

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

909-579-1340

mrademaker@mgrservices.com

DRE Lic #00556679

Lynn Yangchana, CCIM

Vice President

909-579-1399

lynny@mgrrealestate.com

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 60 Freeways
- 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

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.



One Lakeshore Centre - Offices for Lease

3281 E Guasti Road, Ontario, CA 91761			
Floor/Suite#	RSF	Description	Status
1 st / 175	3,218	7 offices, 1 conference room, breakroom and 1 file room	Available
2 nd / 200	1,665	3 offices, conference room and open area with water view	Available
2 nd / 210	907	Open floor plan with a breakroom and water view	Available
4 th / 460	2,279	2 offices, large open area and break room	Available 1/1/2027
6 th / 640	1,993	1 office, 1 conference room and 1 storage/file room	Available
7 th / 750	4,880	10 offices, 1 conference room and 1 storage/file room and open areas for workstations	Available in 30 days
8 th / 880	2,144	5 offices and a large open area for workstations	Available
3450 Centre Lake Drive, Ontario, CA 91761			
1 st Floor	6,455 (Divisible)	5 offices, 1 conference room, storage/IT room, and open area for cubicle workstations (divisible)	Available
2 nd Floor	14,747 (Divisible)	18 offices, 2 conference rooms, large breakroom/meeting room, storage, and open area for cubicle workstations	Available

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

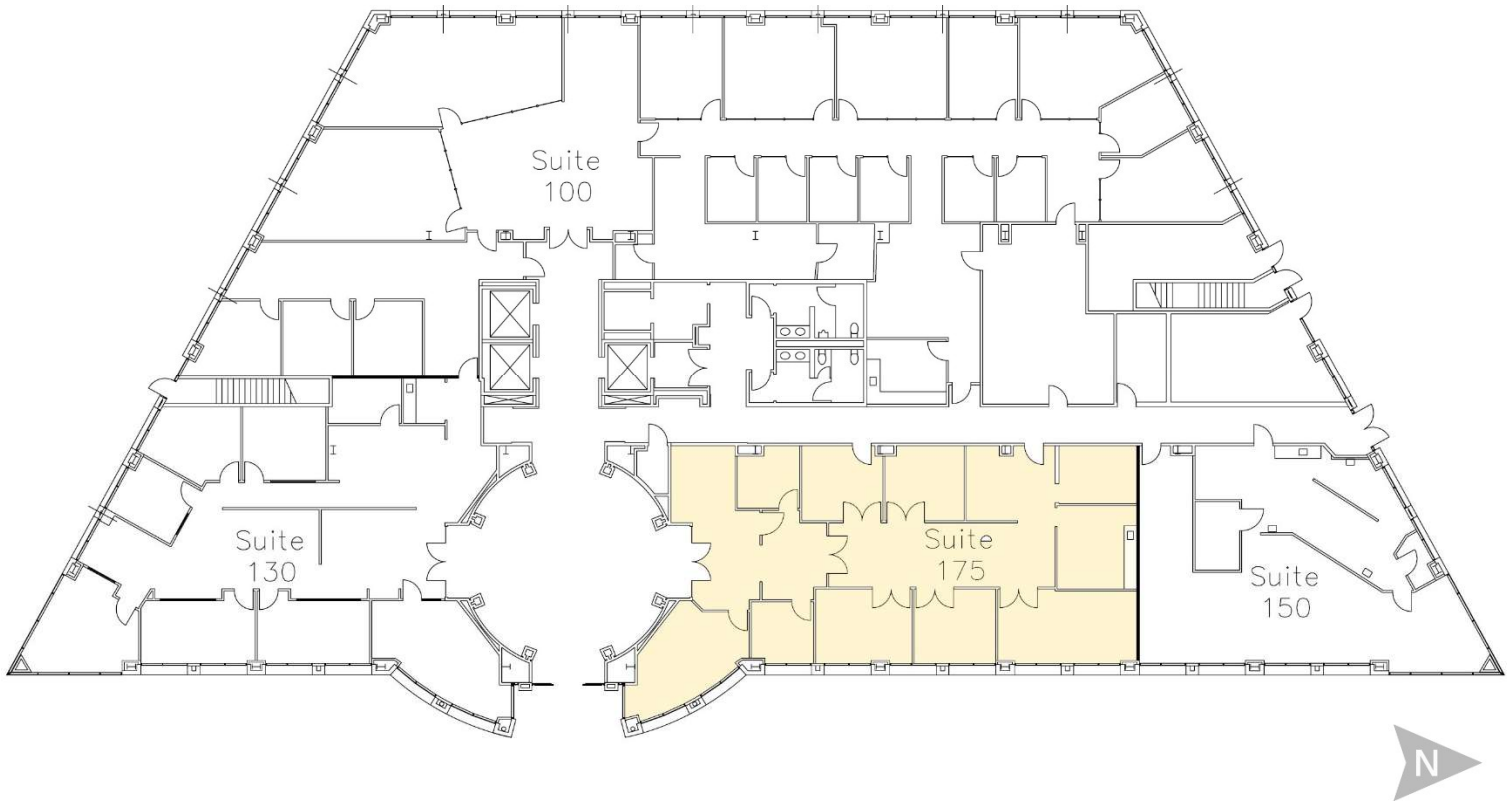
Lynn Yangchana
 Vice President, CCIM | Lic. #01518762
 Office Direct: 909-579-1399

