



Location: **4000 Building 1**
I-5 Corridor Cluster
Kruse Way Submarket
Clackamas County
Lake Oswego, OR 97035

Building Type: **Class B Office**

Status: **Built 1981, Renov 1996**

Stories: **3**

RBA: **54,164 SF**

Typical Floor: **17,669 SF**

Total Avail: **18,874 SF**

% Leased: **65.2%**

Developer: -

Management: **Shorenstein Realty Services, LP**

Recorded Owner: **Shorenstein Properties Llc**

Expenses: **2009 Tax @ \$1.79/sf**

Parcel Number: **00238727**

Parking: **Ratio of 3.50/1,000 SF**

Amenities: **Conferencing Facility, Courtyard, Energy Star Labeled, Fitness Center, Mail Room, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd / Suite 300	18,874	18,874	18,874	\$21.00/fs	Vacant	Negotiable	Direct
Heavily officed. Can be combined with other 3rd floor suites.							

Building Notes

4000 Kruse Way Place is a three building mini-campus situated at the eastern end of Kruse Woods CorporatePark nearest Boones Ferry Road. The buildings were completed between 1981 and 1985. Complimentary conference facilities are located in Suite 280 of Building I, Suite 125 of Building II, and Suite 155 in Building III. All are boardroom style and seat between eight and twelve at the table.

4000 Kruse Way Place offers surface parking that surrounds the buildings and their central commons. Complimentary fitness facilities are situated in Building III.

The property features abundant landscaping and a campus atmosphere.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

For More information, Please reach out to the primary contacts, Jeff Sholian, SIOR and Buzz Ellis, SIOR with Pacific Real Estate Partners, Inc.



Location: **4800 Meadows**
I-5 Corridor Cluster
Kruse Way Submarket
Clackamas County
Lake Oswego, OR 97035

Building Type: **Class A Office**

Status: **Built 1999**

Stories: **4**

RBA: **74,426 SF**

Typical Floor: **18,588 SF**

Total Avail: **39,173 SF**

% Leased: **67.7%**

Developer: -
 Management: **Shorenstein Realty Services, LP**
 Recorded Owner: -

Expenses: **2007 Combined Est Tax/Ops @ \$11.00/sf**

Parcel Number: **00225973**

Parking: **30 Covered Spaces are available; 100 free Surface Spaces are available; Ratio of 3.70/1,000 SF**

Amenities: **Banking, Conferencing Facility, Corner Lot, Courtyard, Dry Cleaner, Energy Star Labeled, Food Service, Mail Room, Restaurant, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	9,420	9,420	9,420	\$24.50/fs	30 Days	Negotiable	Direct
P 1st / Suite 150	3,946	3,946	3,946	\$24.50/fs	30 Days	Negotiable	Direct
P 1st / Suite 175	2,910	2,910	2,910	\$24.50/fs	Vacant	Negotiable	Direct
E 2nd / Suite 200	19,100	19,100	19,100	\$24.50/fs	Vacant	Negotiable	Direct
P 3rd	1,750	1,750	1,750	\$18.00/fs	30 Days	Negotiable	Sublet
Get 10% commission by referring your clients to this location. Earn up to \$1,000 in American Express Gift Cards with our current promotion. Turn-key office space/spec suites with furniture available. Pre-wired, phone and T1. Office equipment and meeting rooms. Immediate availability, flexible terms.							
P 4th / Suite 480	2,047	2,047	2,047	\$24.50/fs	Vacant	Negotiable	Direct

Building Notes

4800 Meadows is a four story building with a red brick facade located near the intersection of Meadows and Carmen Drive. 4800 Meadows was

completed in 1999.

4800 Meadows offers a combination of surface and covered, secured, in-building parking. The complimentary conference facility in 4800 Meadows is located in Suite 190 and offers boardroom style seating. 4800 Meadows offers outside patio seating overlooking the adjacent wetlands.

The building features a uniquely-designed brick and glass exterior, with beautiful landscaping. The lobby features 12-foot high coffered ceilings and travertine entries, cherry wood paneling and chrome finishes, an observation deck overlooking the natural wetland area. The observation deck provides comfortable bench seating overlooking the natural wetland area. The building is situated in a very natural, forested environment.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

For More information, Please reach out to the primary contacts, Jeff Sholian, SIOR and Buzz Ellis, SIOR with Pacific Real Estate Partners, Inc.



Location: **Arneson Bldg**
I-5 Corridor Cluster
Kruse Way Submarket
Clackamas County
Lake Oswego, OR 97035

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **2**

RBA: **26,000 SF**

Typical Floor: **13,000 SF**

Total Avail: **9,351 SF**

% Leased: **64.0%**

Developer: -
 Management: **Norris & Stevens, Inc.**
 Recorded Owner: **Arneson Building Co LLC**

Expenses: **2009 Tax @ \$1.93/sf**

Parcel Number: **00240536**

Parking: **91 Surface Spaces are available; Ratio of 3.50/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,509	4,509	4,509	\$19.00/fs	Vacant	Negotiable	Direct
Easy access to I-5 and Hwy 217. Professional office setting and layout. Generous parking.							
P 1st / Suite 100	2,263	2,263	2,263	\$19.00/fs	Vacant	Negotiable	Direct
Easy access to I-5 and Hwy 217. Professional office setting and layout. Generous parking.							
P 1st / Suite 109	2,579	2,579	2,579	\$19.00/fs	Vacant	Negotiable	Direct
Easy access to I-5 and Hwy 217. Professional office setting and layout. Generous parking.							

