

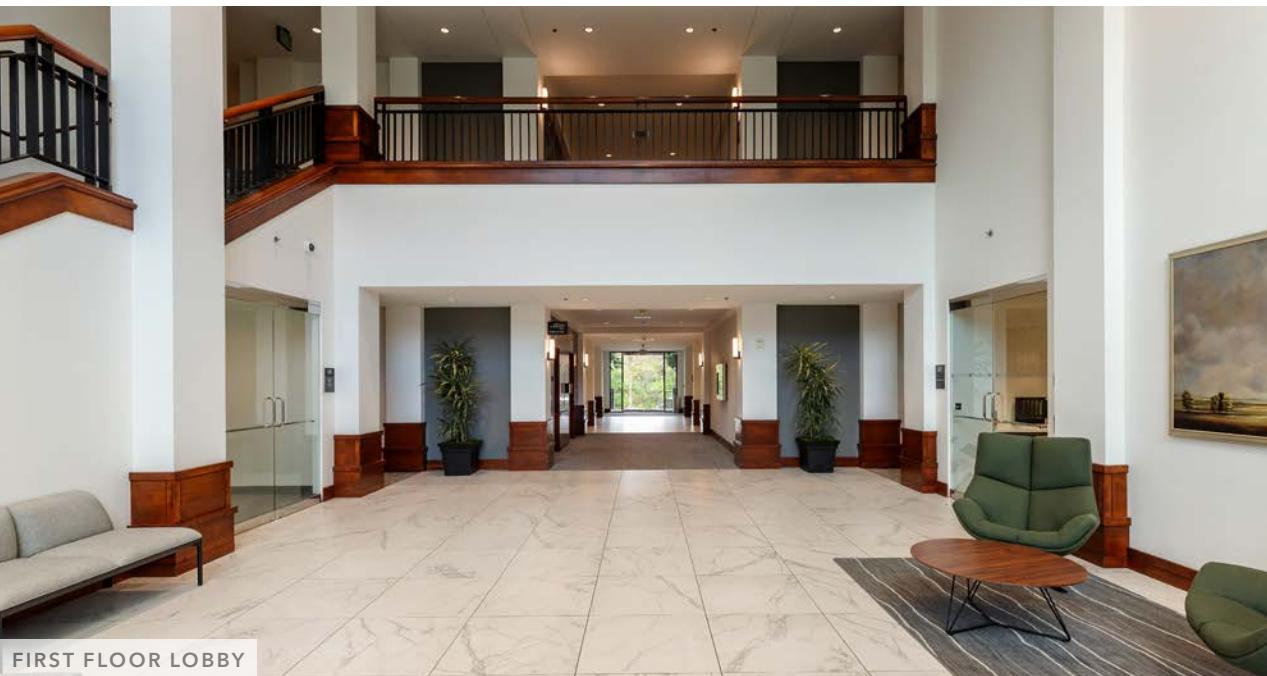
FOR LEASE

# KRUSE WAY MEDICAL CENTER

*4,130 RSF - 11,396 RSF Class A  
Medical Office Space for Lease*

4004 KRUSE WAY PL, LAKE OSWEGO, OR





## KRUSE WAY MEDICAL CENTER



FIRST FLOOR LOBBY



ENTRANCE SIGNAGE



CONFERENCE ROOM