*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 | Irvine | Costa Mesa | Carlsbad | Victorville | Rancho Mirage
 WWW.MGRREALESTATE.COM | Lic. #01841921

3281 E Guasti Road, Ontario, CA 91761 – 1st Floor

Suite 175: 3,218 RSF (Available)



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

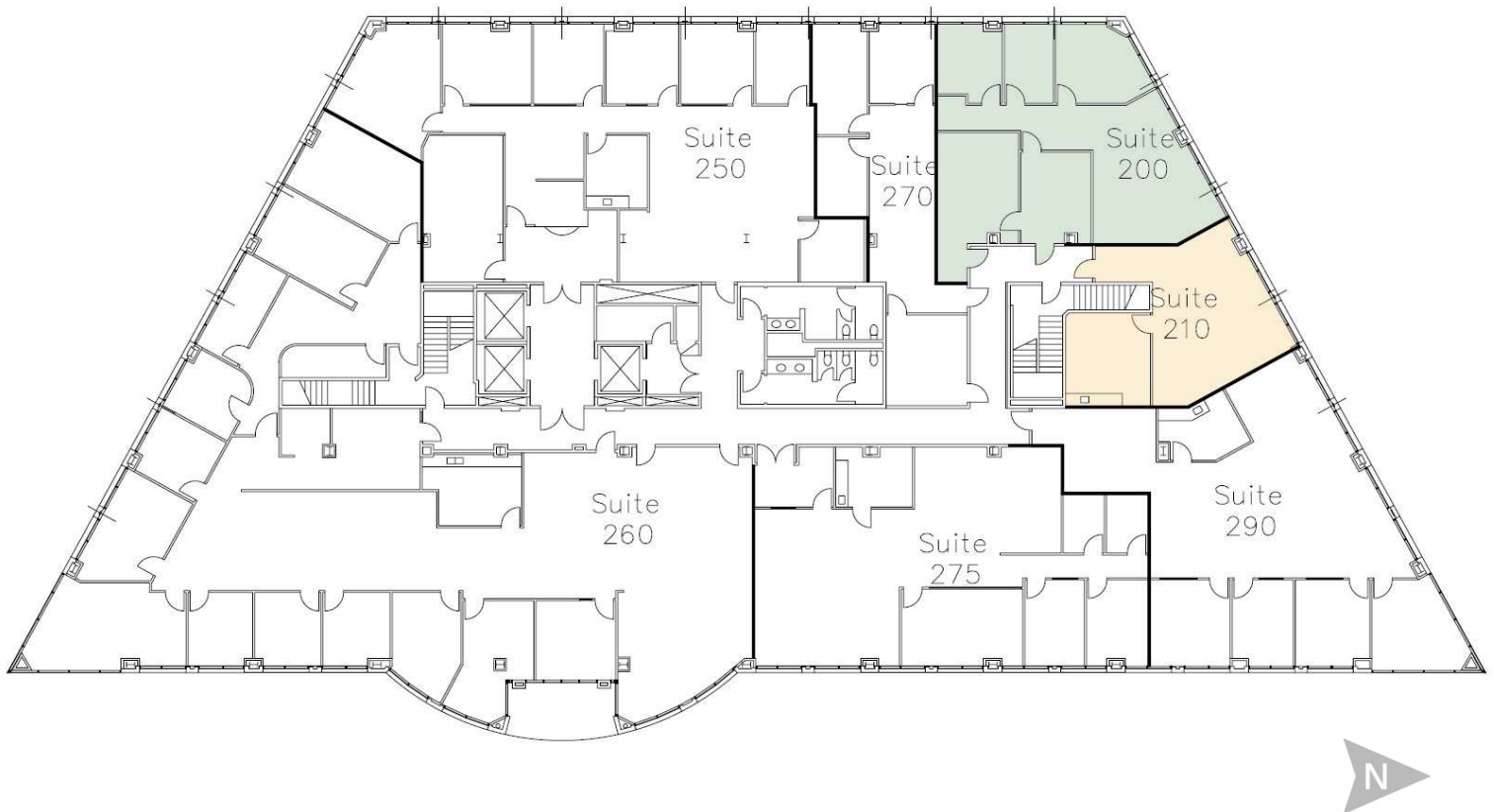
*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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

