

# Kruse Oaks III

5500 MEADOWS RD, LAKE OSWEGO, OR 97035

NEW OWNERSHIP



FOR LEASE

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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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                    |

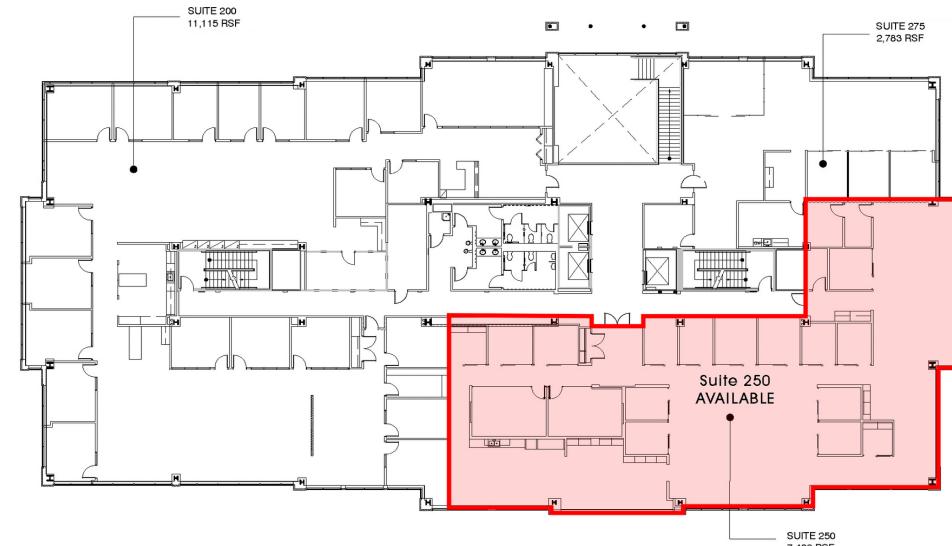
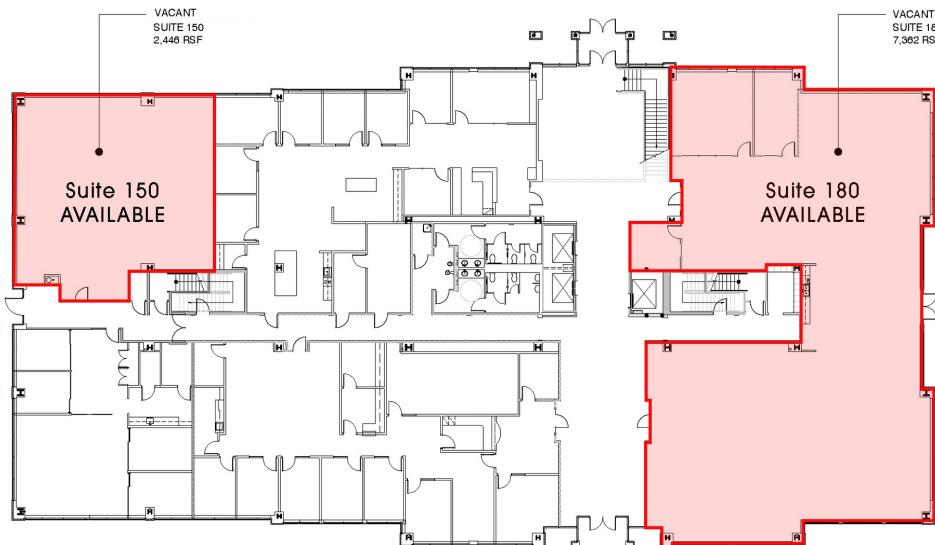


