

FOR LEASE  
RETAIL SPACE



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## KLAMATH FALLS RETAIL

2984 S 6th Street | Klamath Falls, Oregon



1,000 +/- RSF, Class A, greyshell retail suite with excellent exposure to 6th Street & Austin Street. Contact the listing broker for additional information and to arrange a showing.

- New construction - ready for TI buildouts
- Located next to Jimmy Johns & Starbucks

Lease Rate:  
**\$1.50/SF/Mo + NNN**

- Suite B: 1,000 +/- RSF
- Zoned GC - Commercial General
- Estimated CAMs: \$0.50/SF/Mo

**RYAN COOK**  
BROKER  
541-728-4863 [ C ]  
RYAN@FRATCOMMERCIAL.COM

**BRIAN FRATZKE**  
CCIM, PRINCIPAL  
541.480.2526 [ C ]  
BRIAN@FRATCOMMERCIAL.COM



With You Every Square Foot of the Way.

**DISCLAIMER:** This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.

**Ryan Cook, Broker**  
ryan@fratcommercial.com | O 541-306-4948 C 541-728-4863

**Brian Fratzke, CCIM, Principal**  
brian@fratcommercial.com | O 541-306-4948 C 541-480-2526



963 SW Simpson Ave Suite 220 | Bend, OR 97702  
541-306-4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)







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