



# KRUSE WOODS

CORPORATE PARK

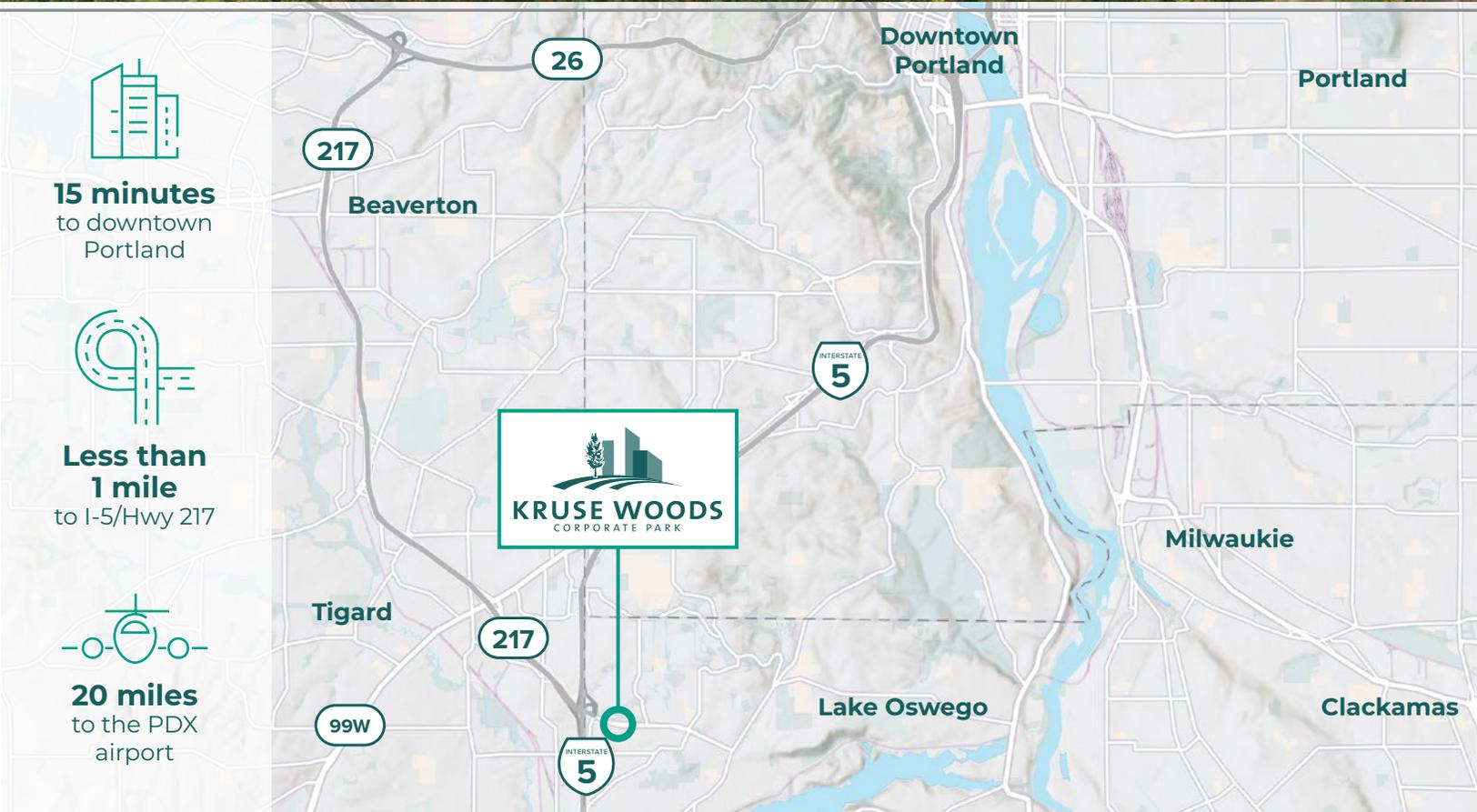


## Portland's Premier Suburban Office Park



# Park Overview

Kruse Woods Corporate Park is Portland's premier suburban office park, with 18 buildings located conveniently at the intersection of I-5 and Highway 217 in Lake Oswego, just 6.5 miles from downtown Portland and located in Clackamas County. The park-like campus is lined by oak groves and natural wetlands, providing a picturesque view of the Tualatin Valley. Conferencing facilities, fitness centers, cafes, and ample parking all make Kruse Woods one of the most sought-after locations for businesses of any size.





**8 buildings**  
with EV charging stations



**3.5 parking spaces**  
per 1,000 square feet



**6.5 miles**  
to downtown Portland



**1 Kruse Woods V**  
5885 Meadows Rd



**2 Kruse Woods IV**  
5665 Meadows Rd



**3 Kruse Woods II**  
5335 Meadows Rd



**4 Kruse Woods I**  
5285 Meadows Rd



**5 Kruse Woods III**  
5005 Meadows Rd



**6 4949 Meadows**



**7 Kruse Oaks III**  
5500 Meadows Rd



**8 Kruse Oaks II**  
5400 Meadows Rd



**9 Kruse Oaks I**  
5300 Meadows Rd



**10 5000 Meadows**



**11 4900 Meadows**

**13 Kruse Way Plaza I**  
4500 Kruse Way

**14 Kruse Way Plaza II**  
4550 Kruse Way

**15 4000 Kruse Way Place I**

**16 4000 Kruse Way Place II**

**17 4000 Kruse Way Place III**



**18 4004 Kruse Way Place**

# Park Amenities



Park-like atmosphere



**17 conference rooms**



**3 on-site delis**



**3 fitness centers**

Take a walk on your lunch break to one of the numerous food, retail, and service amenities within a ½ mile of Kruse Woods Corporate Park.



### Kruse Village

Kruse Village is a shopping mall nestled within the Kruse Woods Corporate Park

- MOD Pizza
- Jimmy John's
- Freshii
- Barre3
- Dickey's Barbeque Pit
- Providence Health
- Rebound
- Tavern on Kruse
- Hero Sushi
- Hand & Stone Massage & Facial Spa
- Asula

### Mercato Grove Retail

Mercato Grove is a brand new residential + retail complex that offers conveniently close shopping and food options. Such destinations include:

- CVS Pharmacy
- Orangetheory Fitness
- Tasty
- Lac St. Jack
- Oven and Shaker
- Grassa
- Lardo
- FILLS
- Ovation Coffee & Tea
- Clean Juice
- MAX Nails

### Hotels

There are five hotels right off of I-5 that offer extended stay options for executive needs:

- Hilton Garden Inn
- Crowne Plaza
- Phoenix Inn Suites
- Fairfield Inn & Suites by Marriott
- Residence Inn by Marriott





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## TEAM

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