

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



NOW LEASING IN LAKE OSWEGO, OREGON

Designed for busy successful urban professionals and families, Kruse Village is located at the key intersection of Kruse Way and Carman Dr in the prosperous Lake Oswego trade area. This retail and restaurant service hub spans five acres and 62,000 SF in six buildings. Kruse Village includes more than 250 parking spaces and easy access to I-5 as well as the surrounding neighborhood.

Kruse Way has a high concentration of finance, insurance, real estate and professional services as well as more than 2.3 million SF of office space (which is the largest concentration of office space outside of Downtown Portland). There are over 7,000 employees within walking distance of the site.

AVAILABLE SPACE

100% Fully Leased!

ANNOUNCING!



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Emmy Johnston
503 867 4861
ejohnston@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com

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PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Located in the Kruse Way trade area.
- High density employment and strong demographics.
- Excellent co-tenancy.
- Call for pricing.

TENANTS INCLUDE



DEMOGRAPHICS (2022)

RADIUS	1 MILE	2 MILE	3 MILE
Population	13,803	41,010	97,988
Avg. Household Income	\$148,645	\$157,435	\$139,765
Estimated Employees	13,562	48,566	76,087

TRAFFIC COUNTS (2022)

LOCATION	ADT
Kruse Way	20,463
Carman Drive	9,998
Meadows Road	3,220



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KRUSE VILLAGE

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GRAMOR
DEVELOPMENT

SITE IMAGES



Nai Elliott

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503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
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CRA COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Bob LeFeber
503 274 0211
bob@cra-nw.com

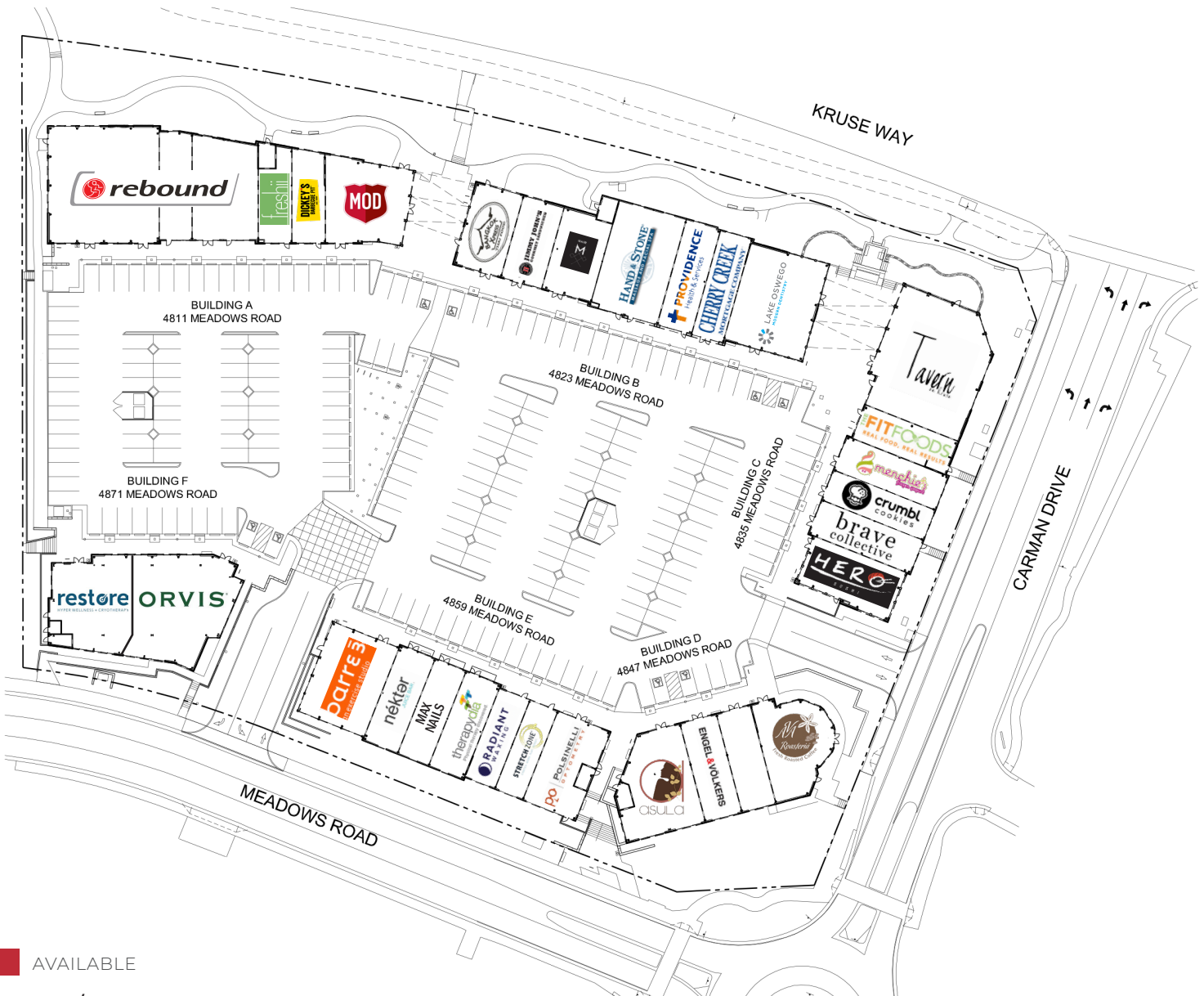
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SITE PLAN



 AVAILABLE

RETAIL/OFFICE:

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GRAMOR
DEVELOPMENT

TRADE AREA AERIAL



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