

# 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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#### **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 60Freeways
- 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](http://www.mgrrealestate.com)

BRE ID# 01841921

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## One Lakeshore Centre - Offices for Lease

<b>3281 E Guasti Road, Ontario, CA 91761</b>			
Floor/Suite#	RSF	Description	Status
1 <sup>st</sup> / 175	3,218	7 offices, 1 conference room, breakroom and 1 file room	Available
2 <sup>nd</sup> / 200	1,665	3 offices, conference room and open area with water view	Available
2 <sup>nd</sup> / 210	907	Open floor plan with a breakroom and water view	Available
6 <sup>th</sup> / 640	1,993	1 office , 1 conference room and 1 storage/file room	Available
7 <sup>th</sup> / 750	4,880	10 offices, 1 conference room and 1 storage/file room and open areas for workstations	Available in 30 days
<b>3450 Centre Lake Drive, Ontario, CA 91761</b>			
1 <sup>st</sup> Floor	6,455 (Divisible)	5 offices, 1 conference room, storage/IT room, and open area for cubicle workstations (divisible)	Available
2 <sup>nd</sup> 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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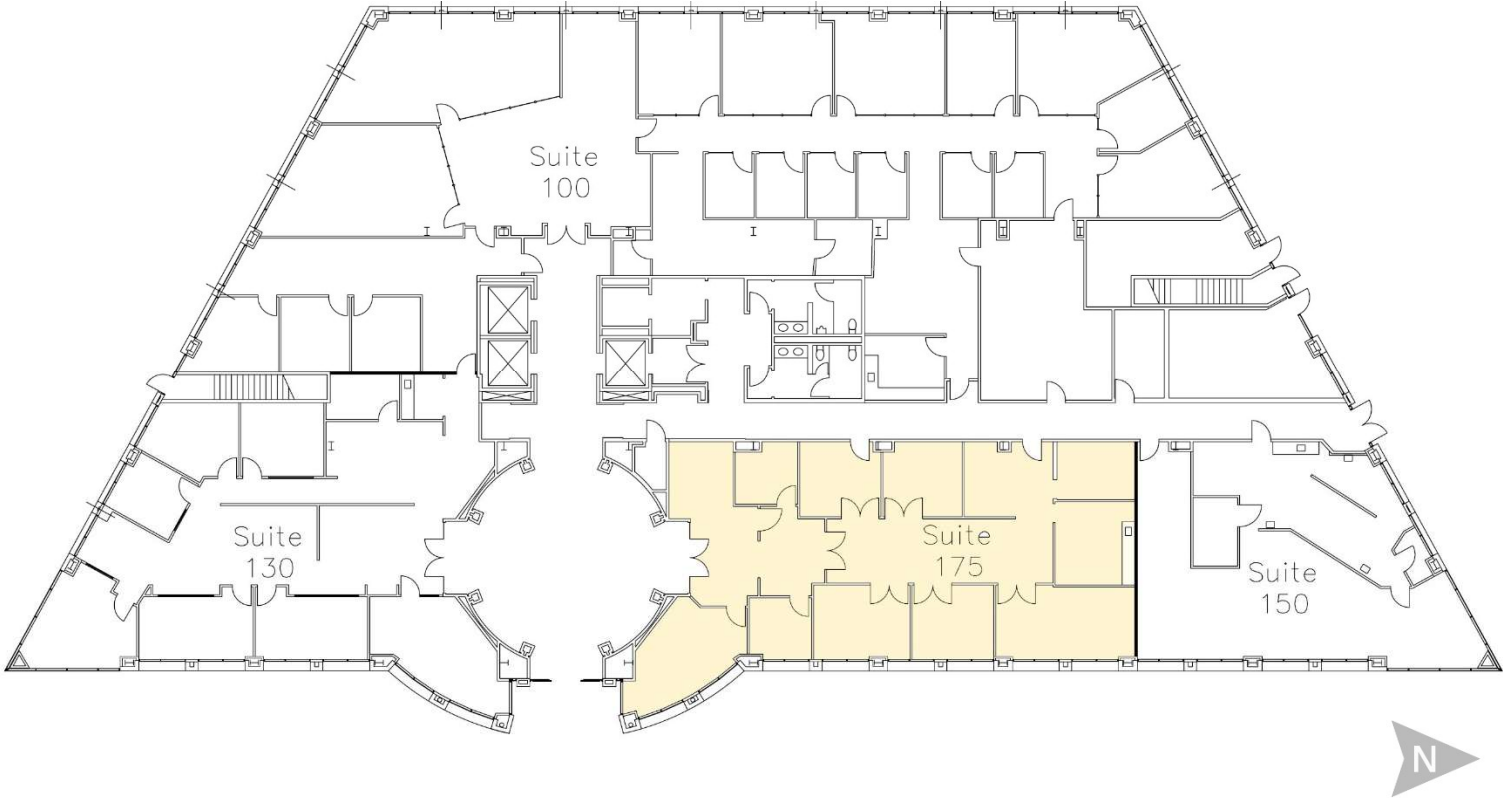
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**Ontario-909-981-4466      Victorville-760-955-7888      Carlsbad-760-683-8102**  
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**3281 E Guasti Road, Ontario, CA 91761 – 1<sup>st</sup> Floor**