3281 E Guasti Road, Ontario, CA 91761 – 2nd Floor

Suite 200: 1,665 RSF (Available)

Suite 210: 907 RSF (Available)



For more information, contact:

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

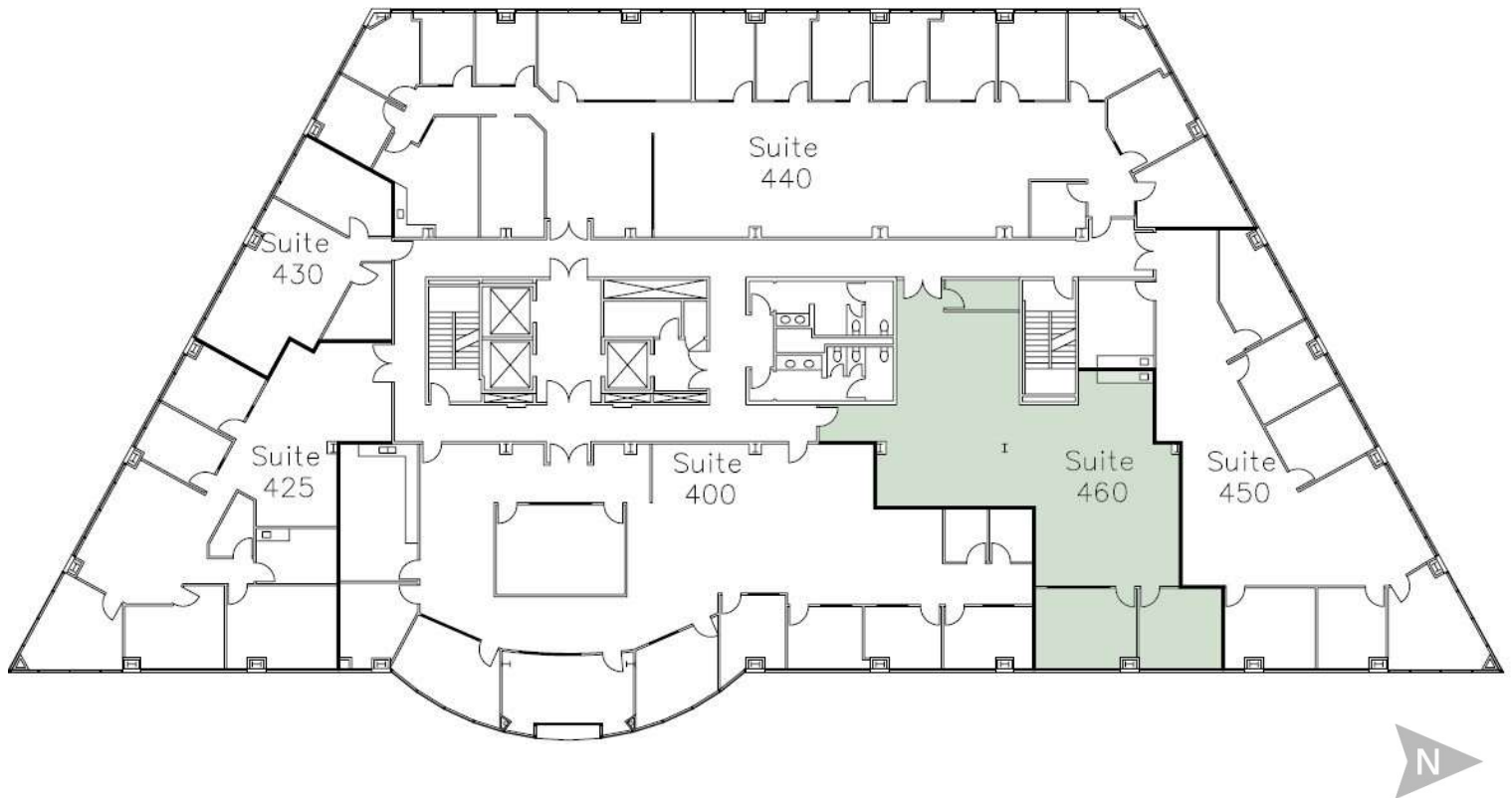
Lynn Yangchana
Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

