



KRUSE WOODS CORPORATE PARK is Portland's premier office park and within easy reach of downtown Portland and its many suburban markets. With almost 2 million square feet of office space, Kruse Woods Corporate Park is able to accommodate the requirements of any business.



CBRE



Site Plan

Buildings

Conference
Facilities

Location &
Amenities

Team

Rates &
Availabilities



Site Plan



BUILDINGS

- | | |
|---------------------------|------------------------------|
| 1. Kruse Woods V | 12. Kruse Oaks I |
| 2. Kruse Woods IV | 13. 5000 Meadows |
| 3. Kruse Woods II | 14. 4900 Meadows |
| 4. Kruse Woods I | 15. 4800 Meadows |
| 5. Kruse Woods III | 16. Kruseway Plaza I |
| 6. 4949 Meadows | 17. Kruseway Plaza II |
| 7. 6000 Meadows | 18. City of Lake Oswego |
| 8. 5800 Meadows | 19. 4000 Kruse Way Place I |
| 9. Kruse Oaks IV (future) | 20. 4000 Kruse Way Place II |
| 10. Kruse Oaks III | 21. 4000 Kruse Way Place III |
| 11. Kruse Oaks II | 22. 4004 Kruse Way |



6.5

Miles to Portland's central business district



5

Fitness centers in the park for tenant use



3.5

Parking spaces per 1,000 square feet

CBRE

JLL

SHORENSTEIN

Site Plan

Buildings

Conference Facilities

Location & Amenities

Team

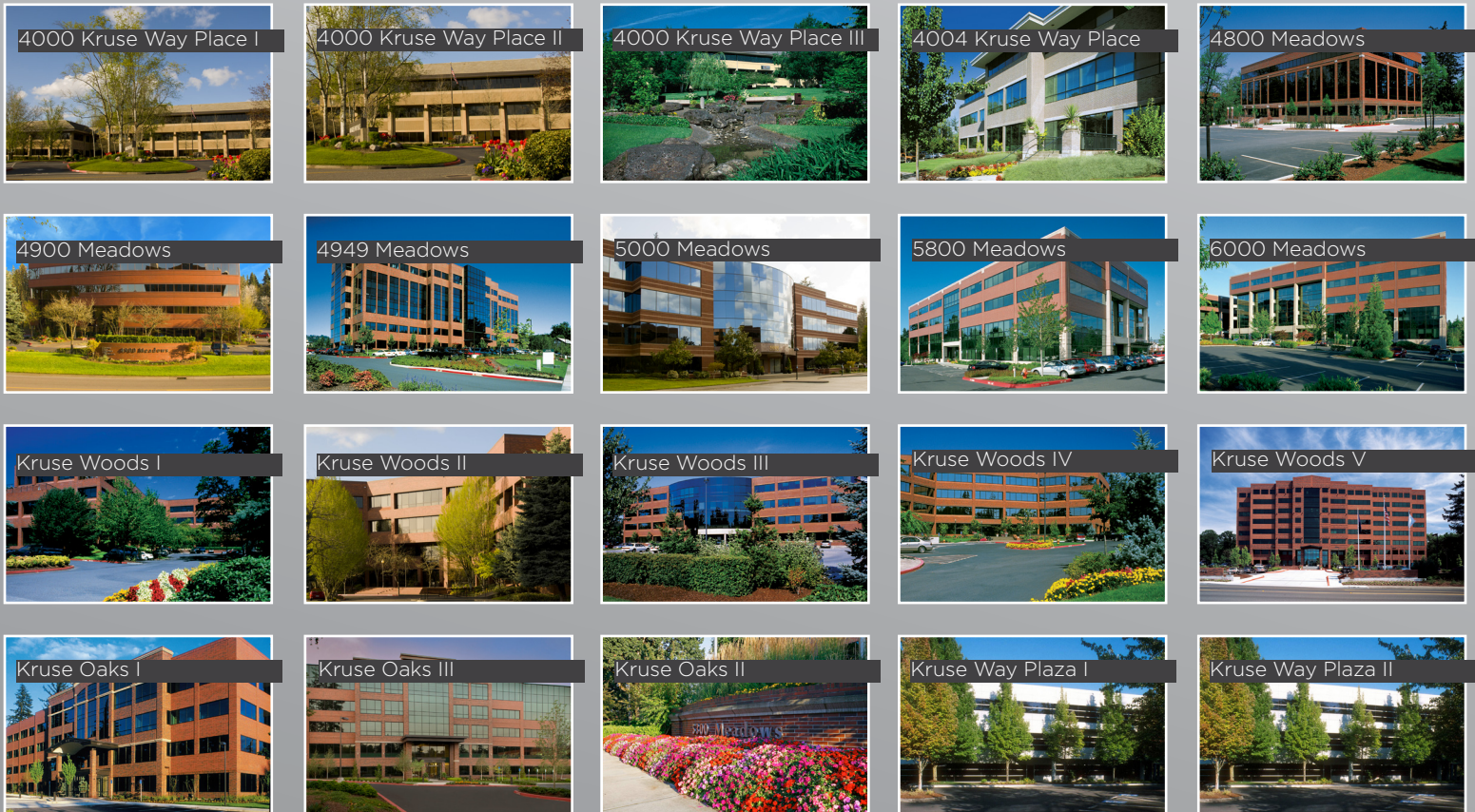
Rates & Availabilities



Buildings



Click pictures below to download individual flyers



KRUSE WOODS CORPORATE PARK is a distinctive twenty-building office campus. The property features state-of-the-art facilities and amenities, and offers magnificent views of the Tualatin Valley, including scenic oak groves and natural wetlands lining the south edge of the property.

Kruse Woods Corporate Park's easy access to Lake Oswego's executive housing and amenities, along with its location near the confluence of four major roadways, makes it the perfect destination for work, play and everything in between. Kruse Woods Corporate Park sets the standard in the Portland market for best in class business location.

CBRE



Site Plan

Buildings

Conference
Facilities

Location &