**Suite 175: 3,218 RSF (Available)**



**For more information, contact:**

<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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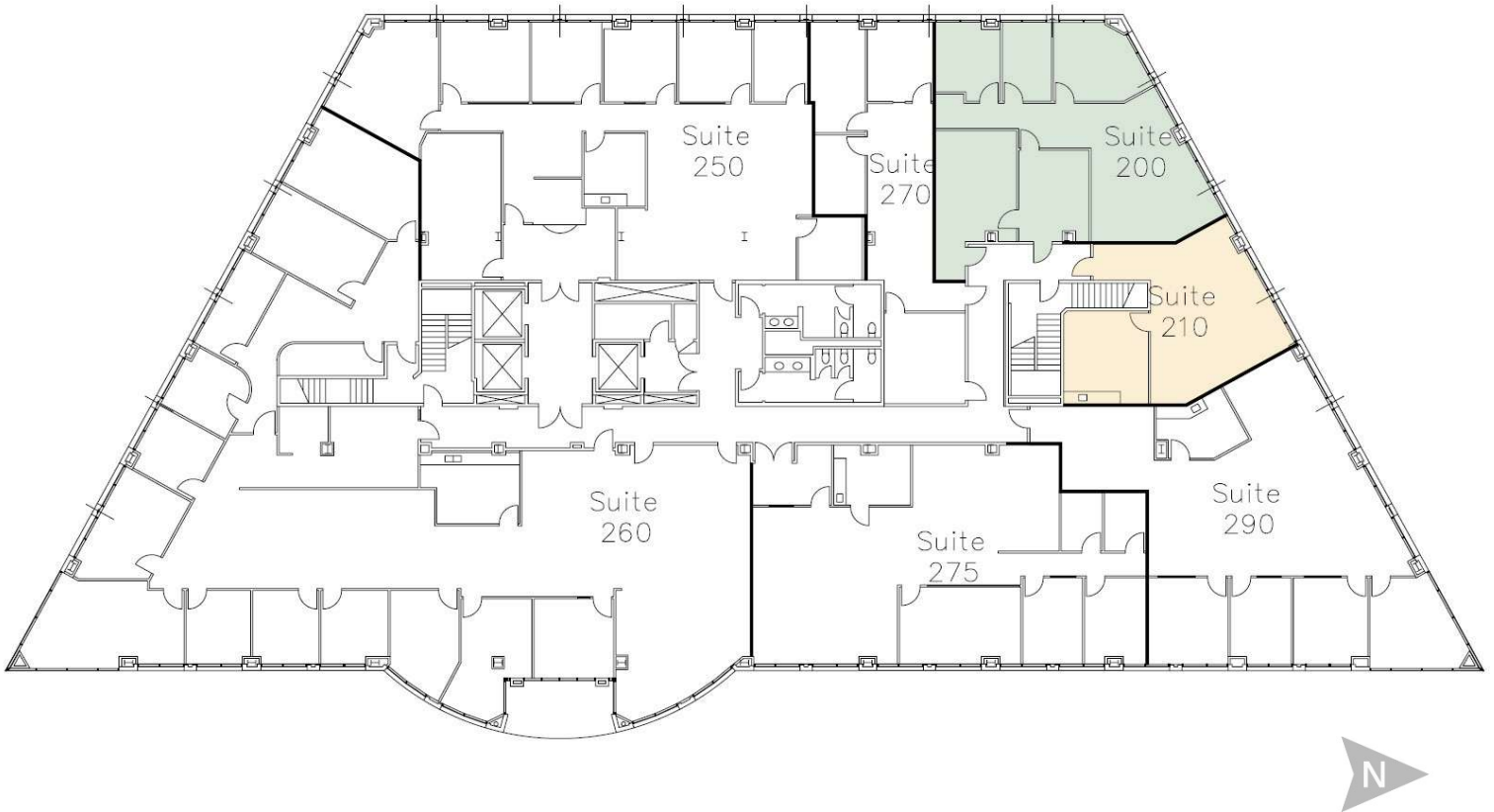
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**3281 E Guasti Road, Ontario, CA 91761 – 2<sup>nd</sup> Floor**