*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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

3281 E Guasti Road, Ontario, CA 91761 – 4th Floor

Suite 460: 2,279 RSF (Available 1/1/2027)



For more information, contact:

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

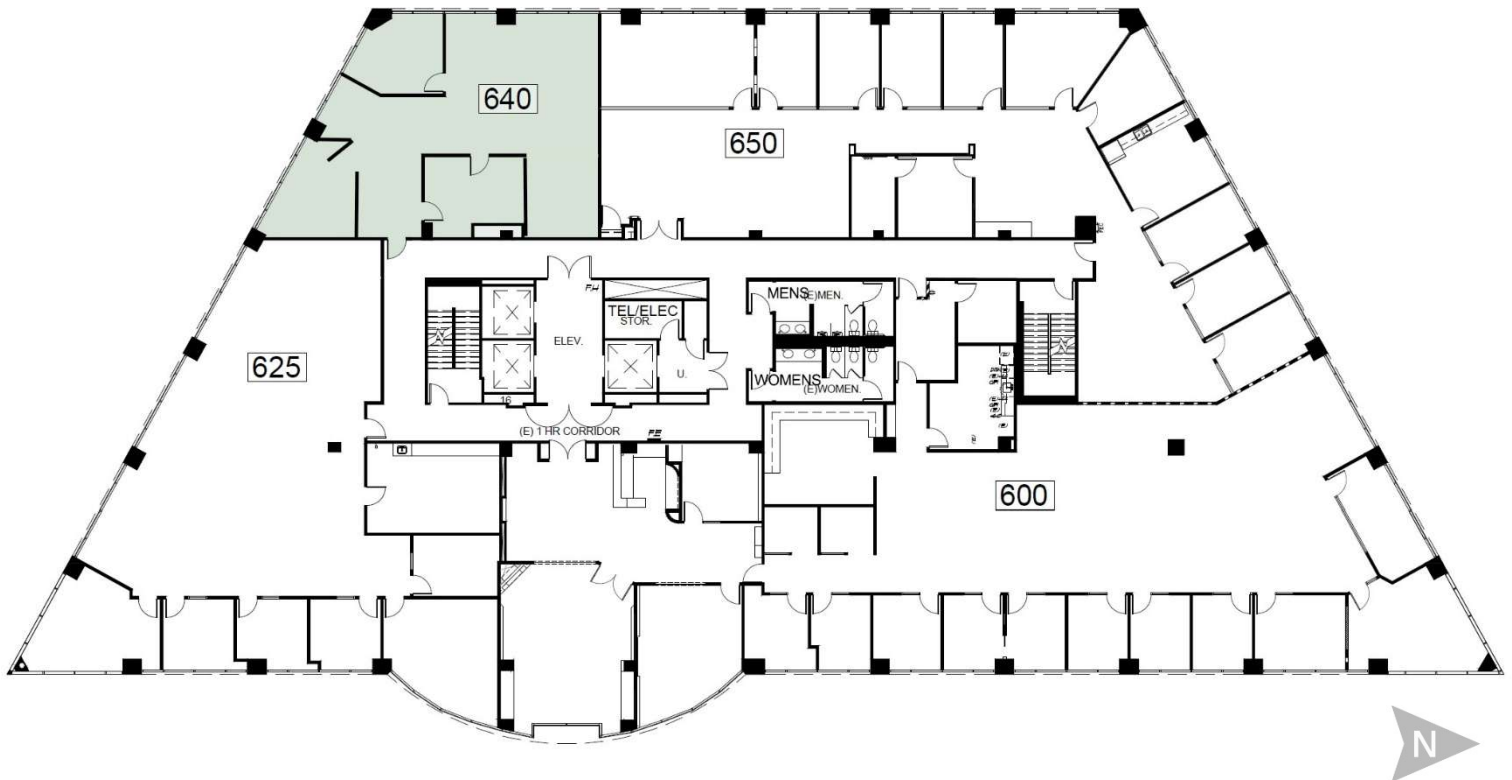
Lynn Yangchana
Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

