

4000 KRUSE WAY PLACE

BUILDING 1

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

EFFICIENCY FEATURES

OPERATING FEATURES

<ul style="list-style-type: none"> • Natural views • Outdoor landscaping and natural features • Close to amenities including public transportation, restaurants and retail • Bike parking provided • Walking and running paths • Complimentary fitness center, shower facilities and lockers 	<ul style="list-style-type: none"> • Energy Management System • Variable frequency drives (“VFD”) on mechanical equipment • Advanced lighting control system with occupancy sensors • LED lighting in elevators and exterior • Low mercury, high-efficiency fluorescent lighting • Motion-controlled restroom soap and towel dispensers 	<ul style="list-style-type: none"> • Green cleaning program • Recycling program which includes paper, glass, aluminum, plastic and cardboard • Electronic waste recycling program • Sustainable Purchasing Policy for Management Office • Green construction standards including low-VOC products & demolition waste recycling • Native and drought-tolerant landscaping • Online Tenant Handbook and Tenant Service Request Program • Annual Earth Hour and Earth Day events • Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles
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ENERGY CONSUMPTION

EDUCATION

AFFILIATIONS

	BASELINE (2013)	CURRENT	CHANGE		
EPA ENERGY STAR® Score	66	78	12	<ul style="list-style-type: none"> • LEED-accredited Property Manager • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™



4000 KRUSE WAY PLACE

BUILDING 2

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

EFFICIENCY FEATURES

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in elevators and exterior
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom soap and towel dispensers

OPERATING FEATURES

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles

EDUCATION

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

AFFILIATIONS

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
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- Green Lease Leader™



SHORENSTEIN
SUSTAINABILITY

It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein

4000 KRUSE WAY PLACE

BUILDING 3

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

EFFICIENCY FEATURES

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in elevators and exterior
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom soap and towel dispensers

OPERATING FEATURES

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles

EDUCATION

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AFFILIATIONS

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SHORENSTEIN
SUSTAINABILITY

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4004 KRUSE WAY PLACE

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Natural views
- Outdoor landscaping and natural features
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- Walking and running paths
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- Energy Management System
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ENERGY CONSUMPTION			EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT
EPA ENERGY STAR® Score	68	84
Associated Annual Carbon Dioxide Reduction (in tons)		

CHANGE
16
-102.0

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
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- “Green Tips” for tenants
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4800 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

EFFICIENCY FEATURES

- Energy Management System
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- Electric Vehicle (EV) charging available

ENERGY CONSUMPTION

	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	57	79	22
Associated Annual Carbon Dioxide Reduction (in tons)			-26.6

EDUCATION

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

AFFILIATIONS

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein

4900 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Large windows allow for abundant, natural light
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ENERGY CONSUMPTION				EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	69	78	9

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
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- “Green Tips” for tenants

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4949 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

EFFICIENCY FEATURES

OPERATING FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
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- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
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ENERGY CONSUMPTION

EDUCATION

AFFILIATIONS

	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	72	82	10
Associated Annual Carbon Dioxide Reduction (in tons)			-63.7

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- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

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- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



5000 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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<ul style="list-style-type: none"> • Large windows allow for abundant, natural light • Natural views • Outdoor landscaping and natural features • Close to amenities including public transportation, restaurants and retail • Bike parking provided • Walking and running paths • Complimentary fitness center, shower facilities and lockers 	<ul style="list-style-type: none"> • Energy Management System • Variable frequency drives (“VFD”) on mechanical equipment • Advanced lighting control system with occupancy sensors • LED lighting in corridors and elevators • Low mercury, high-efficiency fluorescent lighting • Motion-controlled restroom fixtures, faucets, soap and towel dispensers 	<ul style="list-style-type: none"> • Green cleaning program • Recycling program which includes paper, glass, aluminum, plastic and cardboard • Electronic waste recycling program • Sustainable Purchasing Policy for Management Office • Green construction standards including low-VOC products & demolition waste recycling • Native and drought-tolerant landscaping • Online Tenant Handbook and Tenant Service Request Program • Annual Earth Hour and Earth Day events • Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles • Electric Vehicle (EV) charging available
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ENERGY CONSUMPTION			EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT	CHANGE	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™
EPA ENERGY STAR® Score	70	85	15		
Associated Annual Carbon Dioxide Reduction (in tons)			-60.2		



KRUSE OAKS I

5300 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

EFFICIENCY FEATURES

OPERATING FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike lockers and parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in lobby and elevators
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom faucets, fixtures and towel dispensers

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles
- Electric Vehicle (EV) charging available

ENERGY CONSUMPTION

EDUCATION

AFFILIATIONS

	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	75	80	5
Associated Annual Carbon Dioxide Reduction (in tons)			-96.6