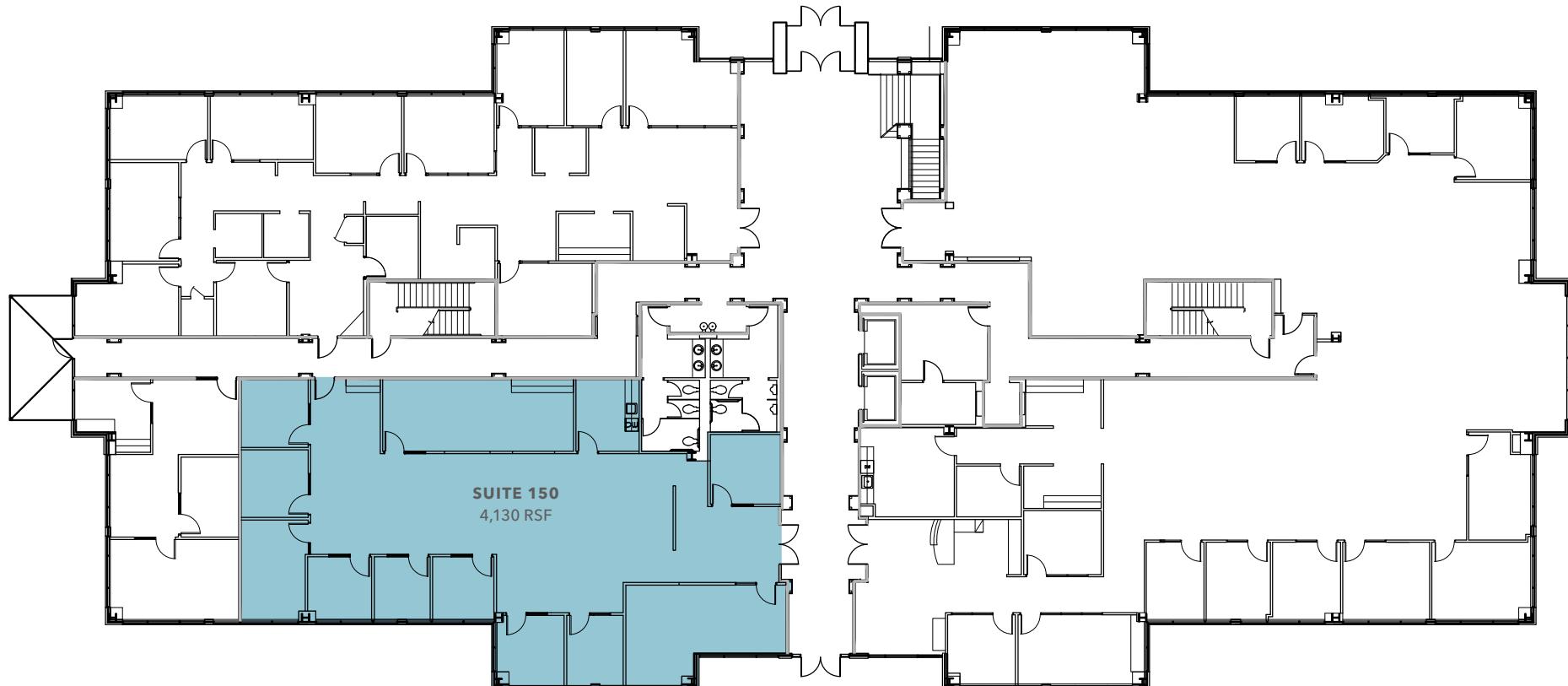


WAITING AREA

AVAILABLE FOR LEASE

KIDDER MATHEWS

## FIRST FLOOR PLAN



*4,130 RSF*

AVAILABLE

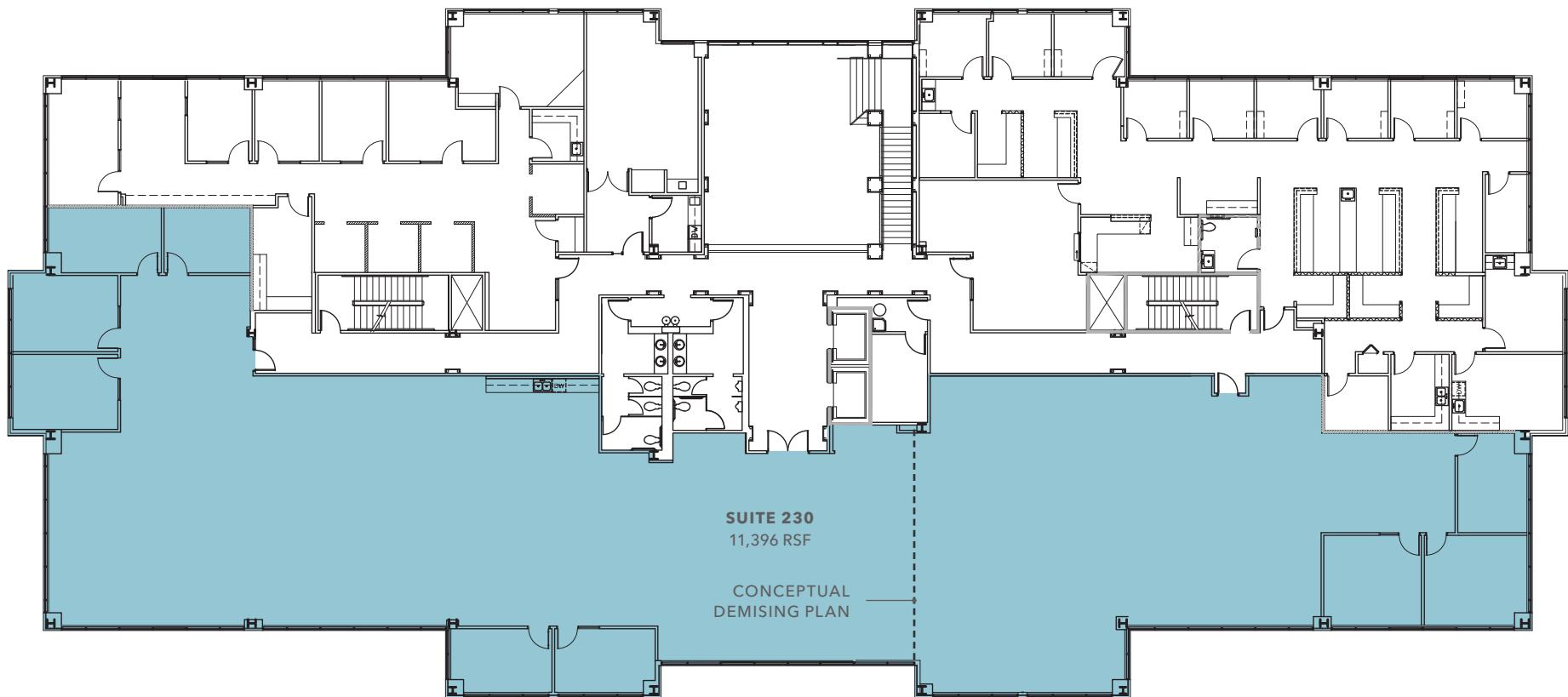
*\$48.50/SF*

LEASE RATE (FULL SERVICE)

*NOW*

AVAILABLE

## SECOND FLOOR PLAN



*11,396 RSF*

AVAILABLE (DIVISIBLE: 4,199-7,197 RSF)

