

For Lease

# Kruse Way Plaza I & II

*New local ownership*

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## Kruse Way Plaza I & II

Kruse Way Plaza I & II stand in a coveted corner of Kruse Way within the Portland Metro area. Nestled amidst lush trees, the property boasts a tranquil setting while being seamlessly integrated into the office park campus. With abundant parking and convenient proximity to TriMet transportation system, Kruse Way, Highway 217, and I-5, it provides effortless accessibility from all corners of the Portland Metro region.

These two Class A properties are under new local ownership, committed to meticulous care, dedicated to your success, and providing a unique level of service only possible from a local perspective.



# Kruse Way Plaza I & II Highlights



**Flexible floor plans**



**Stunning atriums with beaming natural light**



**State of the art conference room in each building**



**Shower facilities**



**4/1,000 SF parking**



**24/7 security system**



**Energy Star Labeled**



**WELL Health-Safety Rated**



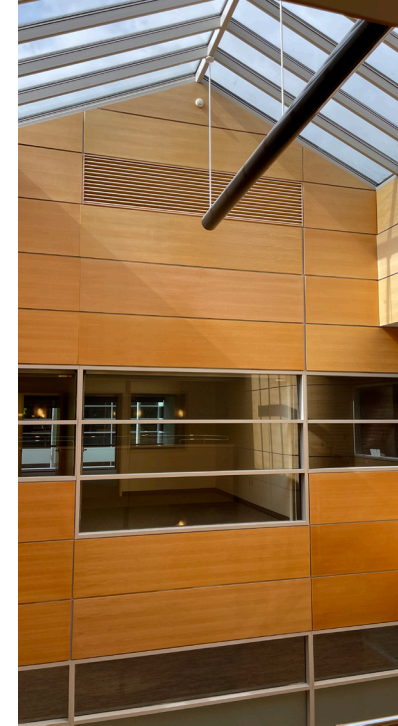




## Kruse Way Plaza I

4500 Kruse Way, Lake Oswego

- Suite 110: ± 2,414 SF  
*(Available Q4 2024)*
- Suite 130: ± 1,884 SF
- Suite 150: ± 2,993 SF
- Suite 170: ± 1,400 SF
- Suite 200: ± 6,875 SF
- Suite 310: ± 2,316 SF
- Suite 350: ± 3,194 SF



## Kruse Way Plaza II

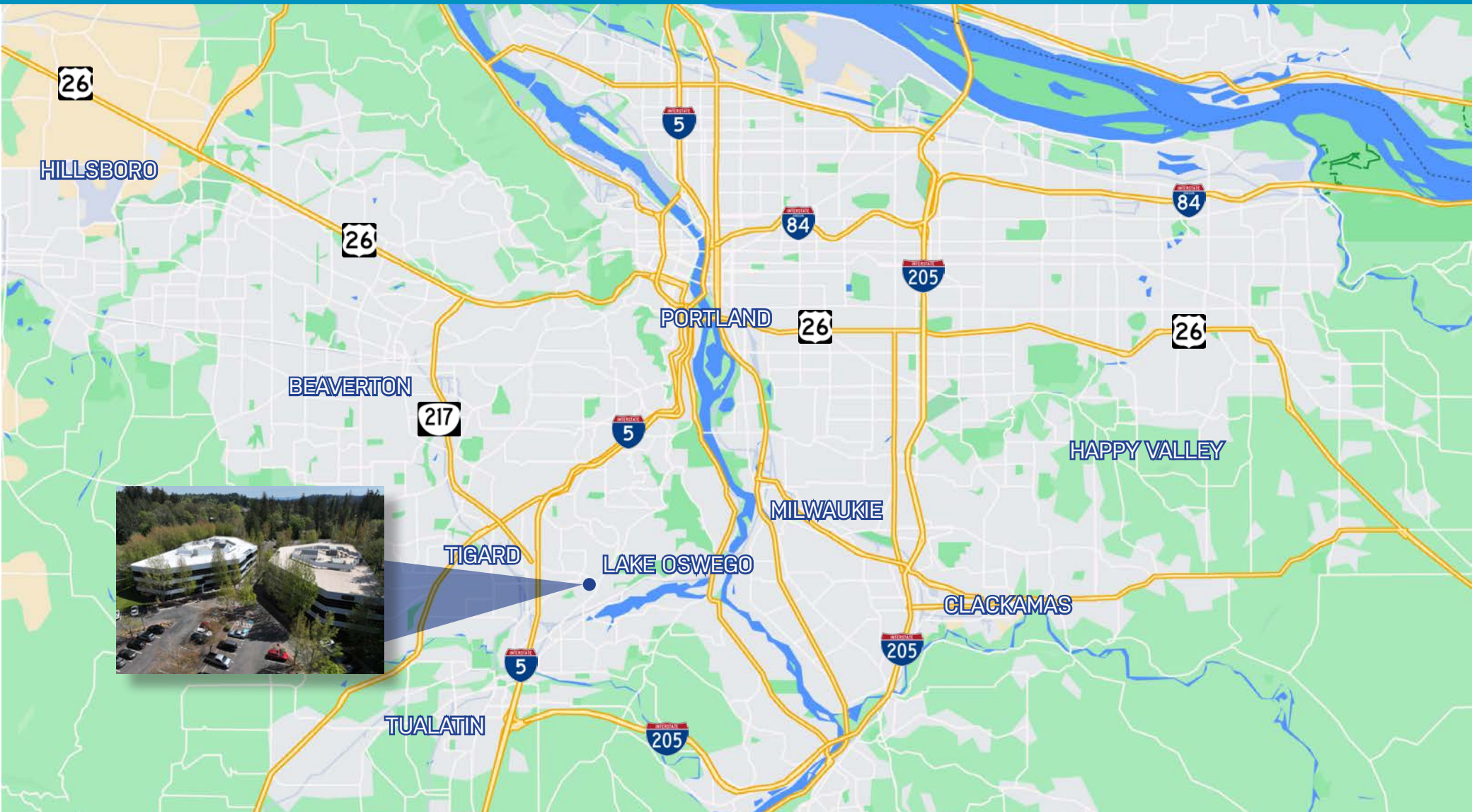
4550 Kruse Way, Lake Oswego

- Suite 105: ± 2,617 SF
- Suite 115: ± 1,217 SF
- Suite 300: ± 4,379 SF
- Suite 340: ± 2,912 SF
- Suite 350: ± 6,057 SF



## Prime Connectivity

Kruse Way boasts exceptional accessibility with its strategic location near major highways, providing seamless connections throughout the Portland Metro area, Vancouver, and convenient access to Portland International Airport. Its prime positioning offers unparalleled convenience for commuters and travelers alike, making it a highly sought-after hub in the region.





# Countless Amenities within Minutes

Kruse Way Plaza I & II are conveniently located just moments from a wealth of amenities, including Kruse Village and Mercato Grove. This prime location makes it perfect for grabbing lunch or enjoying an after-work happy hour. Nestled amidst wooded surroundings, the area boasts fantastic walking and biking trails like the Kruse Way Path, providing a tranquil retreat just a short distance from Kruse Way Plaza I & II—ideal for a refreshing work break.