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



KRUSE OAKS II

5400 MEADOWS
LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES				EFFICIENCY FEATURES		OPERATING FEATURES	
<ul style="list-style-type: none"> • Large windows allow for abundant, natural light • Natural views • Outdoor landscaping and natural features • Close to amenities including public transportation, restaurants and retail • Bike lockers and parking provided • Walking and running paths • Complimentary fitness center, shower facilities and lockers 				<ul style="list-style-type: none"> • Energy Management System • Variable frequency drives (“VFD”) on mechanical equipment • Advanced lighting control system with occupancy sensors • LED lighting in lobby and elevators • Low mercury, high-efficiency fluorescent lighting • Motion-controlled restroom faucets, fixtures and towel dispensers 		<ul style="list-style-type: none"> • Green cleaning program • Recycling program which includes paper, glass, aluminum, plastic and cardboard • Electronic waste recycling program • Sustainable Purchasing Policy for Management Office • Green construction standards including low-VOC products & demolition waste recycling • Native and drought-tolerant landscaping • Online Tenant Handbook and Tenant Service Request Program • Annual Earth Hour and Earth Day events • Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles • Electric Vehicle (EV) charging available 	
ENERGY CONSUMPTION				EDUCATION		AFFILIATIONS	
	BASELINE (2013)	CURRENT	CHANGE	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 		<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™ 	
EPA ENERGY STAR® Score	71	83	12				
Associated Annual Carbon Dioxide Reduction (in tons)			-147.5				



KRUSE OAKS III

5500 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

EFFICIENCY FEATURES

OPERATING FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike lockers and parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in lobby and elevators
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom faucets, fixtures and towel dispensers

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles
- Electric Vehicle (EV) charging available

ENERGY CONSUMPTION

EDUCATION

AFFILIATIONS

	BASELINE (2017)	CURRENT	CHANGE
EPA ENERGY STAR® Score	81	85	4

- LEED-accredited Property Manager
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

- Platinum Member of U.S. Green Building Council
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~ Douglas W. Shorenstein



This Building is LEED Gold

5800 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES EFFICIENCY FEATURES OPERATING FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike lockers and parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

- Energy Management System
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- LED lighting in elevators, exterior and parking
- Low mercury, high-efficiency fluorescent lighting
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ENERGY CONSUMPTION EDUCATION AFFILIATIONS

	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	78	87	9
Associated Annual Carbon Dioxide Reduction (in tons)			-61.4

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6000 MEADOWS

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Large windows allow for abundant, natural light
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SHORENSTEIN
SUSTAINABILITY

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KRUSE WAY PLAZA I

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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ENERGY CONSUMPTION			EDUCATION	AFFILIATIONS	
	BASELINE (2015)	CURRENT	CHANGE	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™
EPA ENERGY STAR® Score	67	81	14		



KRUSE WAY PLAZA II

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Natural views
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SHORENSTEIN
SUSTAINABILITY

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KRUSE WOODS I

5285 MEADOWS
LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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ENERGY CONSUMPTION		EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT	CHANGE	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™
EPA ENERGY STAR® Score	66	83	17		
Associated Annual Carbon Dioxide Reduction (in tons)			-82.6		



KRUSE WOODS II

5335 MEADOWS
LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES			EFFICIENCY FEATURES		OPERATING FEATURES	
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	BASELINE (2013)	CURRENT	CHANGE	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™ 	
EPA ENERGY STAR® Score	67	80	13			
Associated Annual Carbon Dioxide Reduction (in tons)			-58.9			



KRUSE WOODS III

5005 MEADOWS
LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
<ul style="list-style-type: none"> • Large windows allow for abundant, natural light • Natural views • Outdoor landscaping and natural features • Close to amenities including public transportation, restaurants and retail • Bike parking provided • Walking and running paths • Complimentary fitness center, shower facilities and lockers 	<ul style="list-style-type: none"> • Energy Management System • Variable frequency drives (“VFD”) on mechanical equipment • Advanced lighting control system with occupancy sensors • LED lighting in corridors and elevators • Low mercury, high-efficiency fluorescent lighting • Motion-controlled restroom faucets, soap and towel dispensers 	<ul style="list-style-type: none"> • Green cleaning program • Recycling program which includes paper, glass, aluminum, plastic and cardboard • Electronic waste recycling program • Sustainable Purchasing Policy for Management Office • Green construction standards including low-VOC products & demolition waste recycling • Native and drought-tolerant landscaping • Online Tenant Handbook and Tenant Service Request Program • Annual Earth Hour and Earth Day events • Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles • Electric Vehicle (EV) charging available
ENERGY CONSUMPTION	EDUCATION	AFFILIATIONS
<p>EPA ENERGY STAR® Score 88</p>	<ul style="list-style-type: none"> • LEED-accredited Property Management staff • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™



KRUSE WOODS IV

5665 MEADOWS
LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

EFFICIENCY FEATURES

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in lobbies/corridors, elevators and exterior
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom lighting, faucets, soap and towel dispensers

OPERATING FEATURES

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles
- Electric Vehicle (EV) charging available

EDUCATION

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

AFFILIATIONS

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



SHORENSTEIN
SUSTAINABILITY

It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein

KRUSE WOODS V

LAKE OSWEGO, OR

GREEN SCORECARD

ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Large windows allow for abundant, natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants and retail
- Bike lockers and parking provided
- Walking and running paths
- Complimentary fitness center, shower facilities and lockers

- Energy Management System
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in elevators, lobby and corridors
- Low mercury, high-efficiency fluorescent lighting
- Motion-controlled restroom faucets, fixtures and towel dispensers

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Vehicular Fleet for Kruse Woods campus includes two all-electric vehicles
- Electric Vehicle (EV) charging available

ENERGY CONSUMPTION			EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	68	89	21
Associated Annual Carbon Dioxide Reduction (in tons)			-57.7

- LEED-accredited Property Management staff
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

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It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein



This Building is LEED Gold