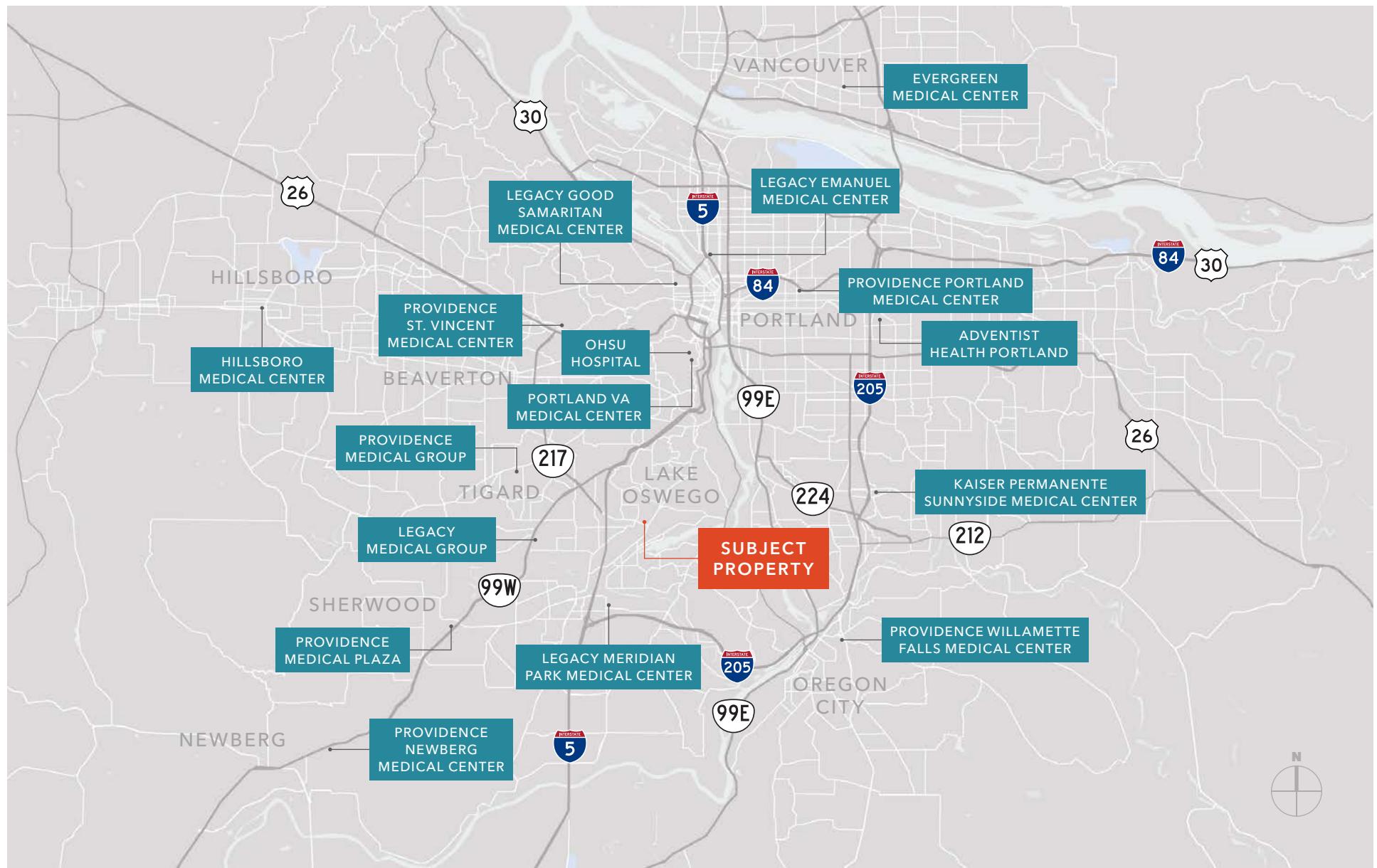
*\$48.50/SF*