*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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

3281 E Guasti Road, Ontario, CA 91761 – 6th Floor

Suite 640: 1,993 RSF (Available)



For more information, contact:

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

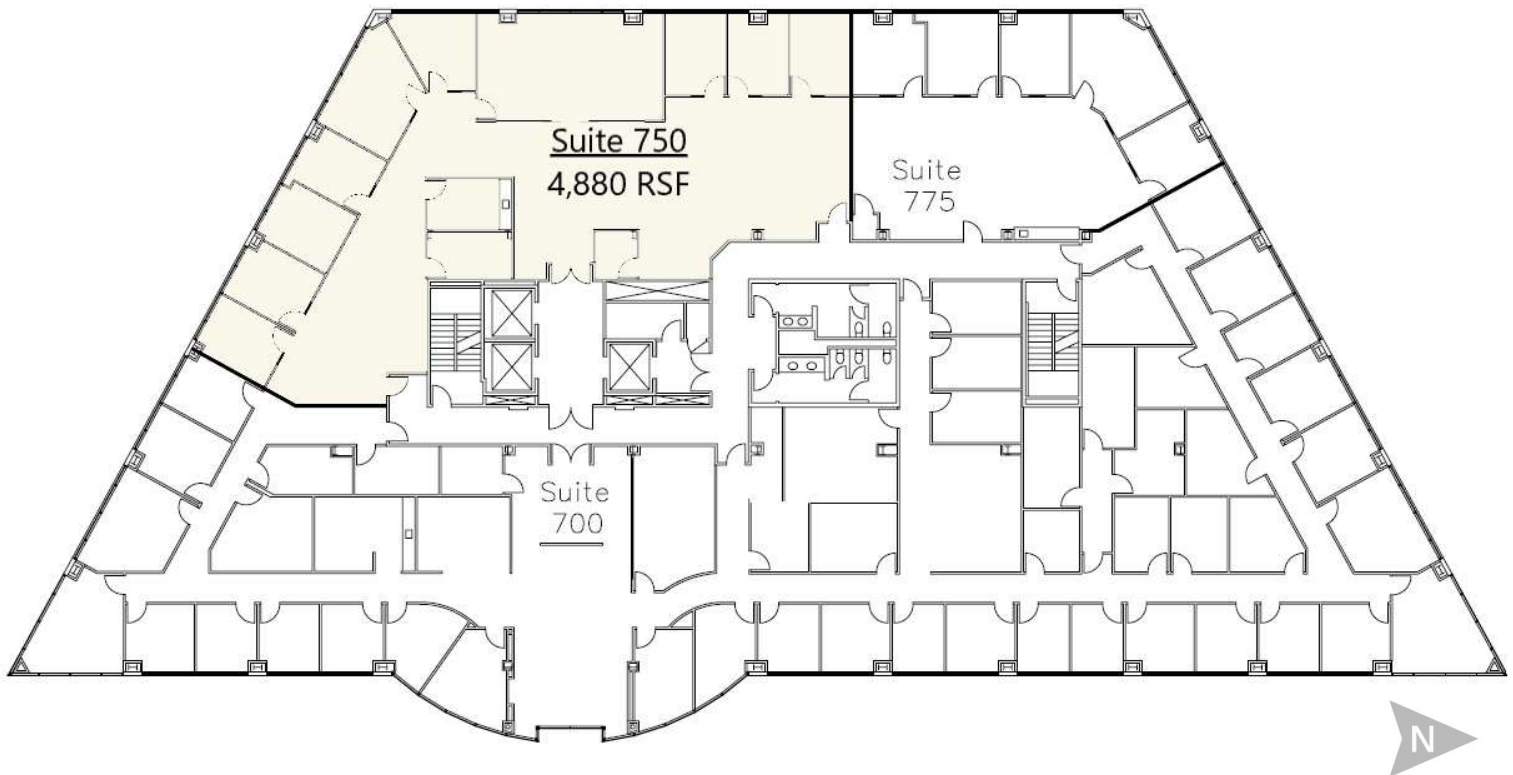
Lynn Yangchana
 Vice President, CCIM | Lic. #01518762
 Office Direct: 909-579-1399