**Suite 200: 1,665 RSF (Available)**

**Suite 210: 907 RSF (Available)**



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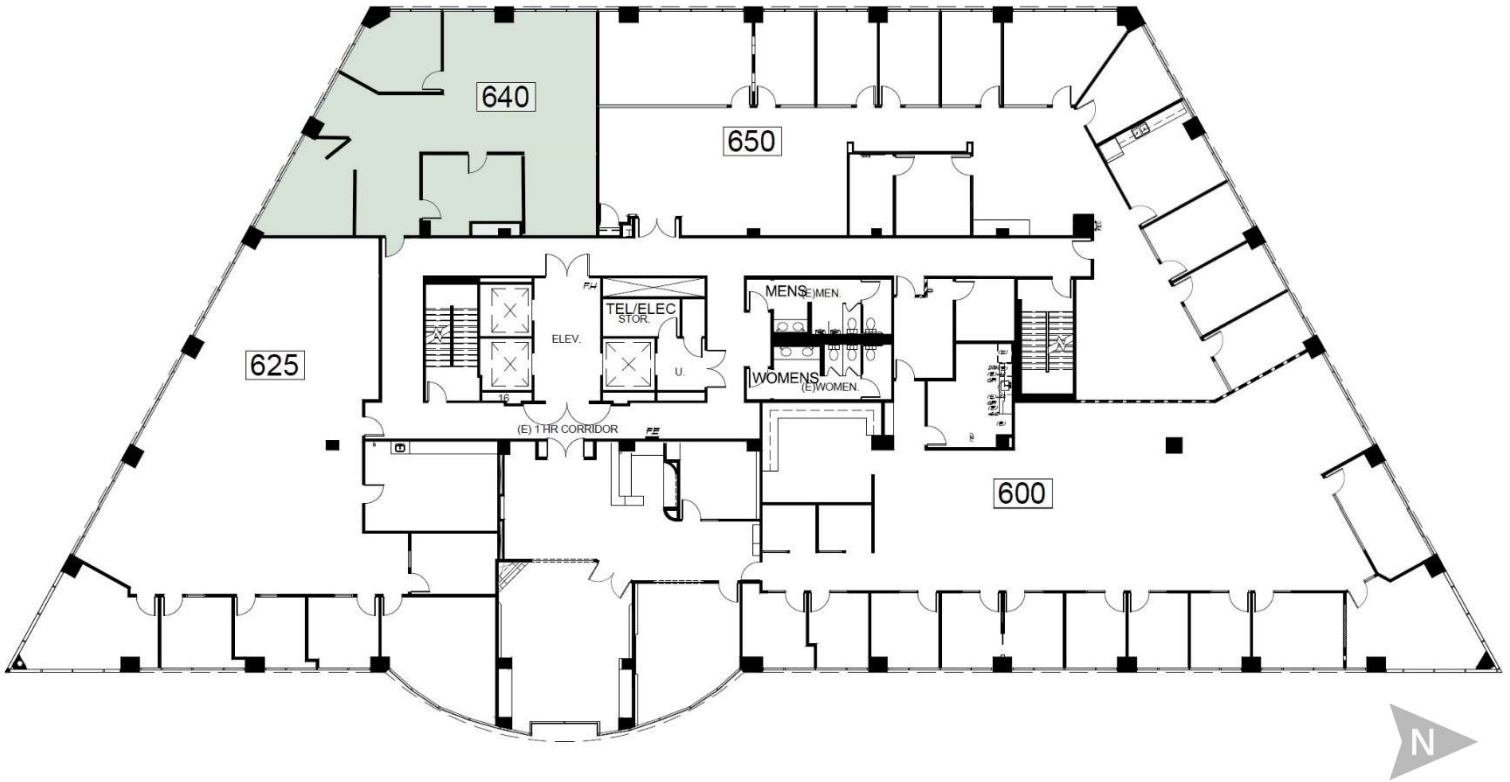
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3281 E Guasti Road, Ontario, CA 91761 – 6<sup>th</sup> Floor