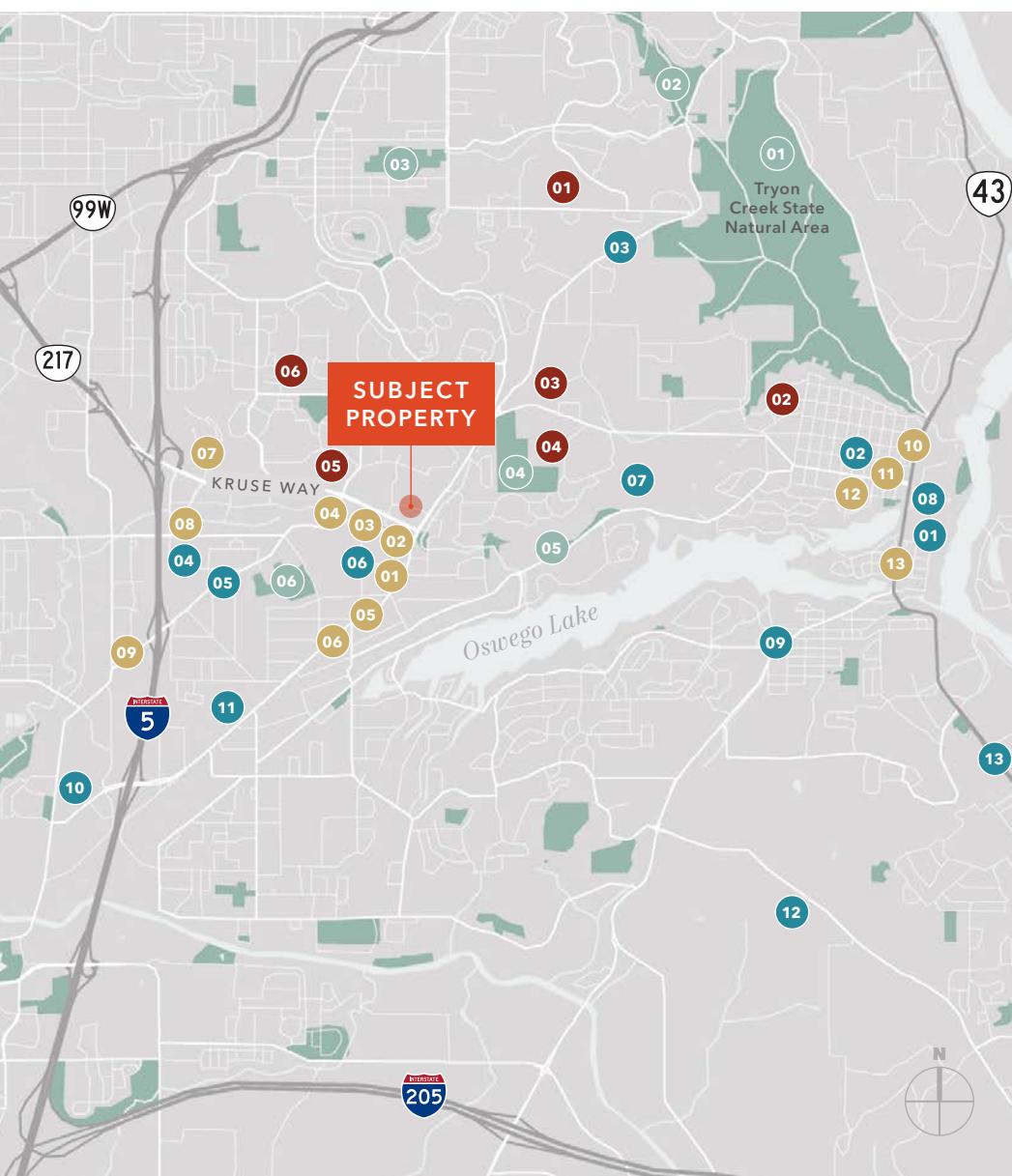
LEASE RATE (FULL SERVICE)