Building Notes

The Arneson Building is located on Kruse Way near Mercantile. It offers a professional office setting and layout with ample parking. It also has convenient access to I-5 and Hwy 217.



Location: **Bldg 2**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Tigard, OR 97223

Building Type: **Class B Office**

Status: **Built 1997**

Stories: **2**

RBA: **36,870 SF**

Typical Floor: **18,435 SF**

Total Avail: **10,214 SF**

% Leased: **72.3%**

Developer: -

Management: -

Recorded Owner: **Pacific Northwest Properties**

Expenses: **2008 Tax @ \$2.50/sf**

Parcel Number: **R2064146**

Parking: **200 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	5,072	10,214	10,214	\$19.00/fs	Vacant	Negotiable	Direct
Excellent signage with I-5 visibility. Building ready now for occupancy and/or turnkey improvements. Easy access to I-5, Kruse Way, and downtown Portland. On-site showers. Responsive, local ownership. Newly landscaped							
P 1st / Suite 120	2,982	10,214	10,214	\$19.00/fs	Vacant	Negotiable	Direct
Excellent signage with I-5 visibility. Building ready now for occupancy and/or turnkey improvements. Easy access to I-5, Kruse Way, and downtown Portland. On-site showers. Responsive, local ownership. Newly landscaped							
P 1st / Suite 130	2,160	10,214	10,214	\$19.00/fs	Vacant	Negotiable	Direct
Building ready now for occupancy and/or turnkey improvements Easy access to I-5, Kruse Way, and downtown Portland 4.7:1,000 free parking On-site showers Responsive, local ownership Newly landscaped 2 miles from Washington Square							

Building Notes

This property features excellent exposure and signage. It is located close to the I-5/217 interchange.



Location: **Southwest Center**
AKA 7630-7632 SW Durham Rd
I-5 Corridor Cluster
Tigard Submarket
Washington County
Tigard, OR 97224

Building Type: **Class A Office**

Status: **Built 2001**

Stories: **3**

RBA: **88,335 SF**

Typical Floor: **29,445 SF**

Total Avail: **11,635 SF**

% Leased: **86.8%**

Developer: -

Management: -

Recorded Owner: **Behringer Harvard Holdings, LLC**

Expenses: **2005 Combined Tax/Ops @ \$2.81/sf**

Parcel Number: **R0514072**

Parking: **368 free Surface Spaces are available; Ratio of 3.94/1,000 SF**

Amenities: **Banking, Conferencing Facility, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	9,725	9,725	9,725	\$22.00/fs	Vacant	Negotiable	Direct
Beautiful ground floor lobby entrance. Good mix of privates, open area, and conference rooms.							
P 1st / Suite 120	1,910	1,910	1,910	\$22.00/fs	Vacant	Negotiable	Direct
Large area with three privates. Across rear window line. Private view. Vacant and ready for immediate occupancy.							

Building Notes

Class A Building. Centrally located in the Tigard area. Sumptuous Two-story lobby. Shared conference room available at no additional charge. 3.94/1,000 parking ratio. Men's and Women's shower facilities.



Location: **Fir Loop Center**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Tigard, OR 97223

Building Type: **Class B Office**

Status: **Built 1983**

Stories: **2**

RBA: **16,293 SF**

Typical Floor: **8,146 SF**

Total Avail: **4,641 SF**

% Leased: **71.5%**

Developer: -
 Management: -
 Recorded Owner: **Jerry D Stubblefield**

Expenses: **2003 Est Tax @ \$1.21/sf**
 Parcel Number: **R0459854**
 Parking: **65 free Surface Spaces are available; Ratio of 3.70/1,000 SF**
 Amenities: **On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st Fully furnished.	4,641	4,641	4,641	\$14.50/fs	Vacant	3-5 yrs	Direct

Building Notes

Very attractive Class B building located 1 minute from I-5 and Hwy 217. Exposure on SW 72nd. Abundant parking and on-sight management. Quiet professional setting.



