

Kruse Oaks III

5500 MEADOWS RD, LAKE OSWEGO, OR 97035
NEW OWNERSHIP



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE



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LOCATION DESCRIPTION

Kruse Oaks III is in a vibrant community nestled among picturesque landscapes and a thriving business district; the area offers an unparalleled work-life balance. Enjoy access to a wide array of upscale dining options, boutique shops, and scenic walking trails along the Willamette River. Proximity to the renowned Lake Oswego Farmers' Market and beautiful parks provide opportunities for relaxation and connection. With easy access to major highways, the location offers the best of both worlds for office tenants seeking a dynamic yet peaceful environment.

NEW OWNERSHIP AND MANAGEMENT

Hoffman Construction acquired the building in late 2024 and moved their headquarter offices to the building in 2025. The building is now professionally managed by KG Investment Properties.

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (Full Service)
Available SF:	2,446 - 22,647 SF
Building Size:	108,454 SF
Parking:	3.75/1000



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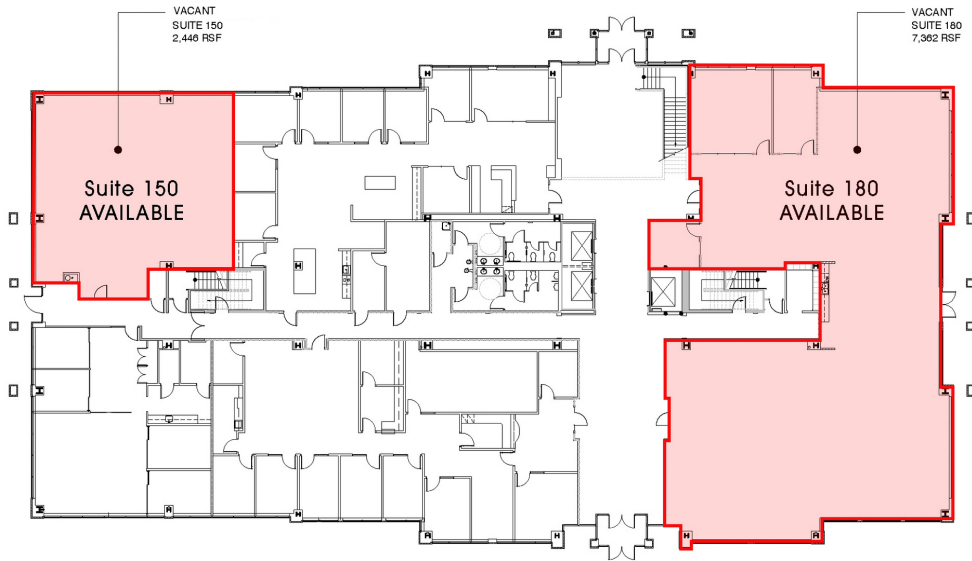
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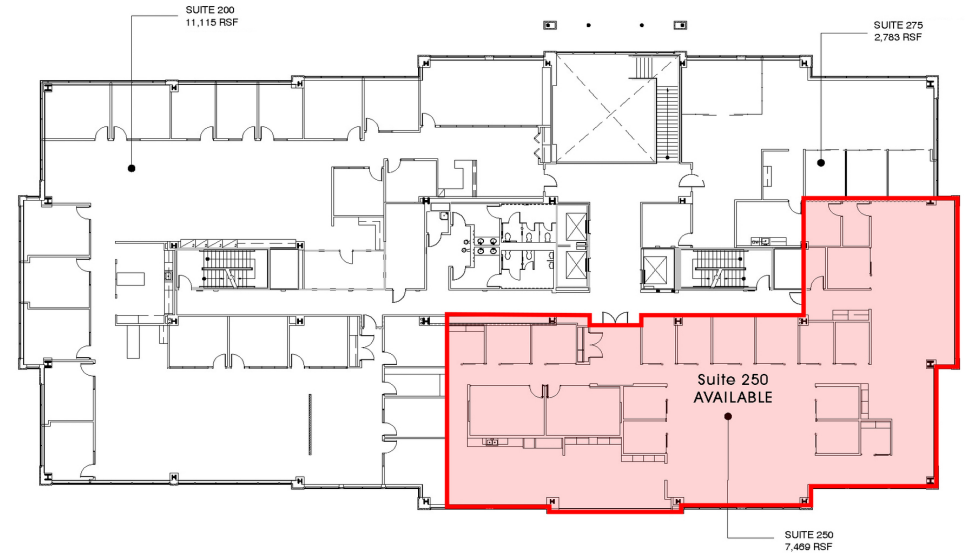
FIRST FLOOR TENANT PLAN