*NOW*

AVAILABLE

## KRUSE WAY MEDICAL CENTER





AVAILABLE FOR LEASE

## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Elephants Lake Oswego
- 02 Grassa
- 03 Corona Mexican Restaurant
- 04 Tavern on Kruse
- 05 Babica Hen Cafe
- 06 La Provence Boulangerie
- 07 Oswego Grill
- 08 Hunan Pearl Restaurant
- 09 Burgerville
- 10 Dang's Thai Kitchen
- 11 Lake Oswego Ice Creamery
- 12 Tucci Restaurant
- 13 Nicoletta's Table & Marketplace

### LIFESTYLE & FITNESS

- 01 Whole Foods Market
- 02 Safeway
- 03 New Seasons Market
- 04 Trader Joe's
- 05 Zupan's Markets
- 06 Orangetheory Fitness
- 07 Oswego Lake Country Club
- 08 Pure Barre
- 09 Anytime Fitness
- 10 Bridgeport Village
- 11 Les Schwab Tire Center
- 12 Oswego Hills Vineyard
- 13 Renewal Spa & Beauty

### SCHOOLS

- 01 Stephenson Elementary
- 02 Forest Hills Elementary
- 03 Lake Oswego Senior High
- 04 Uplands Elementary
- 05 St. Stephen's Academy
- 06 Oak Creek Elementary

### RECREATION & PARKS

- 01 Tryon Creek State Natural Area
- 02 Marshall Park
- 03 Loll Wildwood Natural Area
- 04 Springbrook City Park
- 05 Iron Mountain City Park
- 06 West Waluga Park

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION (EST.)	12,665	88,839	257,563
2029 PROJECTED	13,009	89,111	253,627
2020 CENSUS	11,834	87,901	257,539
ANNUAL GROWTH 2010 - 2020	1,075	7,142	18,988