Suite 640: 1,993 RSF (Available)



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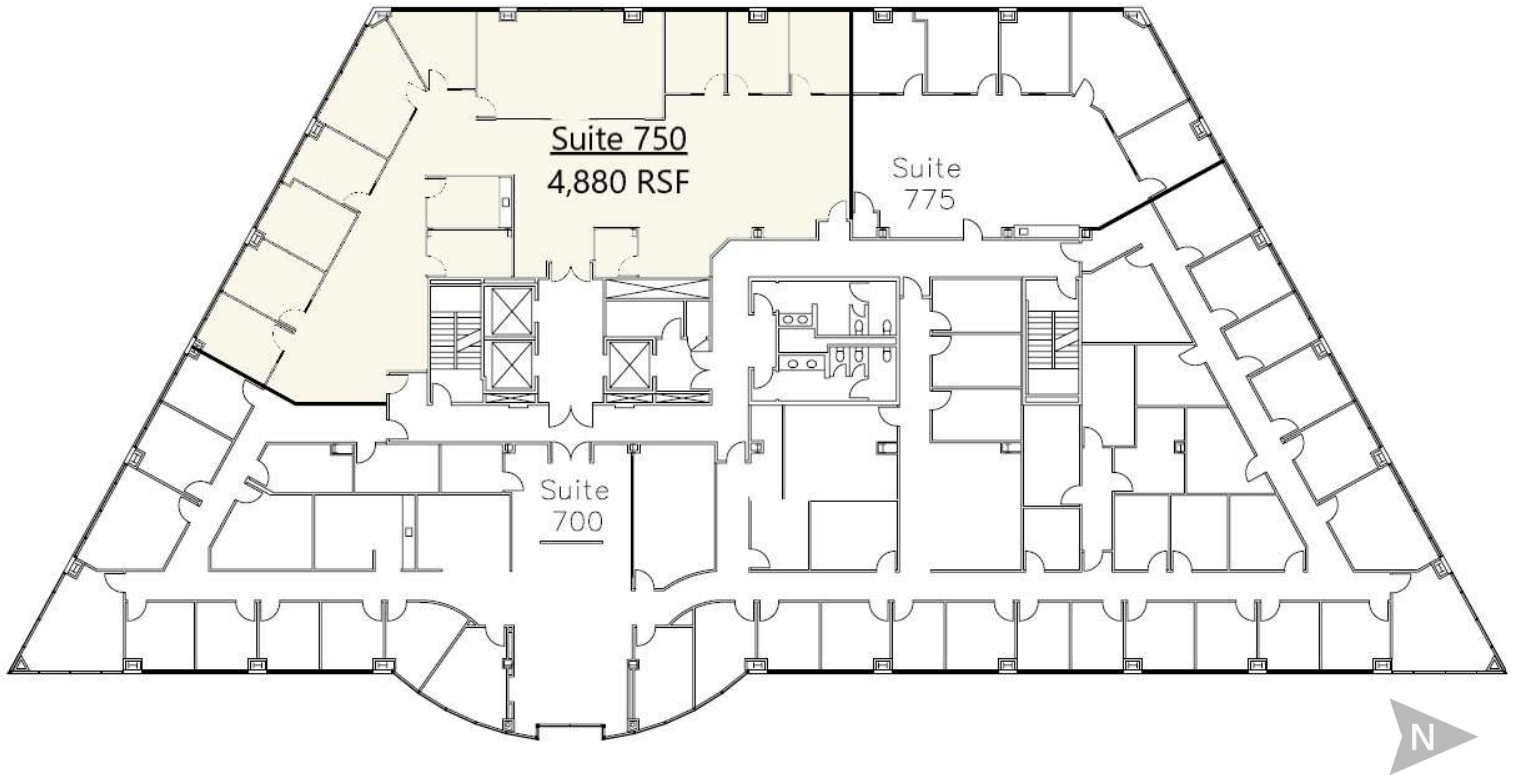
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**3281 E Guasti Road, Ontario, CA 91761 – 7<sup>th</sup> Floor**