KRUSE OAKS III
5500 MEADOWS
LAKE OSWEGO, OREGON

ISSUE DATE: 10/7/2024

* SQUARE FOOTAGE INDICATES REFINISHED USABLE SQUARE FOOTAGE WITH OVERHEAD LIGHTS

INTERIORS\KRUSE_BUILDINGS\SHORENSTEIN\5500_MEADOWS_KRUSE_OAKS_III\21001919\INTERIOR\WKT000R\WKT-1.DWG: AS-BUILTS CAK 10/07/24 13:51 1:96.00



SECOND FLOOR TENANT PLAN

KRUSE OAKS III
5500 MEADOWS
LAKE OSWEGO, OREGON

ISSUE DATE: 10/28/2024

* SQUARE FOOTAGE INDICATES REFINISHED USABLE SQUARE FOOTAGE WITH OVERHEAD LIGHTS

INTERIORS\KRUSE_BUILDINGS\SHORENSTEIN\5500_MEADOWS_KRUSE_OAKS_III\21001919\INTERIOR\WKT000R\WKT-2.DWG: AS-BUILTS SJT 10/28/24 13:35 1:96.00

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 150	2,446 SF	Full Service	\$45.00 SF/yr	-
■ Suite 180	2,966 - 7,362 SF	Full Service	\$45.00 SF/yr	Divisible into two suites: 2,966 SF & 4,096 SF
■ Suite 250	7,469 SF	Full Service	\$45.00 SF/yr	Available April 2027

