

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

Retail/Office:

- 1,156 SF

ANNOUNCING!



George Macoubray
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Bob LeFeber
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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 (2021)

RADIUS	1 MILE	2 MILE	3 MILE
Population	13,509	41,538	98,470
Avg. Household Income	\$154,672	\$156,803	\$139,194
Estimated Employees	14,735	44,665	70,813

TRAFFIC COUNTS (2020)

LOCATION	ADT
Kruse Way	25,540
Carman Drive	8,702
Meadows Road	5,197



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.
View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

KRUSE VILLAGE

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GRAMOR
DEVELOPMENT

SITE IMAGES



Nai Elliott

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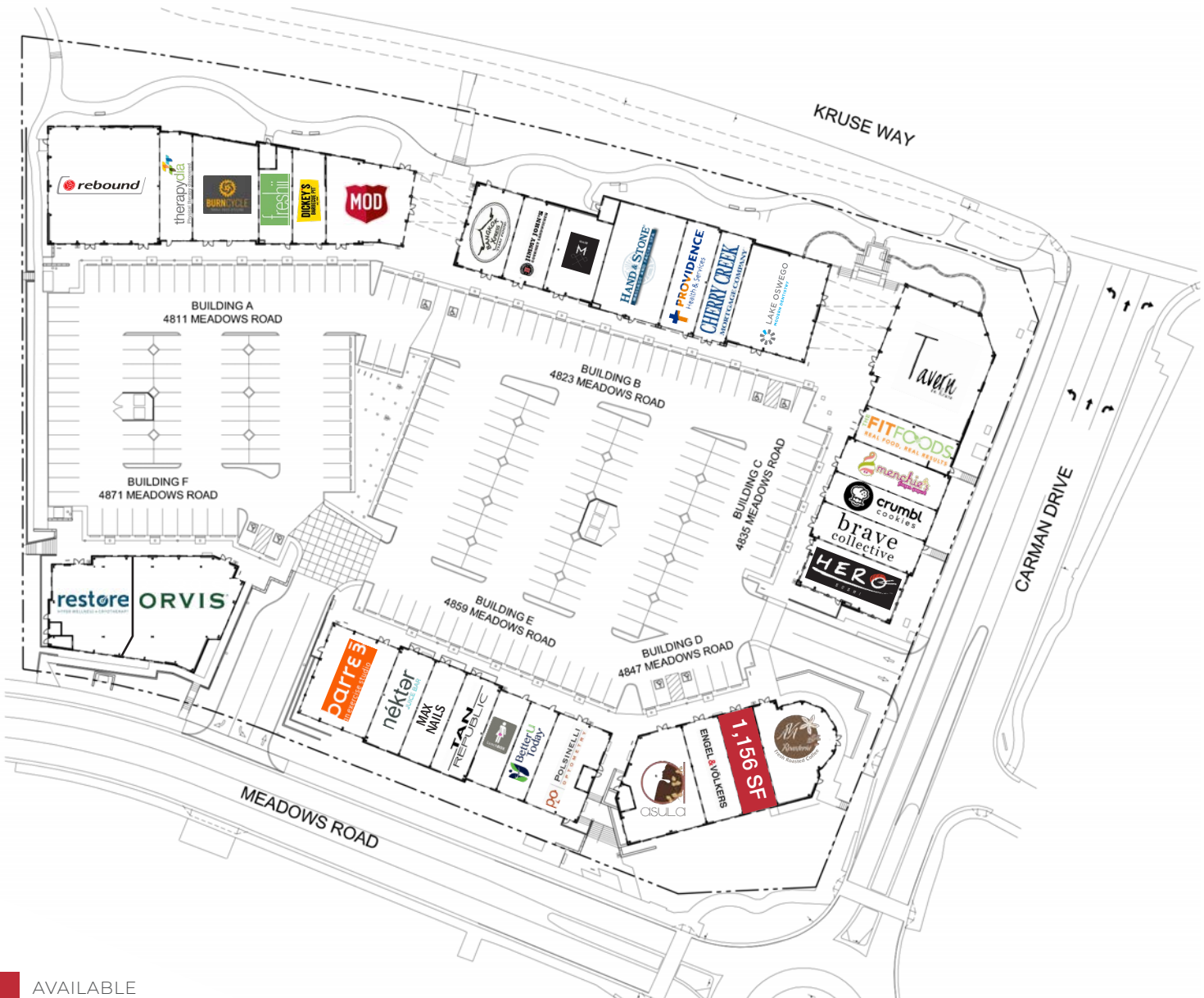
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SITE PLAN



 AVAILABLE

RETAIL/OFFICE:

1,156 SF AVAILABLE



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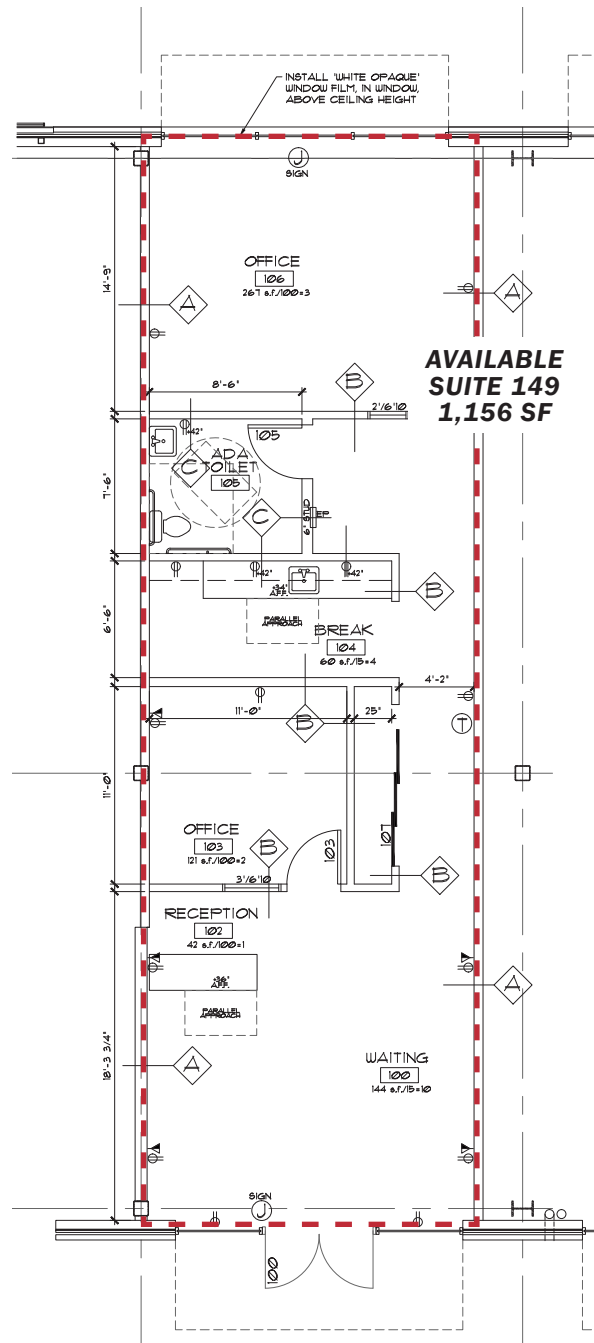
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4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



LEASING PLAN

RETAIL/OFFICE
SUITE 149
1,156 SF AVAILABLE



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4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR

GRAMOR
DEVELOPMENT

TRADE AREA AERIAL



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