**Suite 750: 4,880 RSF (Available in 30 days)**



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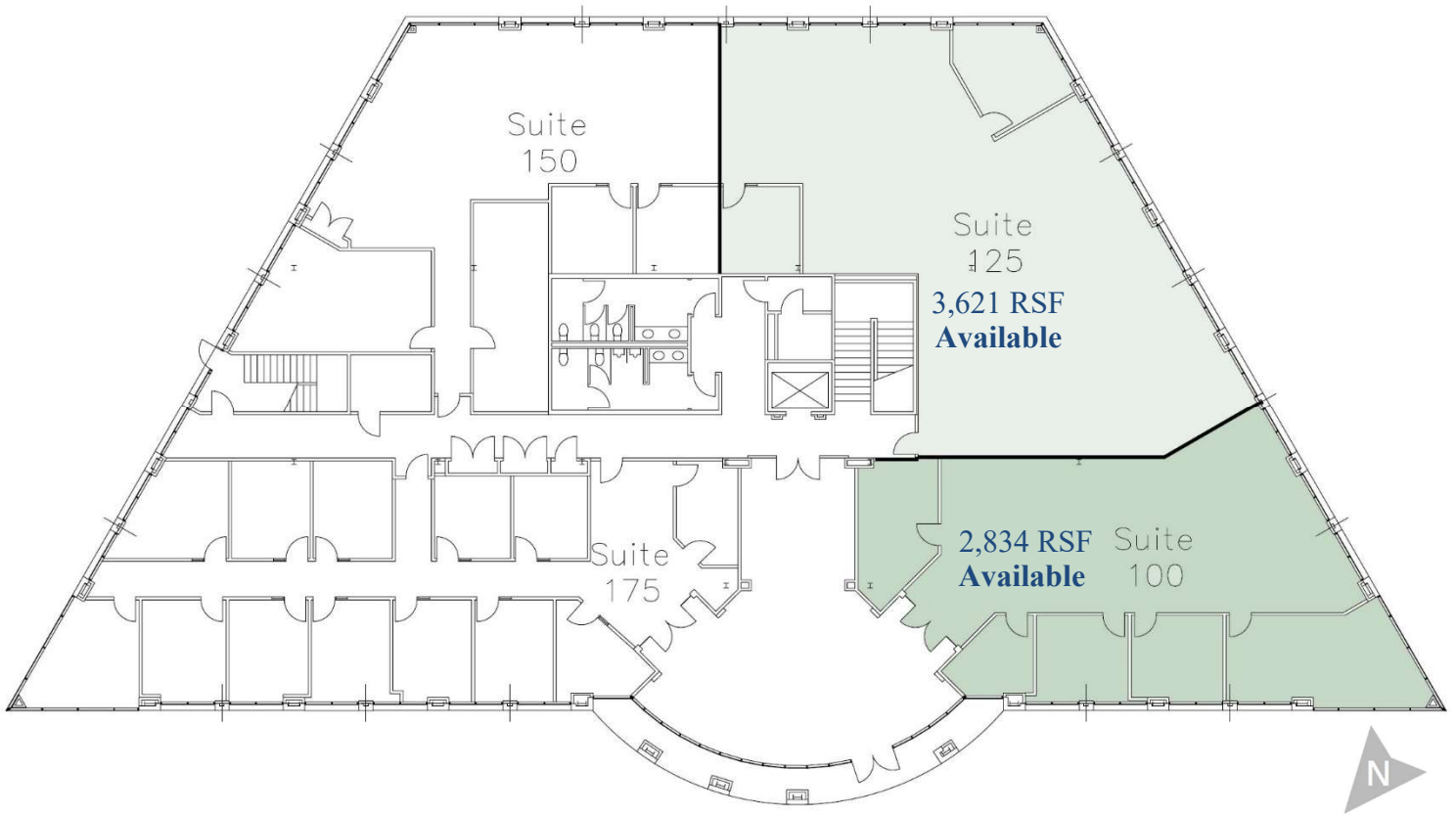
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## 3450 Centre Lake Drive, Ontario, CA 91761 – 1<sup>st</sup> Floor

