

FOR LEASE


MELVIN MARK
EST. 1945



FIVE CENTERPOINTE

5 Centerpointe Drive, Lake Oswego, OR 97035

*Office Space Available for Lease
from 1,287 to 4,393 RSF*

**\$40.50-\$43.50 Full Service Equivalent
(NNN Lease)**

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FIVE CENTERPOINTE FOR LEASE



WHY TENANTS CHOOSE MELVIN MARK

- Local well-capitalized ownership you can count on — serving Portland since 1945
- Quick decision-making process
- Responsive in-house property management delivering top-tier service
- Focused on building long-term relationships with our tenants
- Over 3.8 million square feet of space owned and managed in the metro area

BUILDING AMENITIES

- Class A office building
- Business-friendly Clackamas County address
- Frequent on-site food carts
- On-site parking at no charge; 3.60:1,000
- Fitness center, conference facility and grab & go station

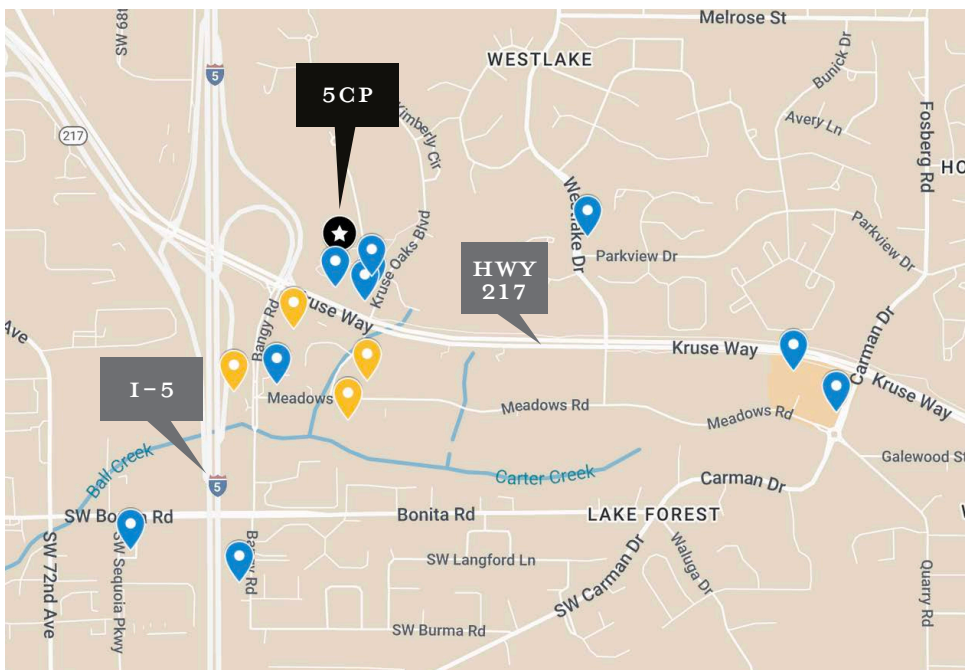


FIVE CENTERPOINTE LOCATION



LOCATION HIGHLIGHTS

Five Centerpointe is a best-in-class Class A office building with many walkable retail amenities including Killer Burger, Oswego Grill, Starbucks, Chipotle, and frequent on-site food carts. In addition, Kruse Way and Lake Grove amenities are just minutes away and the location offers direct access to I-5 and HWY 217.