Amenities

Team

Rates &
Availabilities



Conference Facilities



CONFERENCE FACILITIES of varying sizes and layouts are available throughout the campus to suit a variety of needs. A range of sizes starting from table seating for four to rooms with capacity for 60 people are at your business' doorstep.



[Click for details](#)

CBRE



[Site Plan](#)

[Buildings](#)

[Conference Facilities](#)

[Location & Amenities](#)

[Team](#)

[Rates & Availabilities](#)



CONFERENCE ROOMS & AMENITIES

BUILDING	FLOOR	TABLE SEATING	CAPACITY	INTERNET ACCESS	TV	WHITE BOARD	PROJECTOR	SPEAKER PHONE	TACK BOARDS	KITCHENETTE	REFRIGERATOR	SINK
4000 Kruse Way Place Bldg 1	Suite 120	10	10	N	N	Y	Y	Y	Y	N	N	N
4000 Kruse Way Place Bldg 2	Suite 110	9	9	N	N	Y	N	Y	Y	N	Y	Y
4000 Kruse Way Place Bldg 3	Suite 105	12	30	N	Y	Y	Y	Y	N	N	N	N
4004 Kruse Way Place	2nd Floor	12	12	N	Y	Y	Y	Y	N	N	N	N
Kruse Way Plaza I	3rd Floor	8	21	N	Y	Y	N	Y	N	N	Y	N
Kruse Way Plaza II	1st Floor	8	8	N	N	N	N	N	N	N	N	N
Kruse Woods I - A	3rd Floor	14	25	N	Y	Y	N	Y	N	Y	Y	Y
Kruse Woods I - B	3rd Floor	4	6	N	N	Y	N	Y	N	Y	Y	Y
Kruse Woods II - A	3rd Floor	12	22	N	Y	Y	N	Y	N	N	Y	Y
Kruse Woods II - B	3rd Floor	6	6	N	N	Y	N	Y	N	N	Y	Y
Kruse Woods III	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	N	N	N
Kruse Woods IV	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	N	N	N	N
Kruse Woods V - A	1st Floor	12	24	N	Y	Y	N	Y	Y	N	N	Y
Kruse Woods V - B	1st Floor	4	4	N	N	Y	N	N	N	N	N	N
4800 Meadows	1st Floor	12	24	N	Y	Y	Y	Y	Y	Y	Y	Y
4900 Meadows	3rd Floor	8	16	N	Y	Y	Y	Y	N	N	N	Y
4949 Meadows	2nd Floor	12	28	Y	Y	Y	Y	Y	N	N	N	Y
5000 Meadows	3rd Floor	12	24	N	Y	Y	Y	Y	N	N	N	Y
Kruse Oaks I - Boardroom	1st Floor	14	22	Y	Y	Y	Y	Y	Y	N	N	Y
Kruse Oaks I - Conference Center Meadows	1st Floor	36	60	Y	Y	Y	Y	Y	N	N	N	Y
Kruse Oaks I - Conference Center Oaks	1st Floor	36	60	Y	Y	Y	Y	Y	N	N	N	Y
Kruse Oaks II	2nd Floor	12	12	N	N	Y	N	Y	N	N	N	N
Kruse Oaks III	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	N	N	N
5800 Meadows	1st Floor	12	27	N	N	N	Y	N	N	N	N	N
6000 Meadows	Basement	23	32	N	Y	Y	N	Y	Y	N	N	Y

