

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



KIDDER.COM

km Kidder
Mathews



FIRST FLOOR LOBBY

*Class A Medical Office Space
Available for Lease*

SUITE 150	4,130 RSF
SUITE 230	11,396 RSF (divisible to 4,199-7,197 RSF)
LEASE RATE	\$48.50/SF, Full Service
PARKING	3.7/1,000 SF
SIGNAGE	Exterior building signage opportunity
EXISTING TENANTS	Providence Primary Care, Evergreen Geriatrics, Dermatology Associates, Nuvia Dental Lab, and Bank of America Wealth Management



SUITE 230



SUITE 150



FIRST FLOOR LOBBY



ENTRANCE SIGNAGE

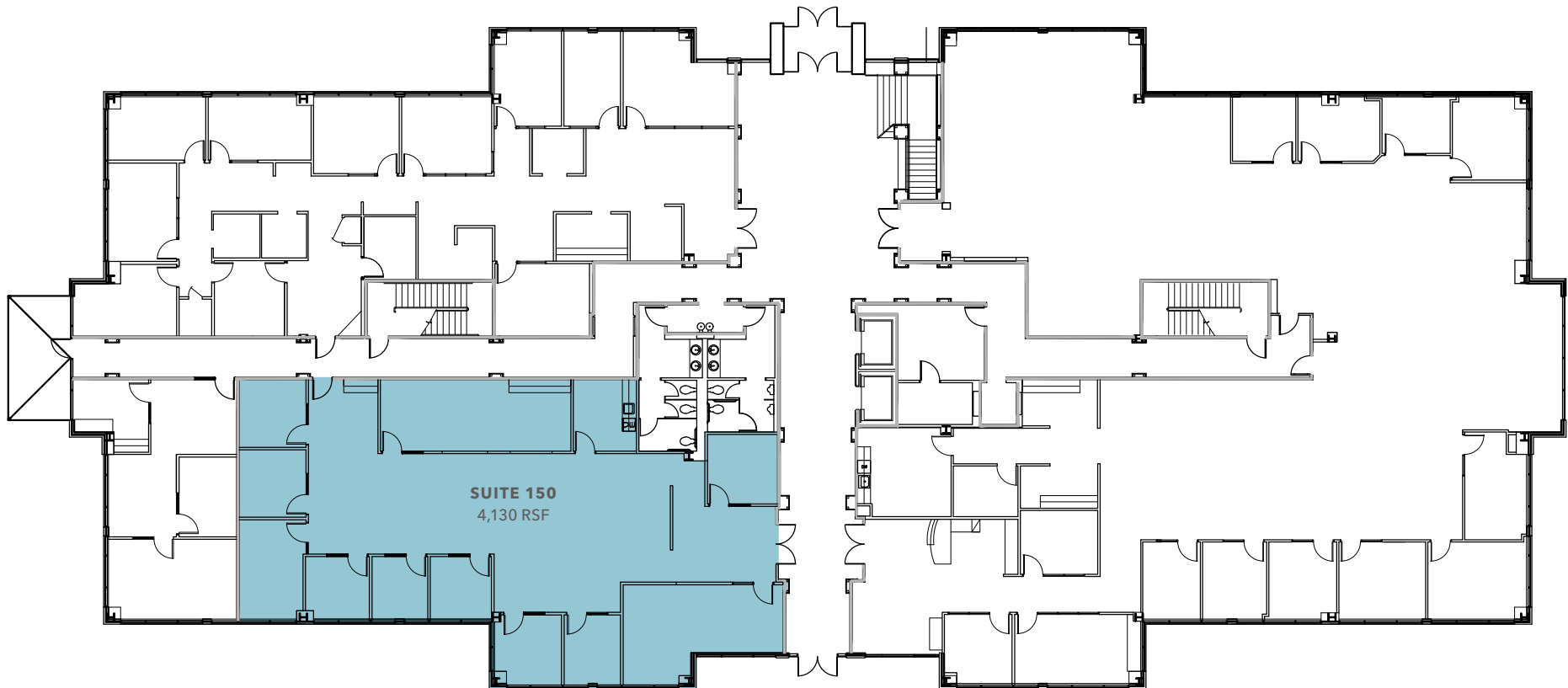


CONFERENCE ROOM



WAITING AREA

FIRST FLOOR PLAN



4,130 RSF

AVAILABLE

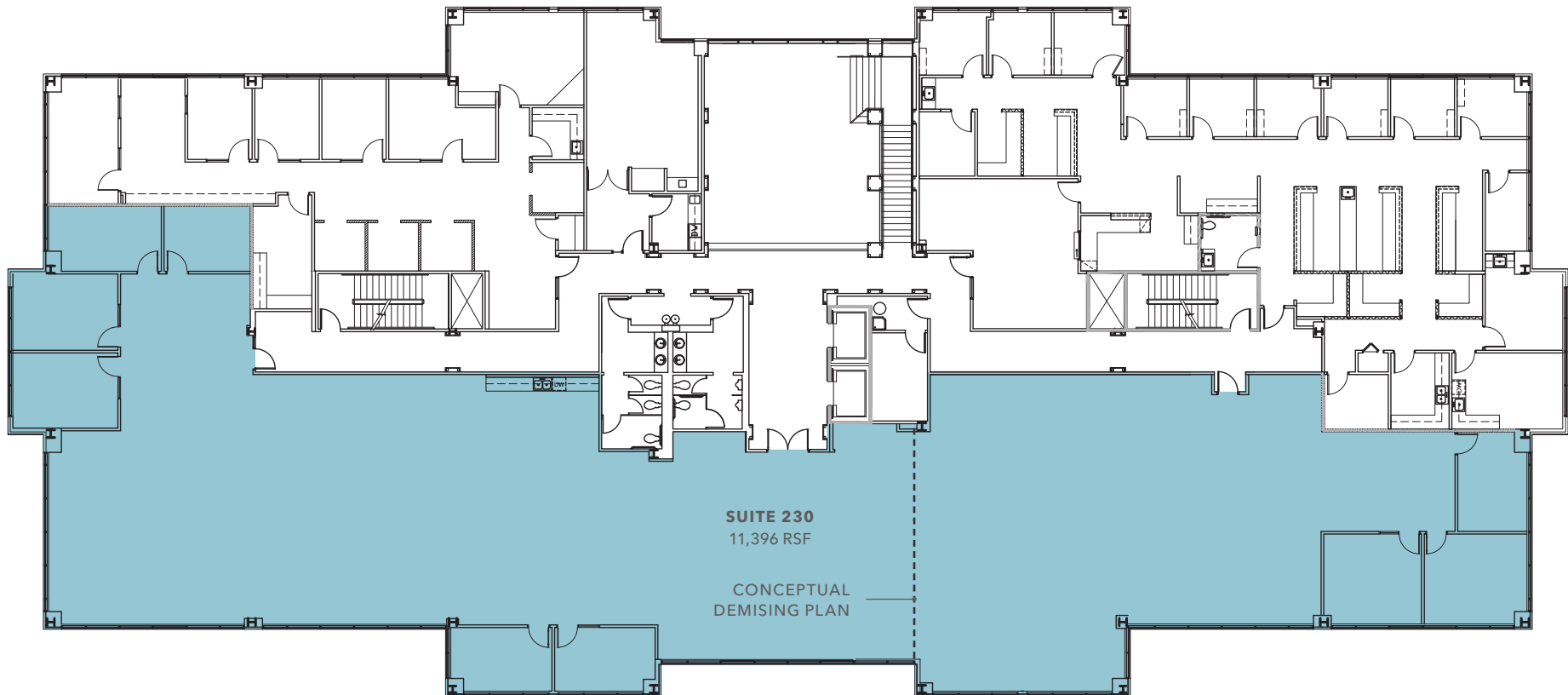
\$48.50/SF

LEASE RATE (FULL SERVICE)