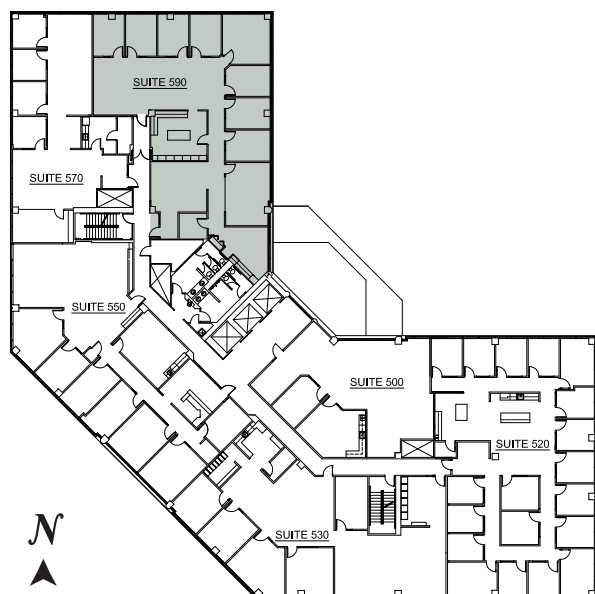
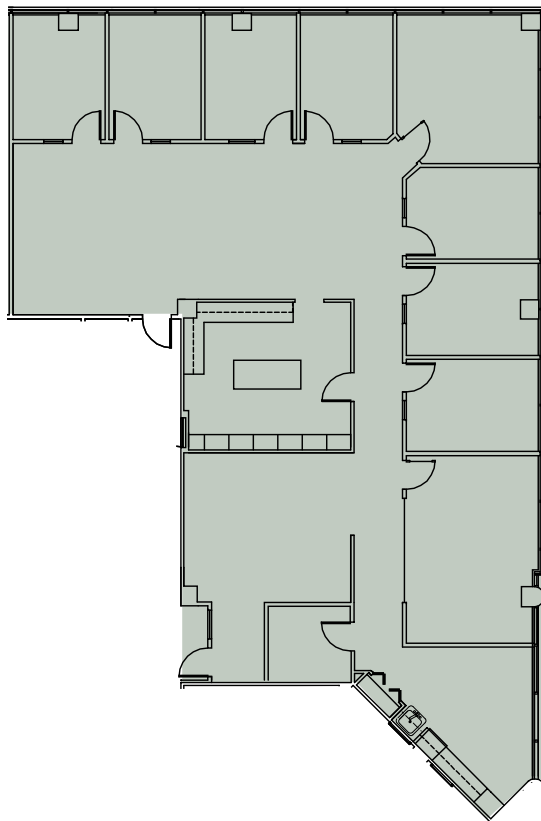
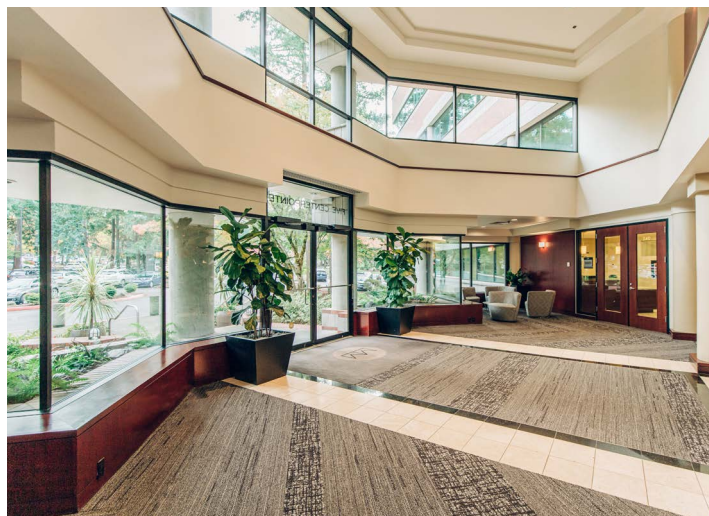
HOTELS

Crowne Plaza Hotel
Hilton Garden Inn
Best Western
Fairfield Inn & Suites

AMENITIES

Oswego Grill
Chipotle
Killer Burger
Starbucks
Olive Garden
Oswego Noodle House
MOD Pizza
McMenamins
Trader Joe's
Ava Roasteria





- Above standard professional services build-out
- Ready for occupancy
- Opportunity for medical
- 8 offices on the glass
- Interior work room or nursing station
- Kitchen

SUITE 590 3,996 RSF (approx.)

