

Kruse Oaks III

5500 MEADOWS RD, LAKE OSWEGO, OR 97035
NEW OWNERSHIP



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FOR LEASE



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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.

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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 / year (Full Service)
Available SF:	2,446 - 7,469 SF
Building Size:	108,454 SF
Parking:	3.75/1000

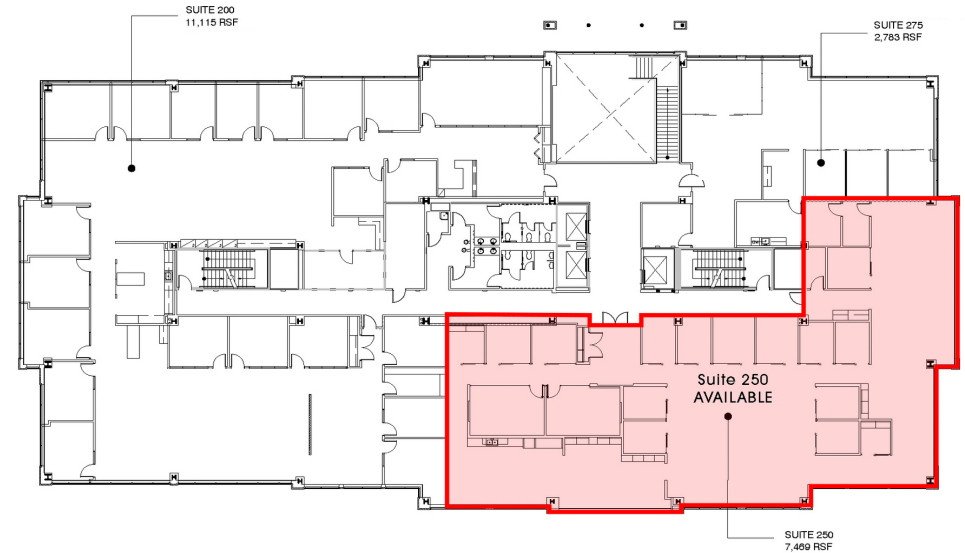
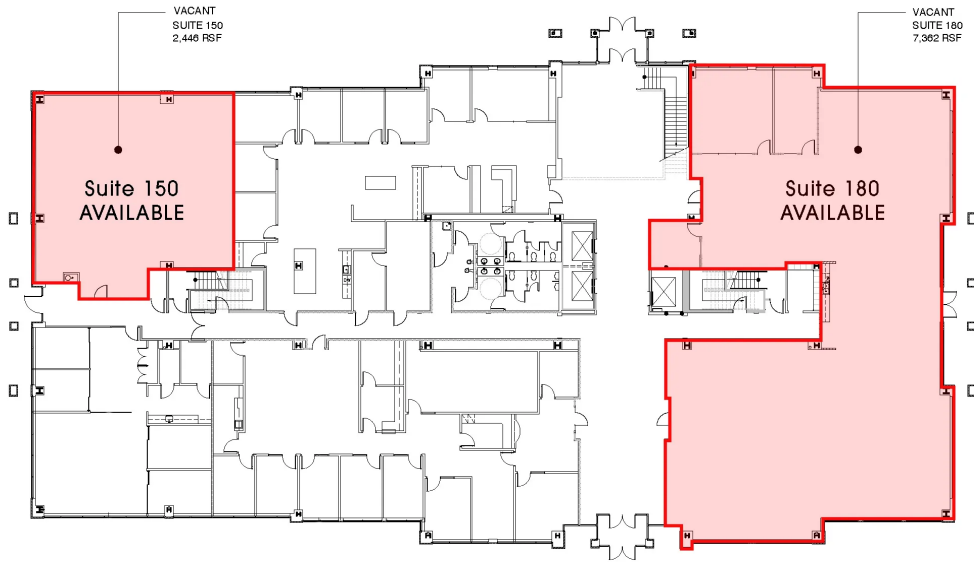


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FIRST FLOOR TENANT PLAN
KRUSE OAKS III
 5500 MEADOWS
 LAKE OSWEGO, OREGON
 ISSUE DATE: 10/7/2024