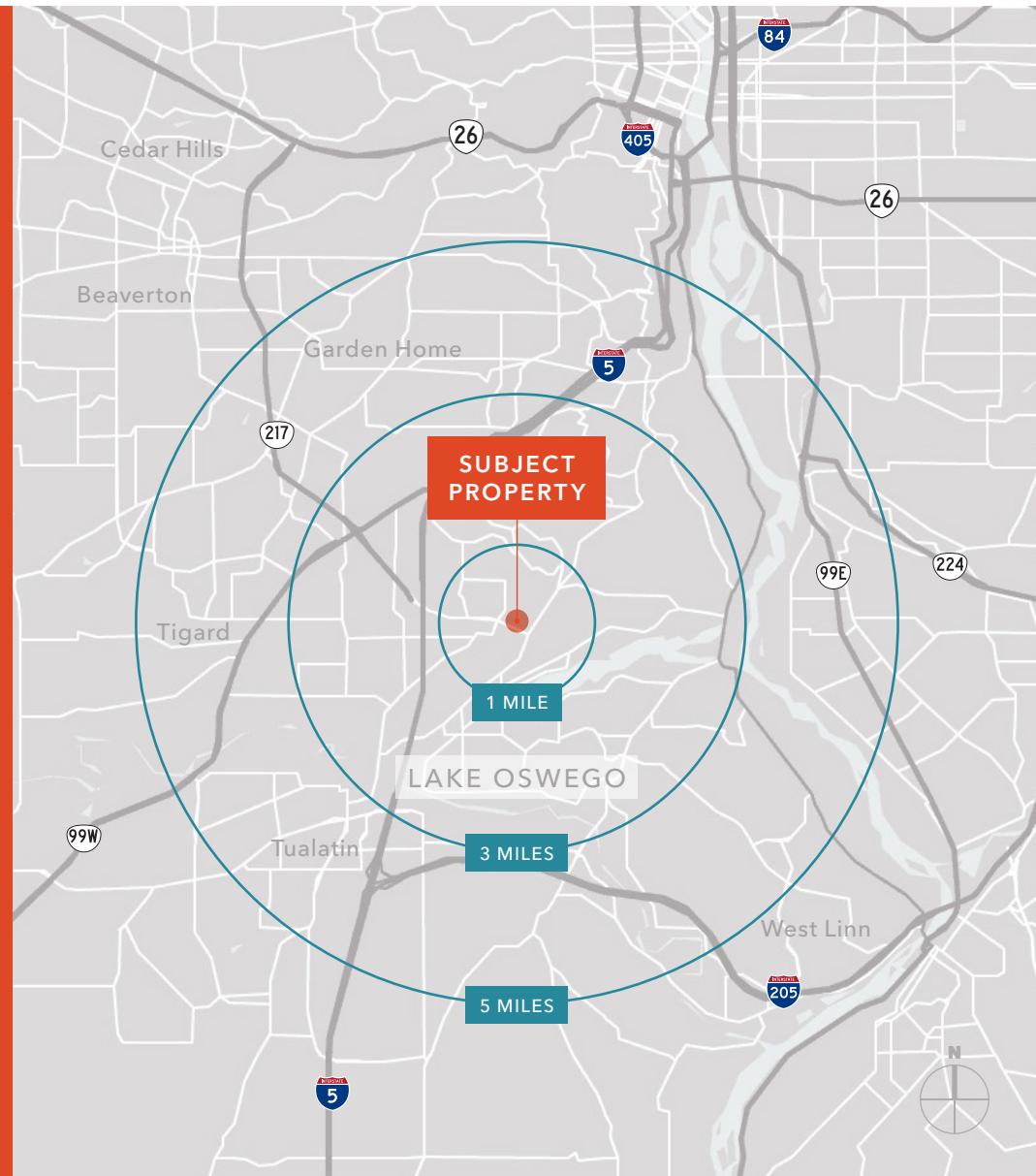
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	44.2	43.0	42.2
% FEMALE	51.3%	50.9%	50.8%
% MALE	48.7%	49.1%	49.2%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN (EST.)	\$132,611	\$128,327	\$113,644
2029 MEDIAN PROJECTED	\$138,554	\$132,422	\$117,235
2024 AVERAGE	\$192,351	\$180,778	\$154,650
2029 AVERAGE PROJECTED	\$202,441	\$188,124	\$161,623

Data Source: ©2023, Sites USA





**EVERGREEN**  
MEDICAL PROPERTIES

*Kidder Mathews is pleased to partner exclusively with Evergreen Medical Properties in leasing 4004 Kruse Way Place.*

Evergreen Medical Properties is a full-service healthcare real estate operating company focused on investing in institutional quality medical office buildings across the United States. Evergreen has grown its medical office building portfolio to ~1.5 million SF over the past four years. Together they leverage the collective team's strong healthcare industry relationships, longstanding MOB operating expertise and deep real estate investing experience. Evergreen seeks to provide solution capital to and collaborate with like-minded health systems and providers to create durable, long-term value for all parties involved. Evergreen plans to continue to invest significantly in the outpatient medical sector (including in the Portland MSA) over the long-term.

→ EVERGREENMEDICALPROPERTIES.COM





## KRUSE WAY MEDICAL CENTER

*For more information on  
this property, please contact*

ALEXANDRA HENDERSON  
503.830.5431  
alexandra.henderson@kidder.com

MARK FRASER, SIOR  
503.750.8200  
mark.fraser@kidder.com  
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km** Kidder  
Mathews