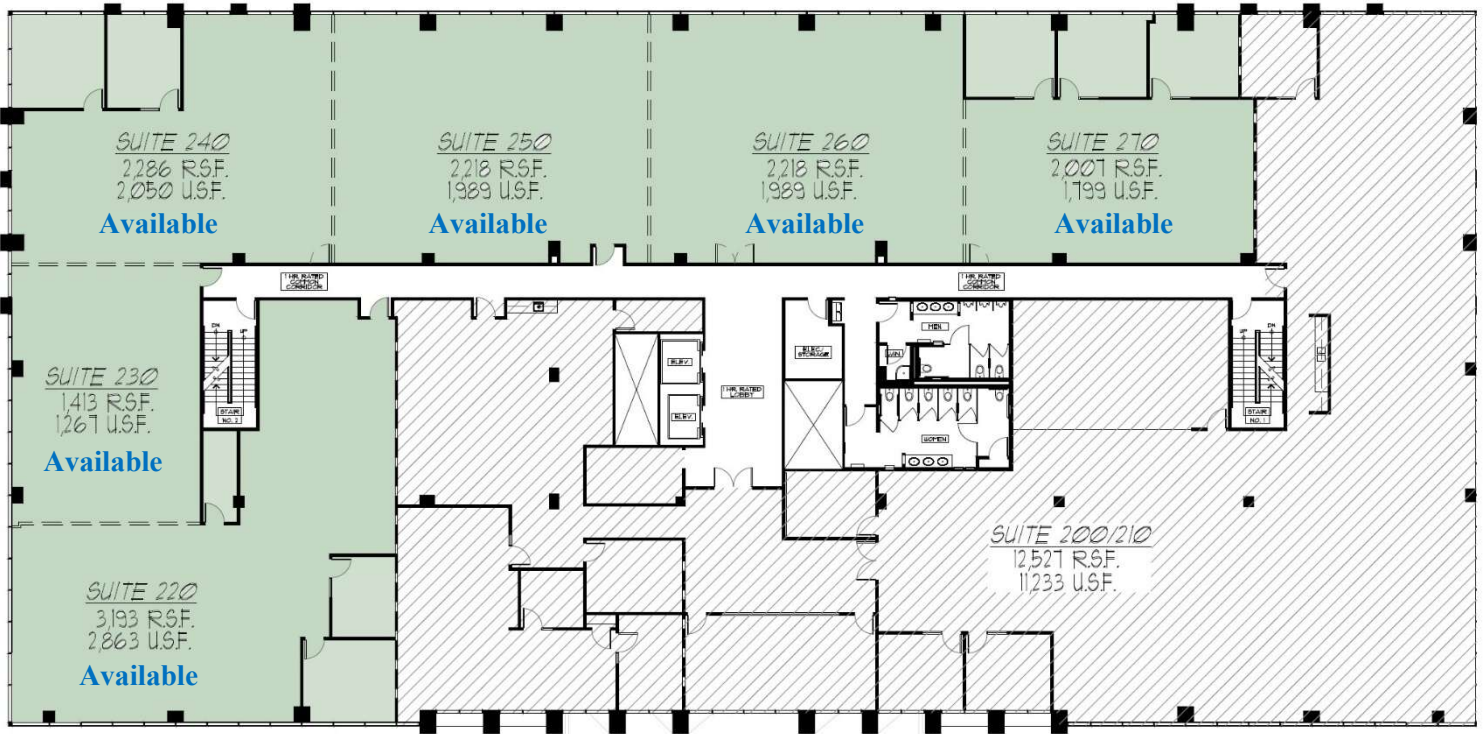
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**Empire Tower IV**  
**3800 Concours, Ontario, CA, 91764 – 2<sup>nd</sup> Floor**

Suite 220 through 270: 13,335 RSF total  
(Divisible and Available in approx. 90 days)



SECOND FLOOR



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