*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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

3281 E Guasti Road, Ontario, CA 91761 – 7th Floor

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



For more information, contact:

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

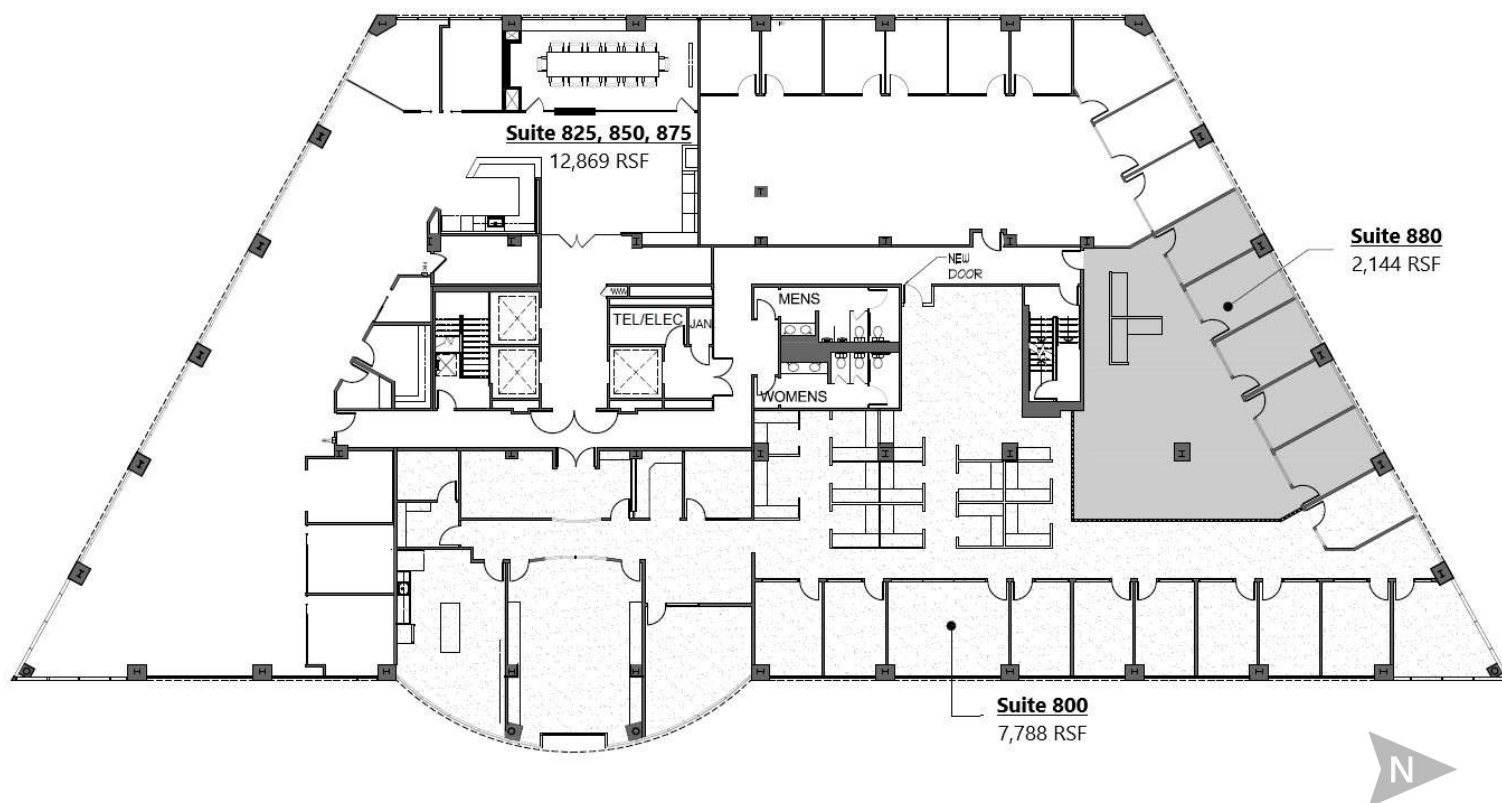
Lynn Yangchana
Vice President, CCIM | Lic. #01518762
Office Direct: 909-579-1399

