

FOR LEASE | *Kruse Oaks III*

5500 Meadows Road, Lake Oswego, OR 97035



CBRE

1300 SW 5th Avenue
Suite 3000
Portland, OR 97201

Phone: 503.221.1900
Fax: 503.221.4873
www.cbre.com

TREVOR KAFOURY
503.221.4896
trevor.kafoury@cbre.com

JASON GREEN
503.221.4810
jason.green@cbre.com



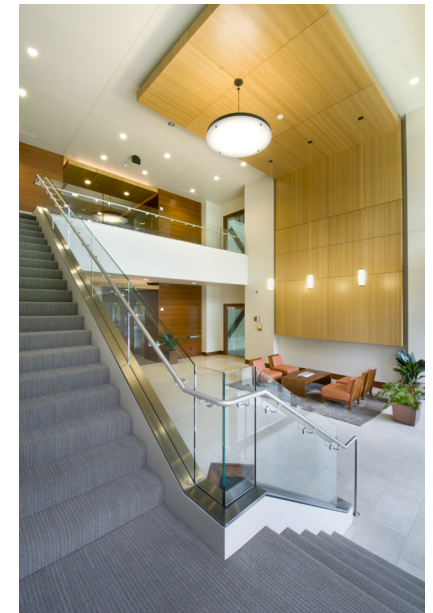
Real value in a changing world

1 SW Columbia Street
Suite 550
Portland, OR 97258

Phone: 503.972.8000
Fax: 503.972.8001
www.us.joneslanglasalle.com

JEFF SHOLIAN, SIOR
503.972.8092
jeff.sholian@am.jll.com

JAMES A. ELLIS, JR., SIOR
503.972.8091
buzz.ellis@am.jll.com



Kruse Oaks III is conveniently located in the center of the award-winning Kruse Woods Corporate Office Park in Lake Oswego. It is under construction with delivery scheduled for the second quarter of 2009.

- Approximately 108,454 rentable square feet in five stories
- LEED Certified Sustainable Design (Gold Target)
- Spacious building lobby
- Bamboo treated ceilings and Travertine floors in the main lobby
- Beautiful cherry wood walls and stainless steel accents
- Covered parking in the adjacent garage
- Fiber-optic capability
- Board rooms and training rooms for meetings and classes located throughout the park



FOR LEASE | *Kruse Oaks III*

5500 Meadows Road, Lake Oswego, OR 97035



CBRE

1300 SW 5th Avenue
Suite 3000
Portland, OR 97201

Phone: 503.221.1900
Fax: 503.221.4873
www.cbre.com

TREVOR KAFOURY
503.221.4896
trevor.kafoury@cbre.com

JASON GREEN
503.221.4810
jason.green@cbre.com



Real value in a changing world

1 SW Columbia Street
Suite 550
Portland, OR 97258

Phone: 503.972.8000
Fax: 503.972.8001
www.us.joneslanglasalle.com

JEFF SHOLIAN, SIOR
503.972.8092
jeff.sholian@am.jll.com

JAMES A. ELLIS, JR., SIOR
503.972.8091
buzz.ellis@am.jll.com

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 |

AMENITIES

- A. Crowne Plaza Hotel
- B. Stanford's Restaurant
- C. U.S. Bank
- D. Shell
- E. Olive Garden Restaurant
- F. Applebee's Restaurant
- G. Hilton Garden Inn
- H. Phoenix Inn
- I. Chevy's Restaurant
- J. Kruse Meadows Retail Center
- K. Marriott Residence Inn
- L. Fairfield Inn
- M. Mercantile Village