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FIRST FLOOR TENANT PLAN

KRUSE OAKS III  
5500 MEADOWS  
LAKE OSWEGO, OREGON

ISSUE DATE: 10/7/2024

\* SQUARE FOOTAGE INDICATED REFLECTS USABLE SQUARE FOOTAGE WITH OWNER'S LOAD FACTOR

SECOND FLOOR TENANT PLAN

KRUSE OAKS III  
5500 MEADOWS  
LAKE OSWEGO, OREGON

ISSUE DATE: 10/28/2024

\* SQUARE FOOTAGE INDICATED REFLECTS USABLE SQUARE FOOTAGE WITH OWNER'S LOAD FACTOR

## 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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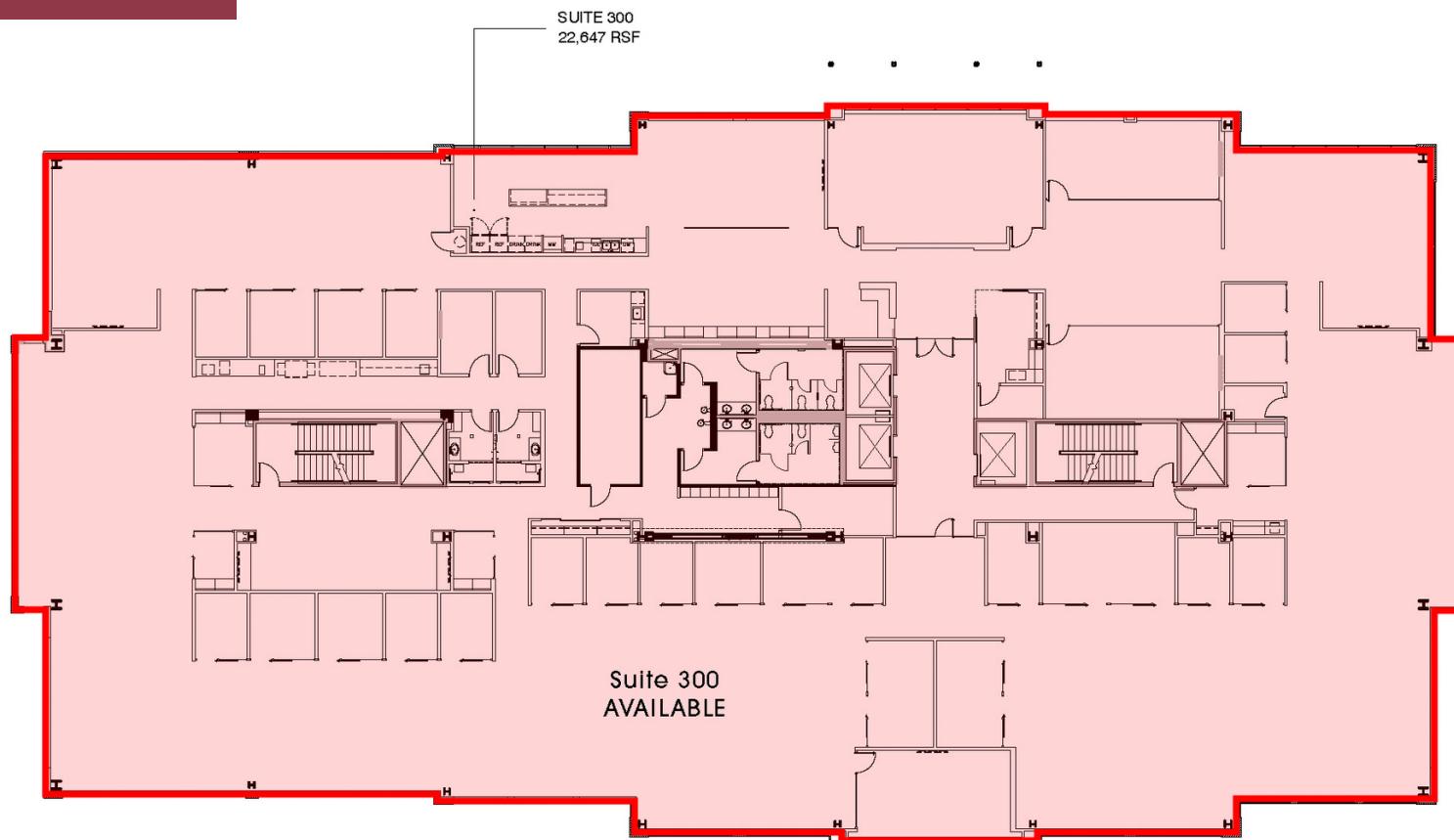
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## AVAILABLE SPACES