Location & Amenities



AMENITIES

Bank/Credit Unions

1. Bank of Oswego
2. Chase Bank
3. Columbia Bank
4. Pacific West Bank
5. US Bank
6. Banner Bank
7. OnPoint
8. M & T Bank
9. Wells Fargo
10. US Bank

Restaurants

1. Corona Mexican
2. Biscuits Café
3. Momo Sushi & Grill
4. Big Town Hero
5. Niki's Café
6. Kruse Woods Deli
7. Pizza Schmizza
8. Greenspice
9. Elephants Deli
10. Starbucks
11. Starbucks
12. Potbelly Sandwich
13. Stanford's Restaurant & Bar
14. Oswego Grill
15. Applebee's Neighborhood Grill
16. Casa Del Pollo
17. Hunan Pearl
18. Thai Basil
19. Umi Sushi
20. Pizzicato Gourmet Pizza

21. Best Teriyaki

22. Olive Garden
23. Chevy's Mexican Restaurant
24. Mod Pizza
25. Hero Sushi
26. Jimmy John's
27. Tavern on Kruse
28. Freshii
29. Bambuza

Grocery

1. Zupan's
2. Albertsons
3. Trader Joe's

Fitness Center

1. Providence Fitness-Kruse Woods
2. Snap Fitness

Hotels

1. Hilton Garden Inn
2. Fairfield Inn
3. Crowne Plaza
4. Phoenix Inn Suites



CBRE



Site Plan

Buildings

Conference
Facilities

Location &
Amenities

Team

Rates &
Availabilities



Buildings Amenities



BUILDING	SHOWER	FITNESS CENTER	DELI	COVERED PARKING
4000 Kruse Way Place Bldg 1		N		N
4000 Kruse Way Place Bldg 2		N		N
4000 Kruse Way Place Bldg 3	Y	Y		N
4004 Kruse Way Place		N		N
Kruse Way Plaza I		N		N
Kruse Way Plaza II		N		N
Kruse Woods I	Y	Y	Y	Y
Kruse Woods II	Y	Y		Y
Kruse Woods III		N		Y
Kruse Woods IV		N		Y
Kruse Woods V	Y	N	Y	Y
4800 Meadows		N		Y
4900 Meadows		N		N
4949 Meadows	Y	Y	Y	Y
5000 Meadows	Y	N		N
Kruse Oaks I	Y	Y	Y	Y
Kruse Oaks II		N		Y
Kruse Oaks III		N		Y
5800 Meadows		N	Y	Y
6000 Meadows	Y	N		Y

CBRE



Site Plan

Buildings

Conference Facilities

Location & Amenities

Team

Rates & Availabilities



Team



LEASING



1120 NW Couch Street
Suite 500
Portland, OR 97209

Phone: +1 503 972 8000
Fax: +1 503 972 8001
www.us.jll.com

James A. Ellis, JR., SIOR
+1 503 972 8091
buzz.ellis@am.jll.com

Deron Jones
+1 503 937 2113
deron.jones@am.jll.com

Jessica Ruth
+1 503 972 8604
jessica.ruth@am.jll.com



1300 SW Fifth Avenue
Suite 3000
Portland, OR 97201

Phone: +1 503 221 1900
Fax: +1 503 221 4873
www.cbre.com/portland

Trevor Kafoury
+1 503 221 4896
trevor.kafoury@cbre.com

Autumn Brice
+1 503 221 4812
autumn.brice@cbre.com

Michelle Franceschi
+1 503 221 4838
michelle.franceschi@cbre.com

LANDLORD



Shorenstein Realty Services, L.P.

5800 Meadows Road
Suite 240
Lake Oswego, OR 97035
Phone: +1 503 619 3200
www.shorenstein.com

CBRE



Site Plan

Buildings

Conference
Facilities

Location &
Amenities

Team

Rates &
Availabilities