NOW

AVAILABLE

SECOND FLOOR PLAN



11,396 RSF

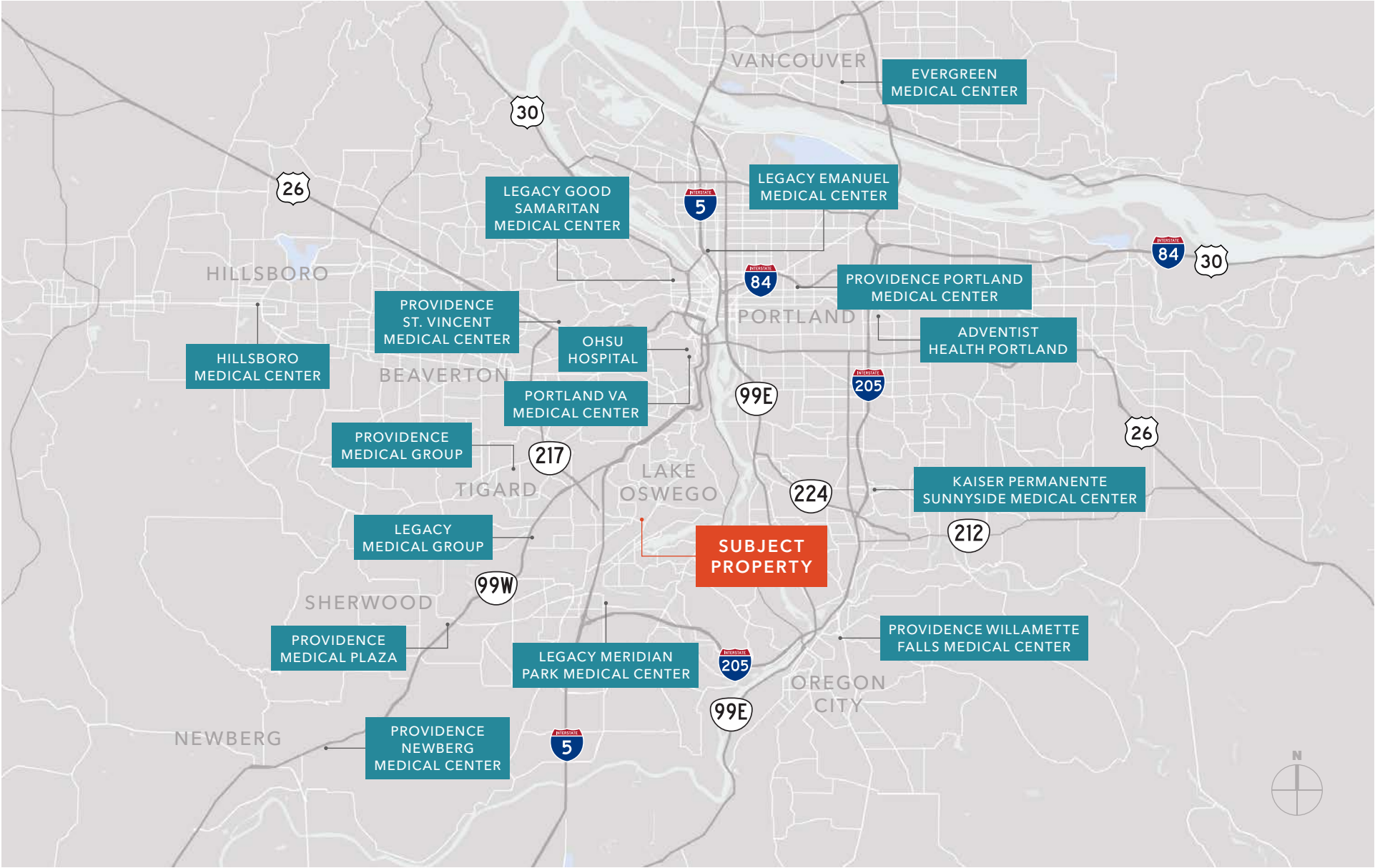
AVAILABLE (DIVISIBLE: 4,199-7,197 RSF)

