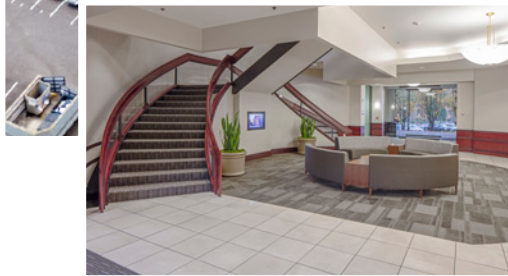




KRUSE WOODS

CORPORATE PARK

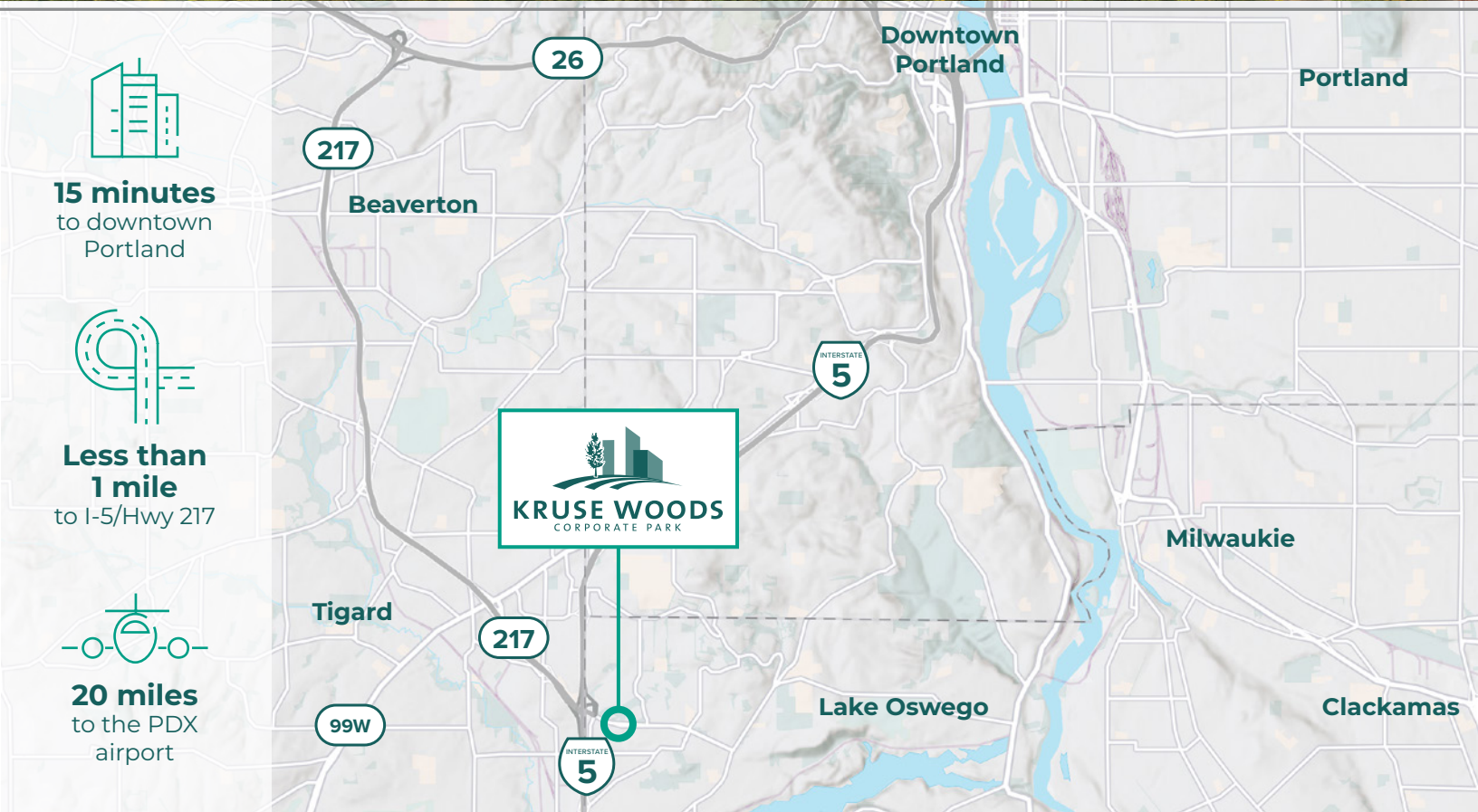



Portland's Premier Suburban Office Park



Park Overview

Kruse Woods Corporate Park is Portland's premier suburban office park, with 13 buildings located conveniently at the intersection of I-5 and Highway 217 in Lake Oswego, just 6.5 miles from downtown Portland and located in Clackamas County. The park-like campus is lined by oak groves and natural wetlands, providing a picturesque view of the Tualatin Valley. Conferencing facilities, fitness centers, cafes, and ample parking all make Kruse Woods one of the most sought-after locations for businesses of any size.