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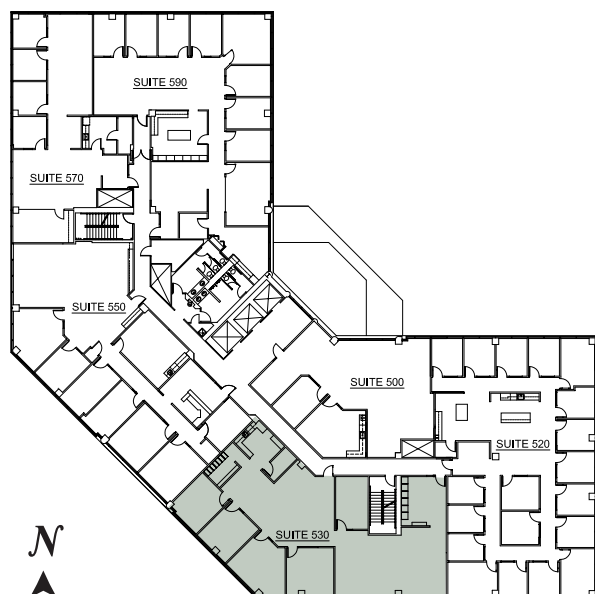
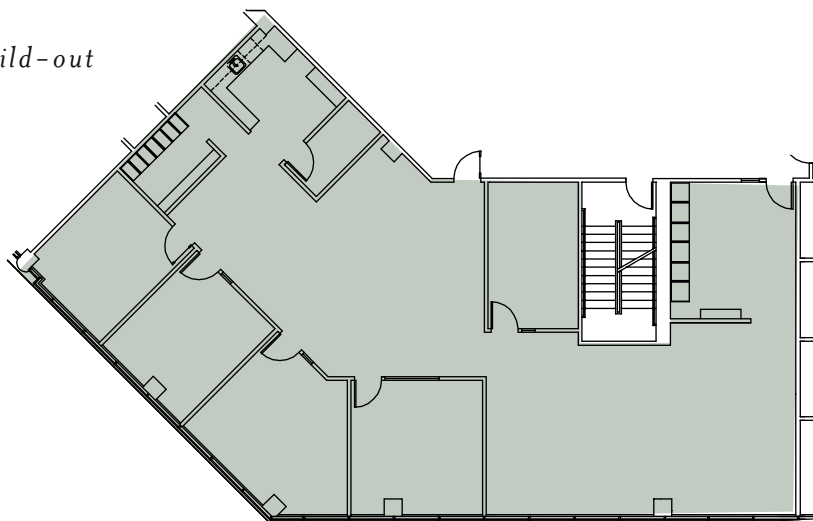
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FIVE CENTERPOINTE AVAILABILITY

5 Centerpointe Drive
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- Above standard professional services build-out
- Ready for occupancy
- 4 offices on the glass
- Interior conference room
- Kitchen
- Open area for workstations



SUITE 530 3,484 RSF (approx.)

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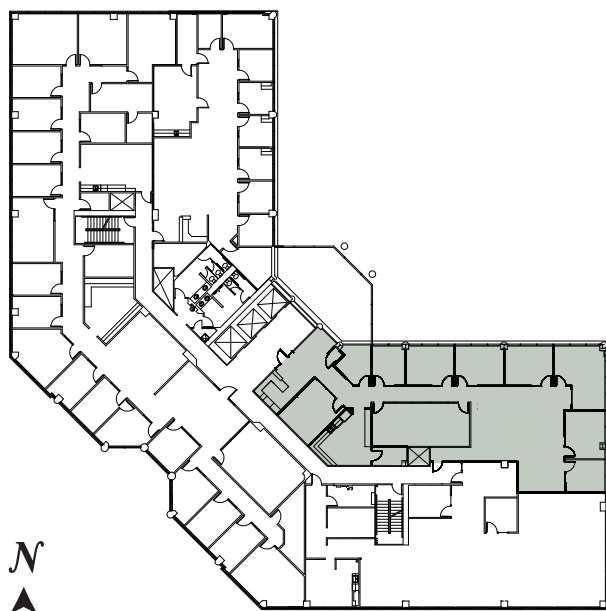
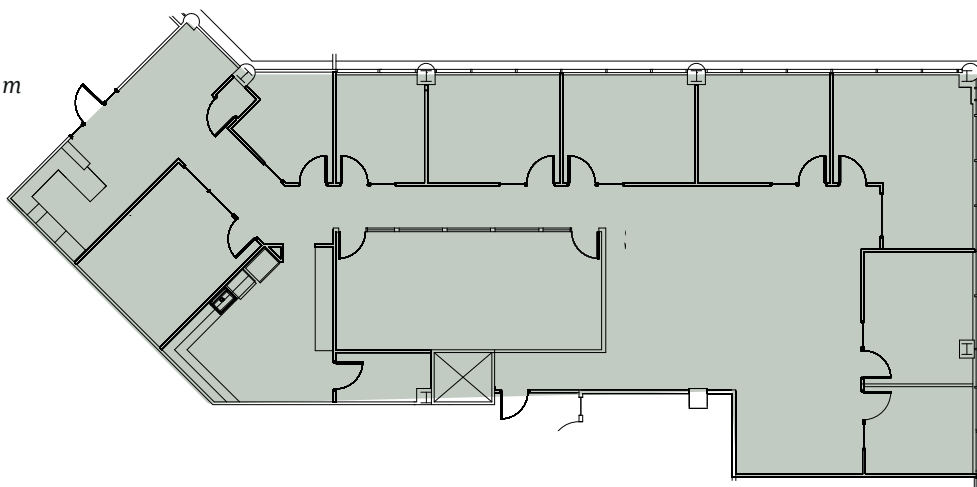
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FIVE CENTERPOINTE AVAILABILITY