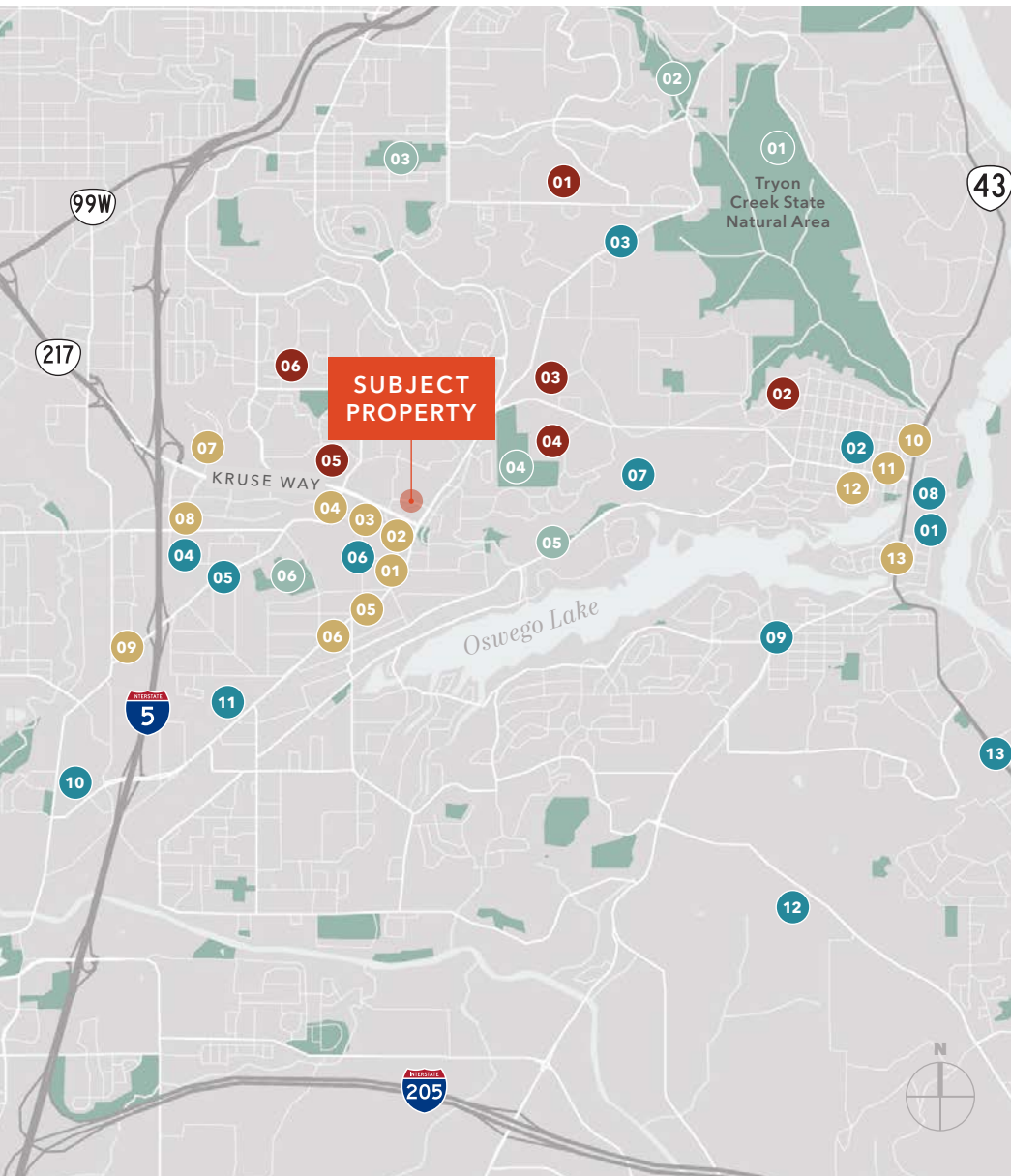
\$48.50/SF

LEASE RATE (FULL SERVICE)