SECOND FLOOR TENANT PLAN
KRUSE OAKS III
 5500 MEADOWS
 LAKE OSWEGO, OREGON
 ISSUE DATE: 10/28/2024

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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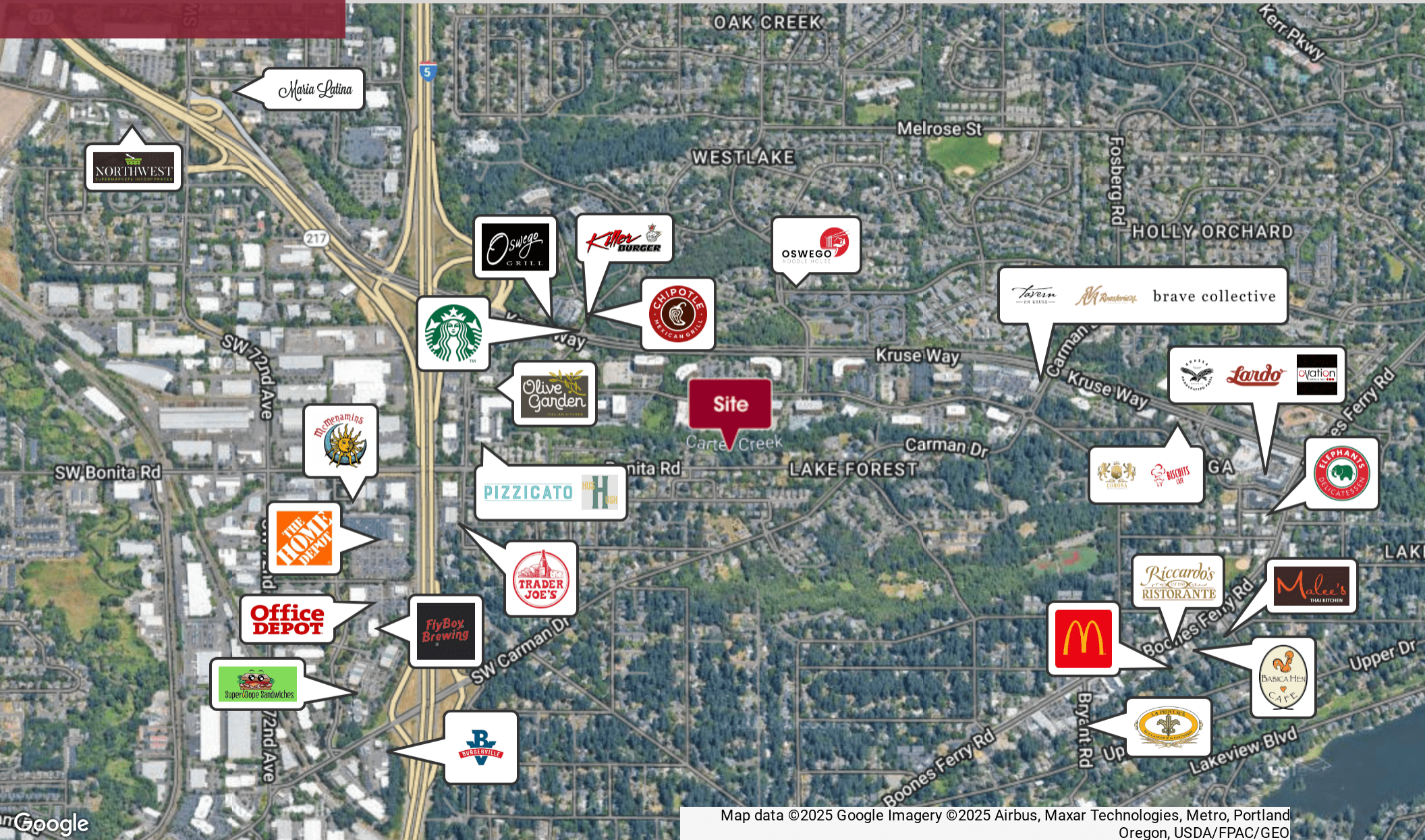
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