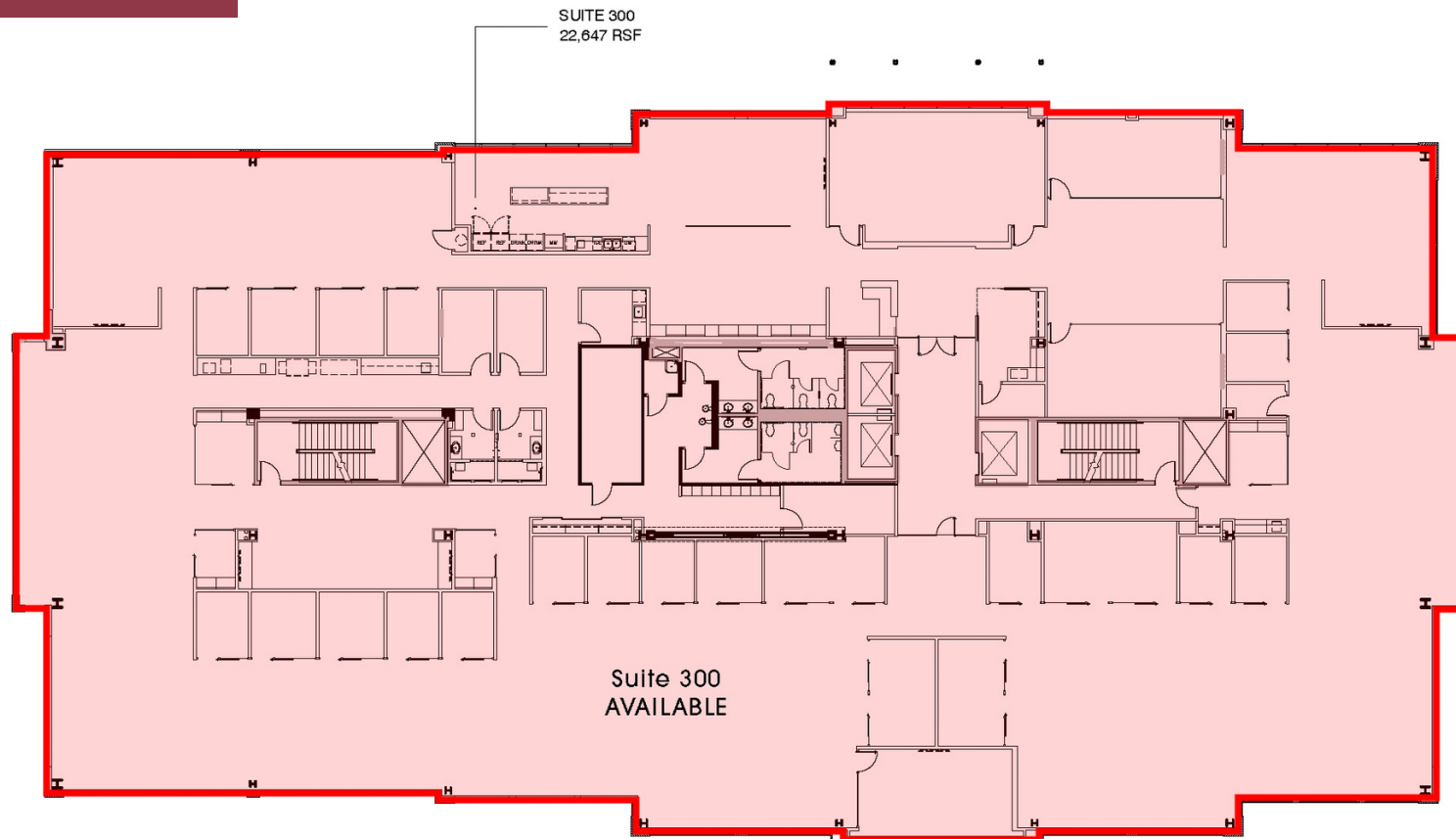


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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 300	22,647 SF	Full Service	\$45.00 SF/yr	Available April 2027



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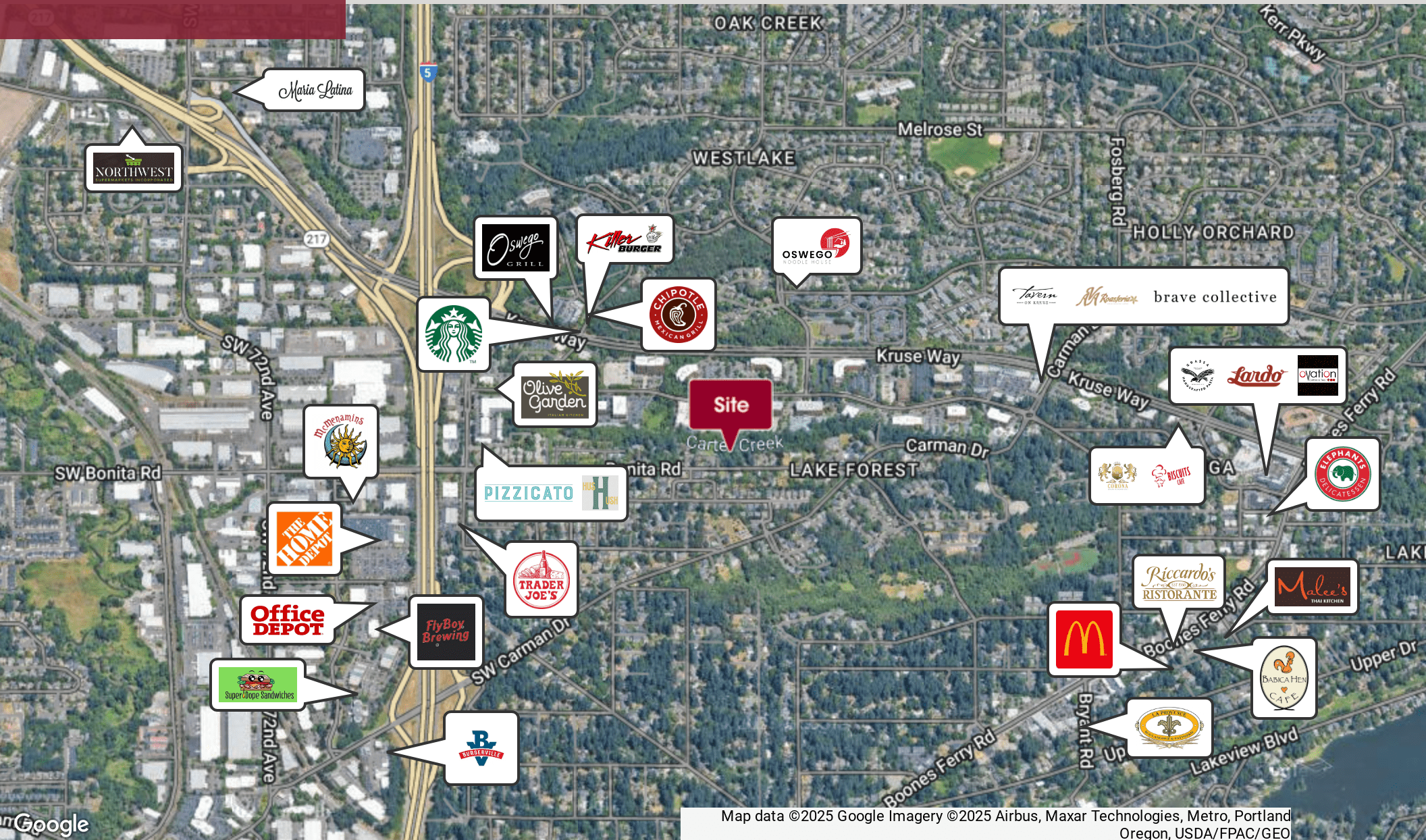
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