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- Elevator Identity
- Reception
- Large interior conference room
- 8 offices on the glass
- Kitchen
- Open area for cubes



SUITE 300 4,393 RSF (approx.)

Available March 1st, 2026

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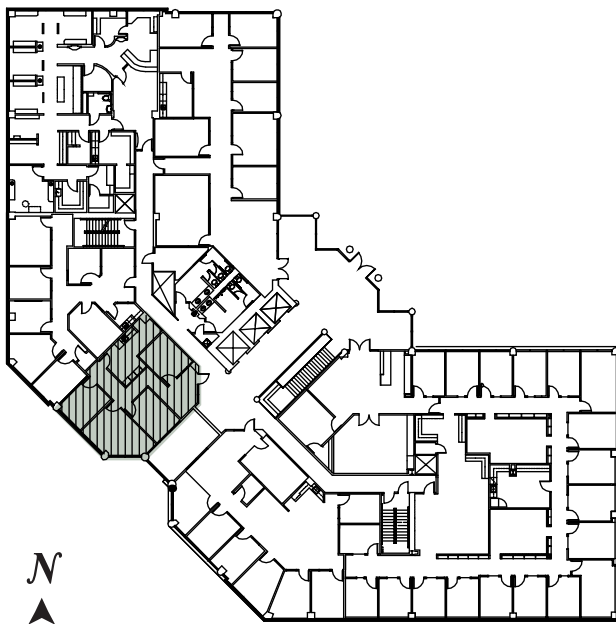
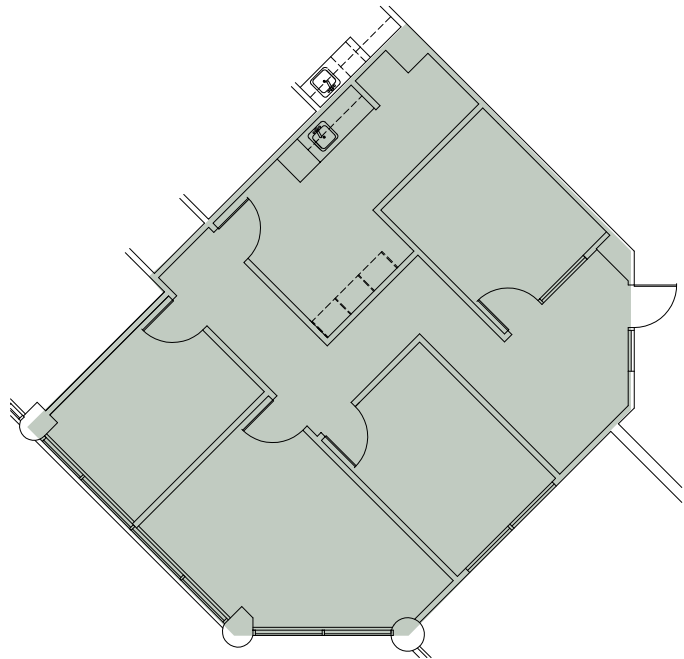
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FIVE CENTERPOINTE AVAILABILITY

5 Centerpointe Drive
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- 2nd Floor main lobby entry
- Ideal suite for an office intensive user
- 3 offices on the glass
- Kitchen
- Conference room



SUITE 250 1,287 RSF (approx.)