Location: **2 Lincoln Center
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Portland, OR 97223**

Building Type: **Class A Office**

Status: **Built 1986**

Stories: **6**

RBA: **91,270 SF**

Typical Floor: **15,211 SF**

Total Avail: **24,326 SF**

% Leased: **73.4%**

Developer: -

Management: **Shorenstein Realty Services, LP**

Recorded Owner: **EOP-Lincoln Llc**

Expenses: **2009 Tax @ \$1.78/sf**

Parcel Number: **R1323026**

Parking: **316 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

Amenities: **Atrium, Banking, Card Key Access, Conferencing Facility, Convenience Store, Dry Cleaner, Energy Star Labeled, Fitness Center, Food Service, Mail Room, On Site Management, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	3,725	3,725	3,725	\$23.00/fs	Vacant	1-5 yrs	Direct
P 1st / Suite 140	895	895	895	\$23.00/fs	Vacant	1-5 yrs	Direct
P 2nd / Suite 220	3,290	3,290	3,290	\$23.00/fs	Vacant	Negotiable	Direct
P 2nd / Suite 260	1,411	1,411	1,411	\$23.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 330	741	741	741	\$23.00/fs	Vacant	Negotiable	Direct
Prime two-person office.							
P 3rd / Suite 360	1,819	1,819	1,819	\$23.00/fs	Vacant	5 yrs	Direct
P 3rd / Suite 390	1,357	1,357	1,357	\$23.00/fs	Vacant	5 yrs	Direct
P 5th / Suite 570	7,599	7,599	7,599	\$23.00/fs	Vacant	Negotiable	Direct
Open plan, deck, kitchen, lobby exposure.							

10220 SW Greenburg Rd - 2 Lincoln Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 604	3,489	3,489	3,489	\$23.00/fs	Vacant	Negotiable	Direct

2 windowed offices and training /conference room plus copy area.

Building Notes

The 2 Lincoln Center building is a beautiful brick and glass property. It shares a two-story atrium lobby including fireplace and plasma television with 3 Lincoln Center. A first floor interior corridor also connects the building to Lincoln Tower and 5 Lincoln Center. The building shares many amenities with the center including conferencing facilities, on-site catering and restaurants, convenience store, and fitness center.

2 Lincoln Center is part of Lincoln Center, a seven-building 735,000 SF Class A office campus located across the street from Washington Square (one of Portland's premier regional shopping centers). It has easy access to I-5 and Hwy 217, and is just 10 minutes from Downtown Portland and 20 minutes from Portland International Airport. The site is located on a public transit line. The center is also surrounded by business services such as national hotels, restaurants and office support services. Lincoln Center offers covered parking in 30% of it's parking acres. The entire project sits on over 22 acres land.

Building Hours: 6 a.m.- 6:30 p.m., Mon.-Fri.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.



Location: **Hall Corporate Center
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Tigard, OR 97223**

Building Type: **Class B Office**

Status: **Built 1998**

Stories: **2**

RBA: **32,670 SF**

Typical Floor: **13,692 SF**

Total Avail: **9,465 SF**

% Leased: **71.0%**

Developer: -
Management: **L N Properties LLC**
Recorded Owner: **Beckal LLC**

Expenses: **2008 Tax @ \$1.70/sf**
Parcel Number: **R0275464**
Parking: **131 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Amenities: **Conferencing Facility, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	800	800	800	\$21.00/fs	Vacant	Negotiable	Direct
P GRND	2,184	2,184	2,184	\$21.00/fs	Vacant	Negotiable	Direct
P 2nd	4,664	6,481	6,481	\$21.00/fs	Vacant	Negotiable	Direct
Tour Hall Corporate Center with a qualified prospect and receive \$100 for the initial tour, for a limited time.							
P 2nd	1,817	6,481	6,481	\$21.00/fs	Vacant	Negotiable	Direct
Contiguous with 4,664 SF space.							

Building Notes

Two story concrete tilt with tinted glass. Formal glass entry lobby with open staircase and skylight, beautiful conference room and showers available for tenants' use. Conveniently located in direct view of Hwy 217 on Hall Blvd between the 99W and Greenburg Rd exits. Fiber optics wiring available to the building. There is a tenant monument sign on Hall Blvd for all tenants with exterior building signage potentially available for larger tenants. 13% load factor.



Location: **Bldg 1**
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Building Type: **Class B Office/(Strip Center)**

Status: **Built 1974, Renov 1997**

Stories: **3**

RBA: **90,000 SF**

Typical Floor: **30,000 SF**

Total Avail: **26,364 SF**

% Leased: **70.7%**

Developer: **Ted Bruno**

Management: **Norris & Stevens, Inc.**

Recorded Owner: **WASHINGTON SPRINGS LLC**

Expenses: **2008 Tax @ \$1.62/sf**

Parcel Number: **R0105022**

Parking: **400 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	3,018	3,018	3,018	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							
P 1st / Suite 135	787	787	787	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							
P 1st / Suite 147	1,699	1,699	1,699	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							
P 1st / Suite 165	4,446	4,446	4,446	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							
P 2nd / Suite 205	10,067	15,421	15,421	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							

9400 SW Beaverton Hillsdale Hwy - Bldg 1(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	5,354	15,421	15,421	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							
P 2nd / Suite 220	993	993	993	\$16.50/fs	Vacant	3-5 yrs	Direct
Full Fee to Outside Brokers Suites from ± 787 SF to ± 15,421SF Central location on Beaverton-Hillsdale Hwy. Parking ratio 4/1,000 Completely renovated building with ADA restrooms and refinished common areas including conference room Excellent service amenities within minutes Easy acces to downtown Portland, Sunset Corridor, Tigard, & I-5							

Building Notes

Building signage available, ideal for office or service use.