

MAJOR PRICE REDUCTION

\$4,695,000

NOW \$4,250,000

\$445,000 TOTAL PRICE REDUCTION | APPROX. \$366/SF

OWNER-USER / INVESTMENT MEDICAL & OFFICE BUILDING FOR SALE

Approx. 1,687 SF Immediately Available for Owner Occupancy | Existing Rental Income In Place



IMMEDIATELY AVAILABLE

±1,687 SF

FOR OWNER-USER

PRESTIGIOUS CONCOURS PLAZA | ONTARIO AIRPORT AREA

±11,628 SF

BUILDING SIZE

±1,687 SF

AVAILABLE NOW

85.5%

OCCUPIED

\$4.25M

NEW ASKING PRICE

MOVE IN. COLLECT RENT. OWN THE BUILDING.

3333 Concourses St., Building 4 presents a compelling opportunity to acquire a ±11,628 SF two-story medical and professional office building in prestigious Concourses Plaza, within Ontario's highly desirable Airport Area.

Newly reduced to \$4,250,000 (approx. \$366/SF), the property offers approximately 1,687 SF currently vacant and available for immediate owner-user occupancy, while the balance of the building provides existing rental income to help offset ownership costs.

For buyers requiring additional space, ownership may consider accommodating additional owner-user occupancy, subject to existing tenant lease terms and availability.

Ideal for medical and healthcare groups, attorneys, accounting and financial firms, insurance companies, engineering firms, and other professional users.

Conveniently located near Ontario International Airport with excellent access to I-10, I-15 and major Inland Empire business centers.

Occupy. Collect Income. Build Equity.

SUITE 4202 | ±1,687 SF | AVAILABLE FOR IMMEDIATE OWNER OCCUPANCY



PROPERTY HIGHLIGHTS

- ✓ Two-story, ±11,628 SF medical/office building
- ✓ Built in 2005 with high-image design
- ✓ Elevator-served with modern improvements
- ✓ Ideal for owner-user or value-add investor
- ✓ Immediate access to I-10, I-15 & 210 Freeways
- ✓ Minutes to Ontario International Airport & Ontario Mills
- ✓ Excellent visibility and professional business park setting

SECOND FLOOR PLAN | SUITE 4202 – ±1,687 SF AVAILABLE



VACANT ±1,687 SF (SUITE 4202)

Helen G. Zhang

Commercial Associate | DRE Lic. #01890497

Cell: 909.272.3357 | Direct: 909.581.6626

hzhang@mgrrealestate.com

Michael G. Rademaker

Founder / CEO | DRE Lic. #00556679

Direct: 909.579.1340

mrademaker@mgrservices.com