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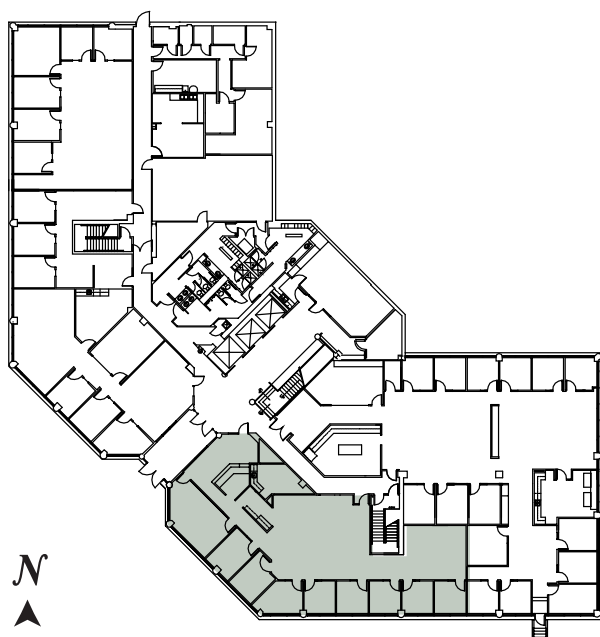
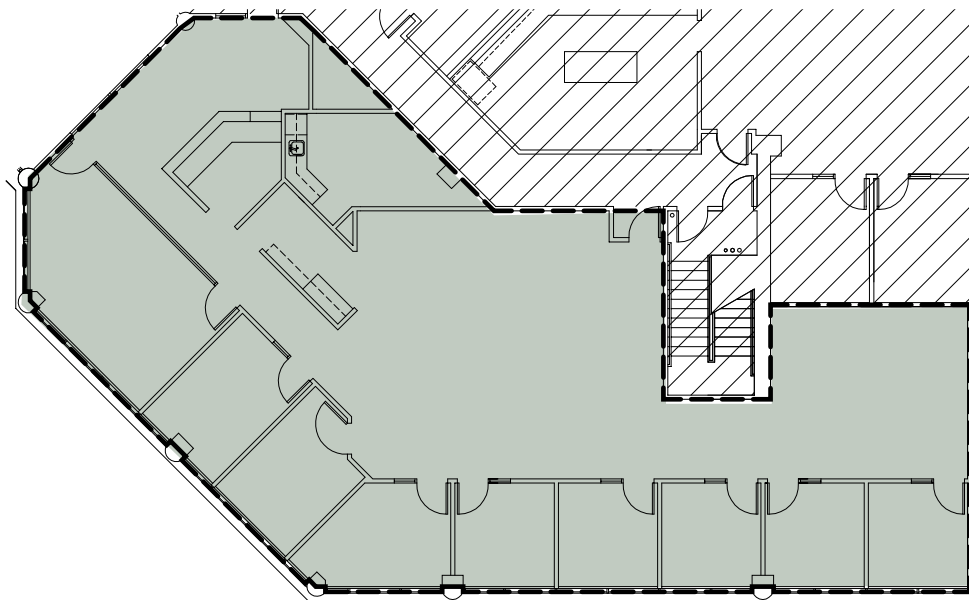
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FIVE CENTERPOINTE AVAILABILITY

5 Centerpointe Drive
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- Main lobby entry
- Above standard professional services build-out
- Move in ready spec suite
- Built in reception
- 8 offices on the glass
- Conference room
- Kitchen
- Open area



SUITE 150 3,790 RSF (approx.)

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