15 minutes
to downtown
Portland


**Less than
1 mile**
to I-5/Hwy 217


20 miles
to the PDX
airport



6 buildings
with EV charging stations



3.5 parking spaces
per 1,000 square feet



6.5 miles
to downtown Portland



1 Kruse Woods IV
5665 Meadows Rd



2 Kruse Woods II
5335 Meadows Rd



3 Kruse Woods I
5285 Meadows Rd



4 Kruse Woods III
5005 Meadows Rd



5 4949 Meadows



6 Kruse Oaks II
5400 Meadows Rd



7 Kruse Oaks I
5300 Meadows Rd



8 5000 Meadows



9 4900 Meadows

10 4800 Meadows

11 4000 Kruse Way Place I

12 4000 Kruse Way Place II

13 4000 Kruse Way Place III



Park Amenities



Park-like atmosphere



**17 conference
rooms**



3 on-site delis



**3 fitness
centers**

Take a walk on your lunch break to one of the numerous food, retail, and service amenities within a ½ mile of Kruse Woods Corporate Park.



Kruse Village

Kruse Village is a shopping mall nestled within the Kruse Woods Corporate Park

- MOD Pizza
- Jimmy John's
- Freshii
- Barre3
- Dickey's Barbeque Pit
- Providence Health
- Rebound
- Tavern on Kruse
- Hero Sushi
- Hand & Stone Massage & Facial Spa
- Asula

Mercato Grove Retail

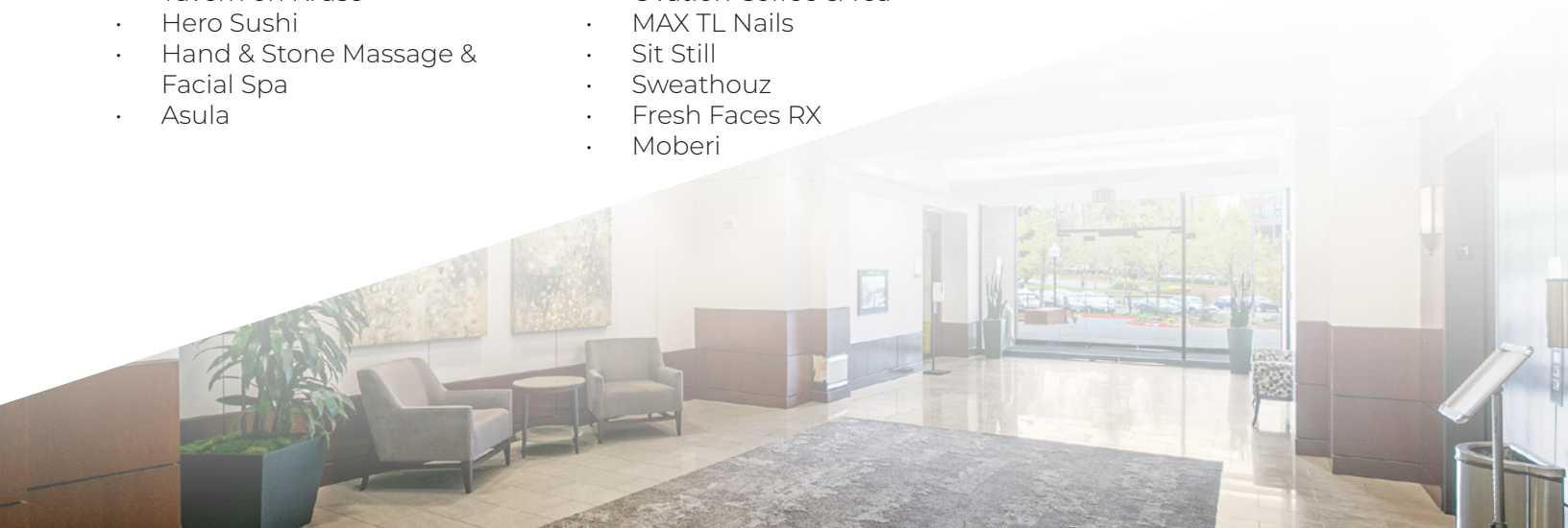
Mercato Grove is a brand new residential + retail complex that offers conveniently close shopping and food options. Such destinations include:

- CVS Pharmacy
- Orangetheory Fitness
- Oven and Shaker
- Grassa
- Lardo
- Ovation Coffee & Tea
- MAX TL Nails
- Sit Still
- Sweathouz
- Fresh Faces RX
- Moberi

Hotels

There are five hotels right off of I-5 that offer extended stay options for executive needs:

- Hilton Garden Inn
- Crowne Plaza
- Phoenix Inn Suites
- Fairfield Inn & Suites by Marriott
- Residence Inn by Marriott





KRUSE WOODS

CORPORATE PARK

TEAM



Jessica Ramey

Licensed in OR
+1 503 972 8604
jessica.ramey@am.jll.com

Deron Jones

Licensed in OR & WA
+1 503 937 2113
deron.jones@am.jll.com

1120 NW Couch Street
Suite 500
Portland, OR 97209

Phone: +1 503 972 8000
www.us.jll.com



Trevor Kafoury

Licensed in OR & WA
+1 503 499 0050
trevor.kafoury@colliers.com

Autumn Brice

Licensed in OR
+1 503 499 0060
autumn.brice@colliers.com

851 SW 6th Avenue
Suite 1600
Portland, OR 97204

Phone: +1 503 223 3123
www.colliers.com/portland

LANDLORD



Shorenstein Properties

5335 Meadows Road
Suite 275
Lake Oswego, OR 97035
Phone: +1 503 619 3200
www.shorenstein.com

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