



**LAKE OSWEGO'S KRUSE VILLAGE ANNOUNCES EIGHT TENANTS**  
***Gramor Development and leasing partner, Commercial Realty Advisors, sign the initial tenants at the Carman Drive and Kruse Way site, which is in the middle of a restaurant and retail 'desert'***

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(Lake Oswego, Ore.) – Eight tenants have recently signed leases at Kruse Village (<http://gramor.com/lease-property/kruse-village/>), a new development slated for the corners of Kruse Way, Meadows Drive and Carman Drive. The Gramor Development (<http://gramor.com>) property, which received approval in mid-June by the City of Lake Oswego, will become a 65,000-square-foot retail and restaurant center comprising six buildings. The development will be constructed on five acres in the heart of Oregon's most active office and commercial corridor. The center is being built adjacent to 2 million square feet of low-vacancy office space and a 37,000-employee-workforce within a 2-mile radius.

Slated to open in the spring of 2015, the Gramor property has already attracted significant interest from tenants and potential new tenants who appreciate the value of the location. Ground is expected to be broken and construction to begin early in 2014.

Tenants now signed include MOD Superfast Pizza leasing 2,480 square feet; Strada Italian Cuisine (<http://www.gostrada.com/>), which has leased 3,000 square-feet; Ava Roasteria's third location (<http://www.avaroasteria.com>), signing a lease of 2,200 square-feet; Tan Republic, which will occupy 1,389 square-feet; Jimmy John's Gourmet Sandwiches, (<https://www.jimmyjohns.com/>) which signed to lease 1,320 square-feet; Wow! Burger Express (<http://www.originalwowburger.com/>), occupying 1,300 square-feet; Vida Nails (<http://www.vidanailspa.com/>), which signed a lease of 1,235 square-feet; and Tavern on Kruse (<http://tavernonkruse.com/where.html>), which has leased 3,500 square feet.

"The first major portion of retail availability has been answered very quickly," said Gramor Development's President Barry Cain (<http://gramor.com/about-gramor/our-team/>). "Kruse Village fills a prime spot in a sort of 'restaurant and retail desert,' an area lacking restaurant and retail outlets to serve the office workers and residents in the surrounding area."

"I couldn't be more excited," says Kent Lewis, of the Tavern on Kruse. He also owns Uptown Billiards Club in Northwest Portland. "The Kruse Village location will host business diners by day and local neighborhood residents by night, all within a tight radius." He adds, "This is going to be a gathering place with incredible food, top-notch drinks and a serious wine program. The atmosphere will be casual, as though dining in a bar, with seating configured around the kitchen for people to see what's being created."

Many newly signed tenants are businesses that have followed Gramor Development from previous centers. Ava Roasteria (<http://www.avaroasteria.com>) is opening its third Gramor

center location at Kruse Village. Ava Roasteria has also signed a lease for its fourth location, to occupy 2,000-square-feet at Timberland Town Center, another Gramor property under development near Northwest Barnes and Cornell roads.

Tan Republic and Vida Nails also represent businesses with locations at other Gramor properties in Oregon and Southwest Washington.

"I'm not at all surprised that businesses leasing space at other Gramor properties are eager to follow the company into new centers Gramor develops," said George Macoubray, partner and broker with Commercial Realty Advisors Northwest, LLC. "Gramor has a reputation for building high quality, tasteful, aesthetically pleasing sites in targeted locations where businesses typically flourish."

The finished Kruse Village will surround three central plazas. Its unique design approach includes rich features such as an open air pavilion, a walkway system, two wooden pedestrian bridges, and enhancement of the natural riparian areas, as well as many native plant species. It will feature centralized parking with 250 spaces.

Lewis of the Tavern on Kruse also notes the chef coming to Tavern on Kruse is the current chef at Uptown Billiards, which was recently chosen as one of the top 100 "Fit for Foodies" restaurants by OpenTable.com. The award reflects the combined opinions of more than 5 million reviews submitted by verified OpenTable diners for more than 15,000 restaurants in all 50 states and the District of Columbia.

Gramor Development has teamed with several architect and design firms to develop Kruse Village, including Mackenzie, AKS Engineering, Harper Houf Peterson Righellis, Inc., Michael Schultz Landscape Design, Christopher Freshley Landscape Architects, and MKE & Associates.

Kruse Village represents the fourth center Gramor Development has created in Lake Oswego. The developer is also responsible for A Street Station (<http://gramor.com/lease-property/a-street-station/>) and Lake View Village (<http://gramor.com/development/lake-view-village/>) which boasts many popular boutique shops, restaurants and office buildings.

Kruse Village's (<http://gramor.com/lease-property/kruse-village/>) leasing is through Commercial Realty Advisors at (503) 274-0211. For more information, contact Gramor Development at (503) 245-1976 or learn more at <http://gramor.com>.

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*Gramor Development (<http://gramor.com/>) has a reputation for uniqueness of design, adherence to high standards of construction, special attention to pedestrian amenities and for the overall quality of its buildings. Since 1985, Gramor has produced more than 55 developments totaling three million square feet of mixed-use retail and office space, valued at nearly \$1 billion. Gramor Development is a privately held company headquartered in Tualatin, Oregon. Gramor is recognized for its innovative excellence and unusual attention to quality and aesthetic detail. The company has also developed large, local retail properties in northwestern Oregon such as Progress Ridge TownSquare (<http://gramor.com/lease-property/progress-ridge-townsquare/>) and Murray Scholls Town Center in Beaverton (<http://gramor.com/development/murray-scholls-town-center/>), West Linn Central Village (<http://gramor.com/development/west-linn-central-village/>), and A Street Station and Lake View*

*Village in Lake Oswego. Developments in Vancouver, Washington include Lacamas Crossing, Mill Plain Town Center, Hazel Dell Crossing, and Salmon Creek Square. Also underway is the Waterfront Vancouver, a 30-acre, 22 city block prime shoreline development and half mile park, planned along the north shore of the Columbia River.*