

FOR LEASE
RETAIL SPACE

KLAMATH FALLS RETAIL

2922 S. 6th Street | Klamath Falls OR

Landlord willing to provide \$25/SF tenant improvement allowance



1,000 +/- RSF Class A retail suite with excellent exposure to 6th Street & Hwy 39. 1 block north of the Cimarron Hotel. Contact the listing broker for additional information and to arrange a showing.

Lease Rate: \$1.95/SF/Mo + NNN

- 1,000 +/- retail suite for lease
- CAMs: \$0.50/SF/Mo
- New construction - ready for T.I. buildouts
- Landlord willing to provide \$25/SF tenant improvement allowance
- Located next to Jimmy Johns & Starbucks

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

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**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.