| 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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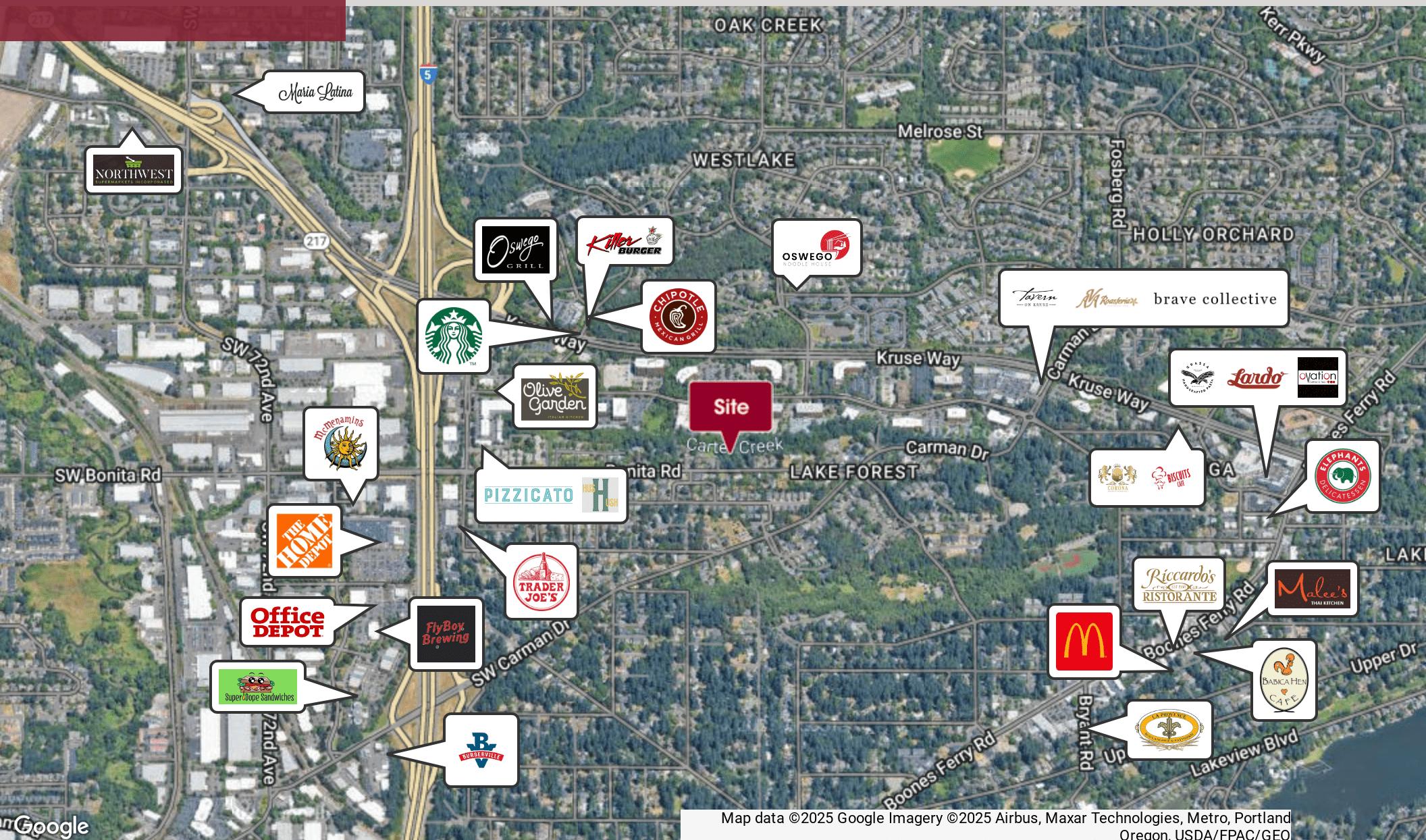
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