NOW

AVAILABLE





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

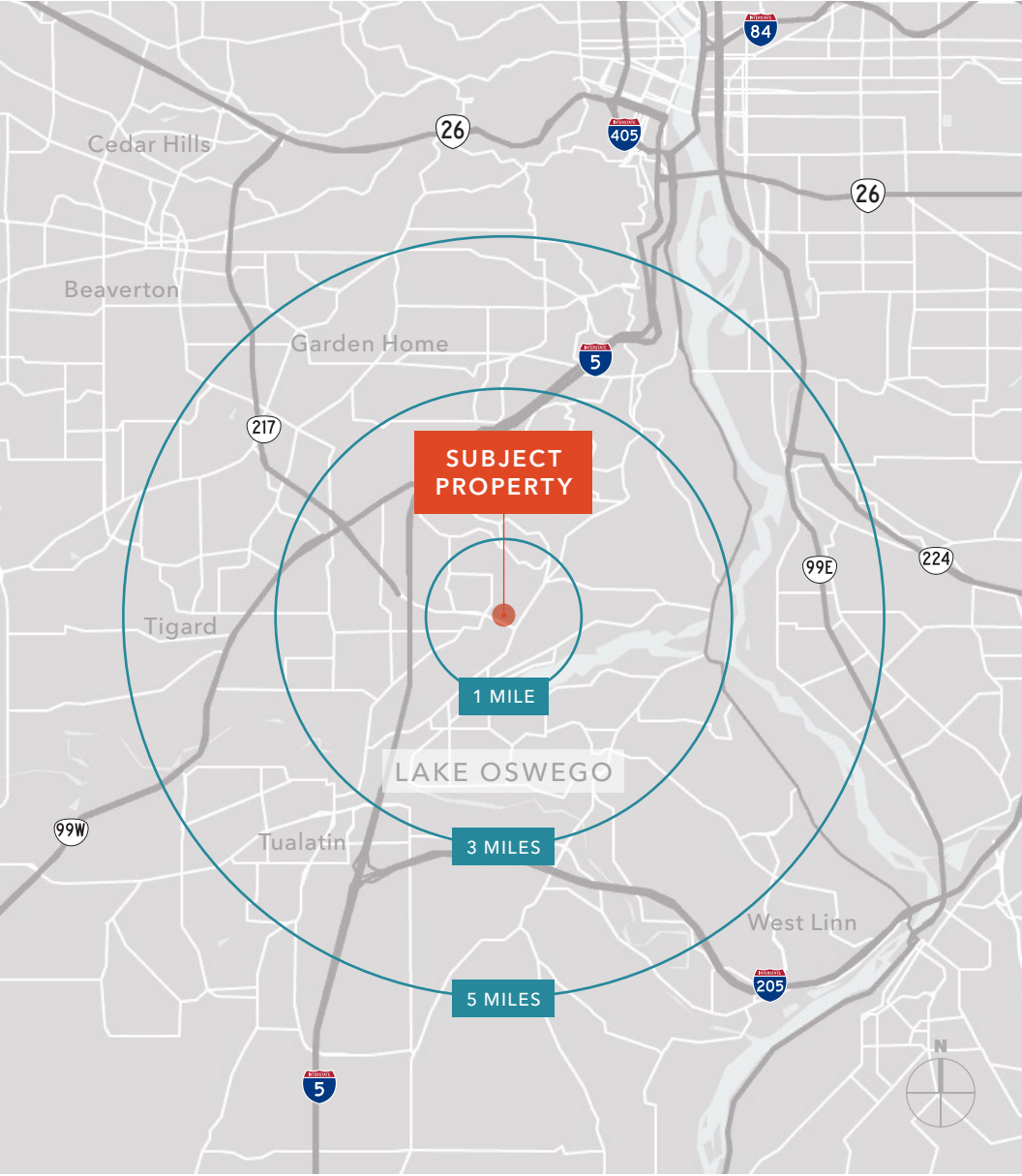
MEDIAN AGE & GENDER

	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](https://www.EVERGREENMEDICALPROPERTIES.COM)





KRUSE WAY MEDICAL CENTER

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