*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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

3281 E Guasti Road, Ontario, CA 91761 – 8th Floor

Suite 880: 2,144 RSF (Available)



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

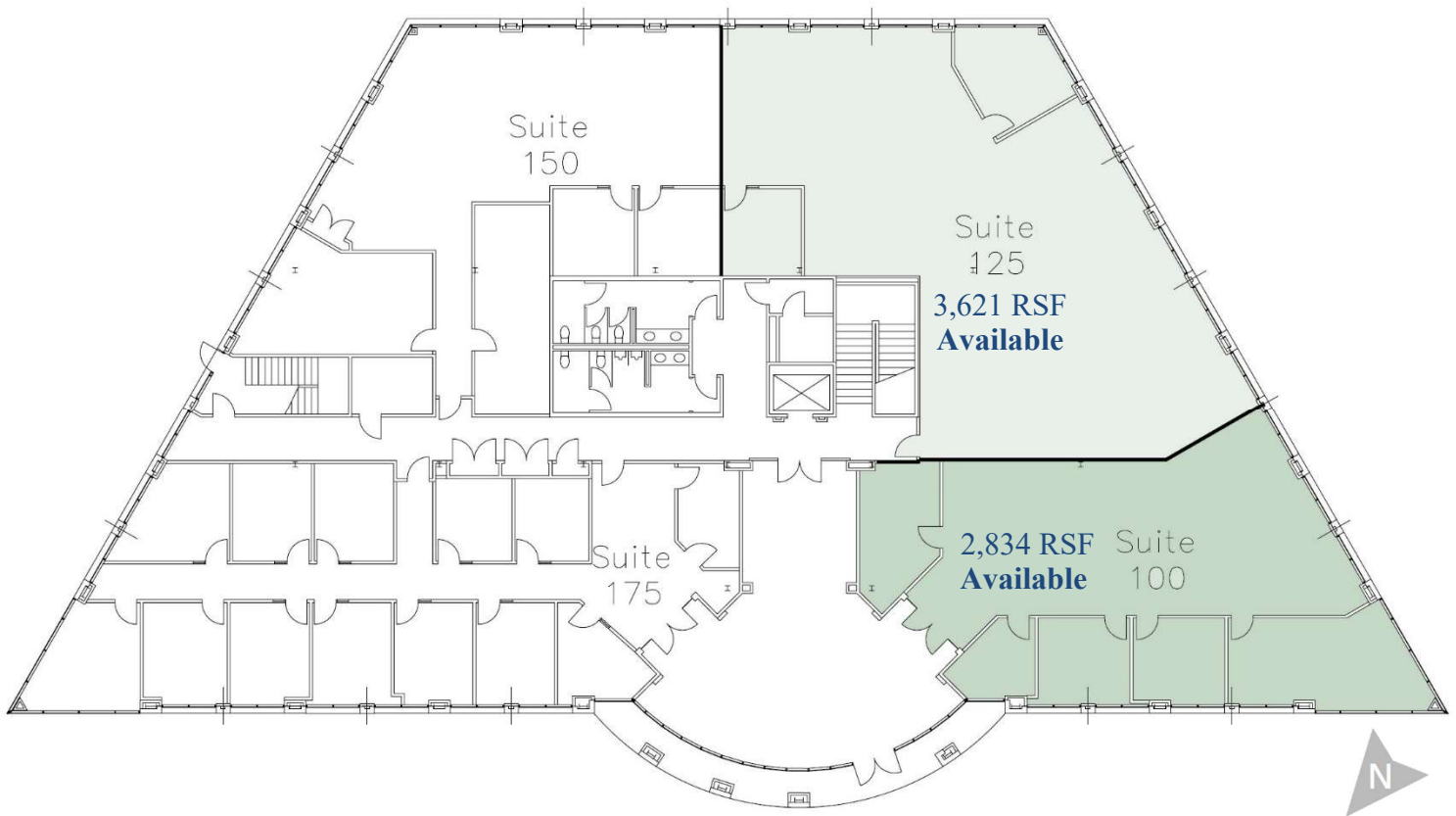
*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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