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

Suite 100 & 125 Total: 6,455 RSF



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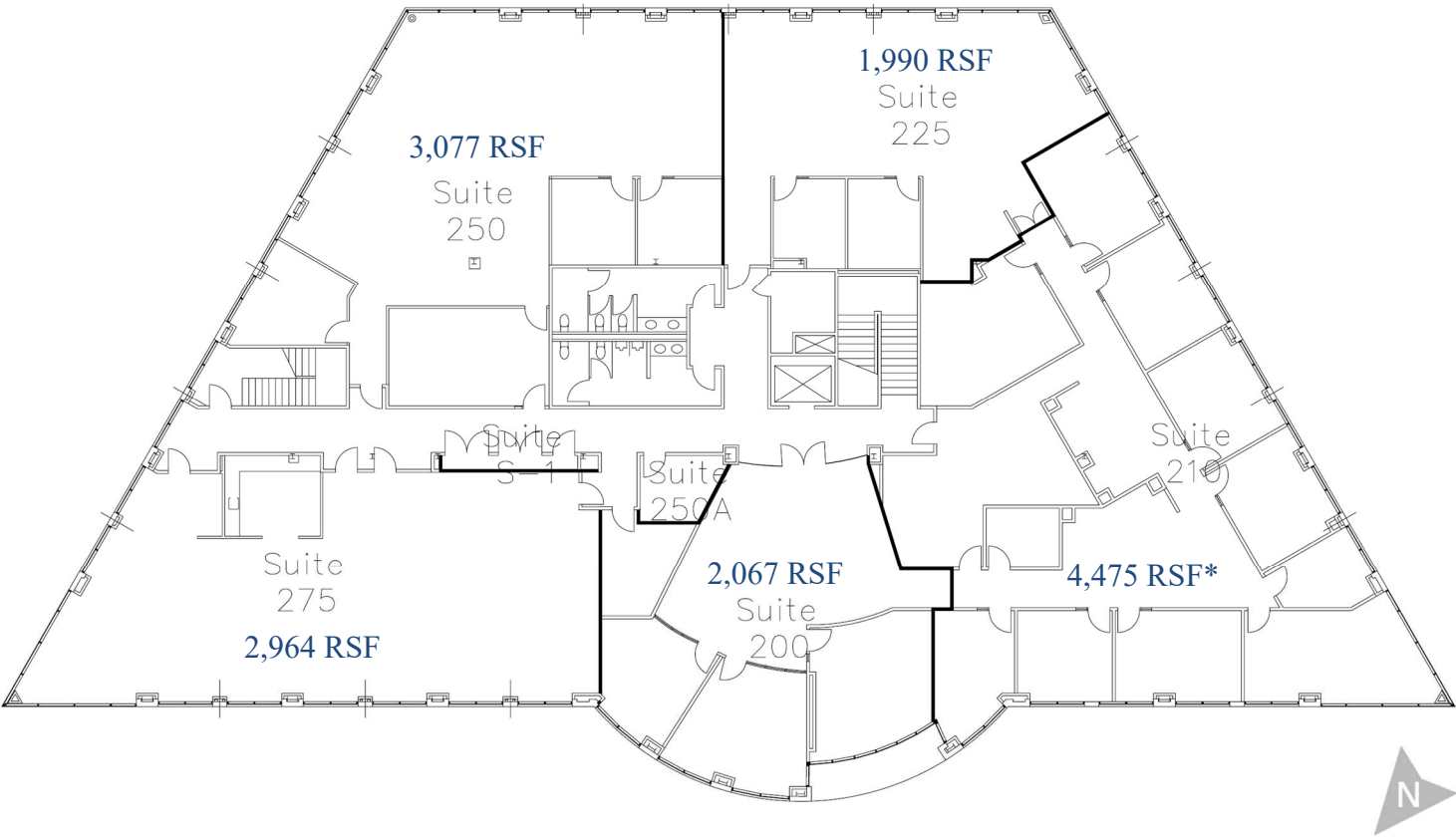


**3450 Centre Lake Drive, Ontario, CA 91761 – 2<sup>nd</sup> Floor**

**Suite 200:** 2,067 RSF | **Suite 210:** 4,475 RSF (Available October 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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