3450 Centre Lake Drive, Ontario, CA 91761 – 1st Floor

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

Suite 100 & 125 Total: 6,455 RSF



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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

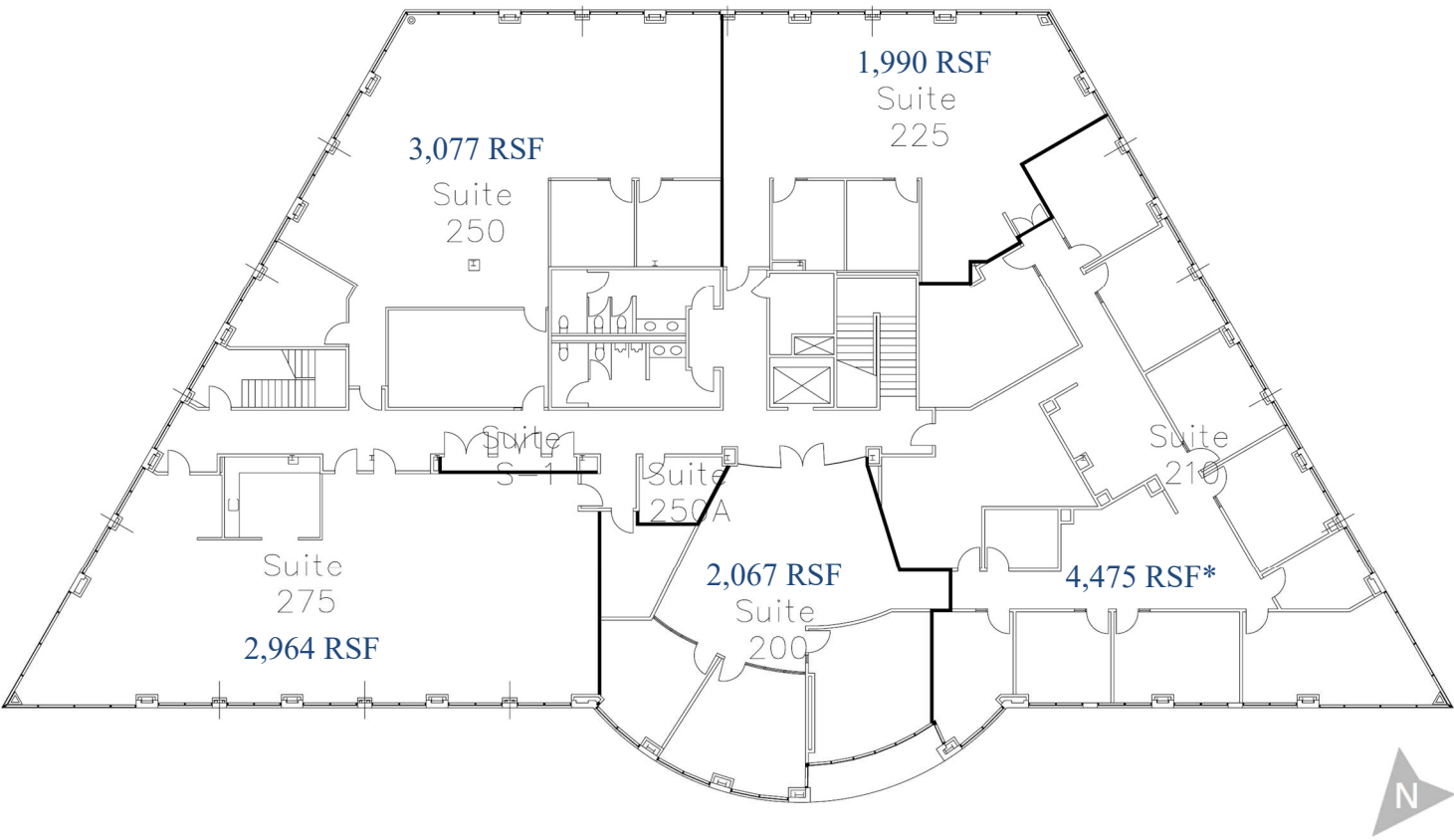


3450 Centre Lake Drive, Ontario, CA 91761 – 2nd Floor

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

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 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267