

FOR LEASE



TAPIO PROFESSIONAL CENTER

S. 104-208 Freya St. | Spokane, WA 99202

Exclusively listed by:

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Commercial Broker
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Tapio Professional Center is strategically located just off of Interstate 90 between Thor and Freya Street, which is the gateway to the South Hill.

Tapio offers a great location for businesses and a convenient location for their employees and customers.



Property Details

Traffic Counts:

- Freya: 12,100 VPD
- Thor: 12,700 VPD
- 2nd: 15,500 VPD
- I-90: 99,000 VPD

North/South Freeway is currently being built, allowing for additional access to the area in the future.

Demographics

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 33,308 | 86,446 | 192,233 |
| TOTAL POPULATION | 82,238 | 205,041 | 454,148 |
| AVERAGE HH INCOME | \$55,066 | \$56,578 | \$56,815 |



Highlights



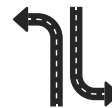
Prime Location between
the Valley and Downtown



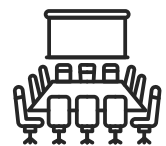
Abundant
Free Parking



On-Site
Building Engineer



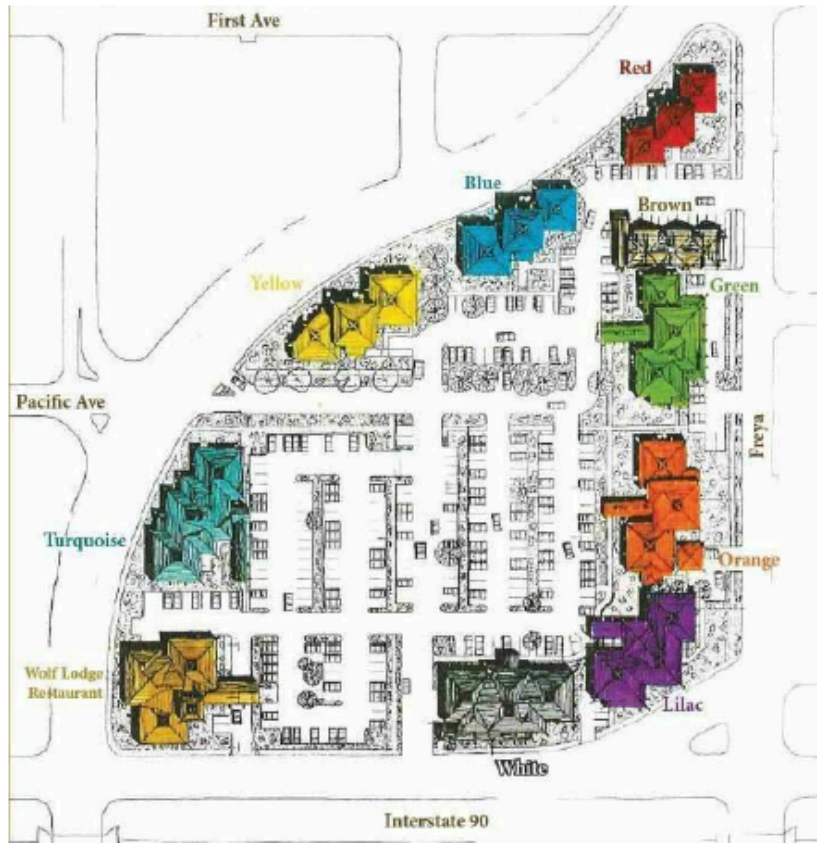
Easy Ingress
and Egress



Conference Room located
in Blue Flag building

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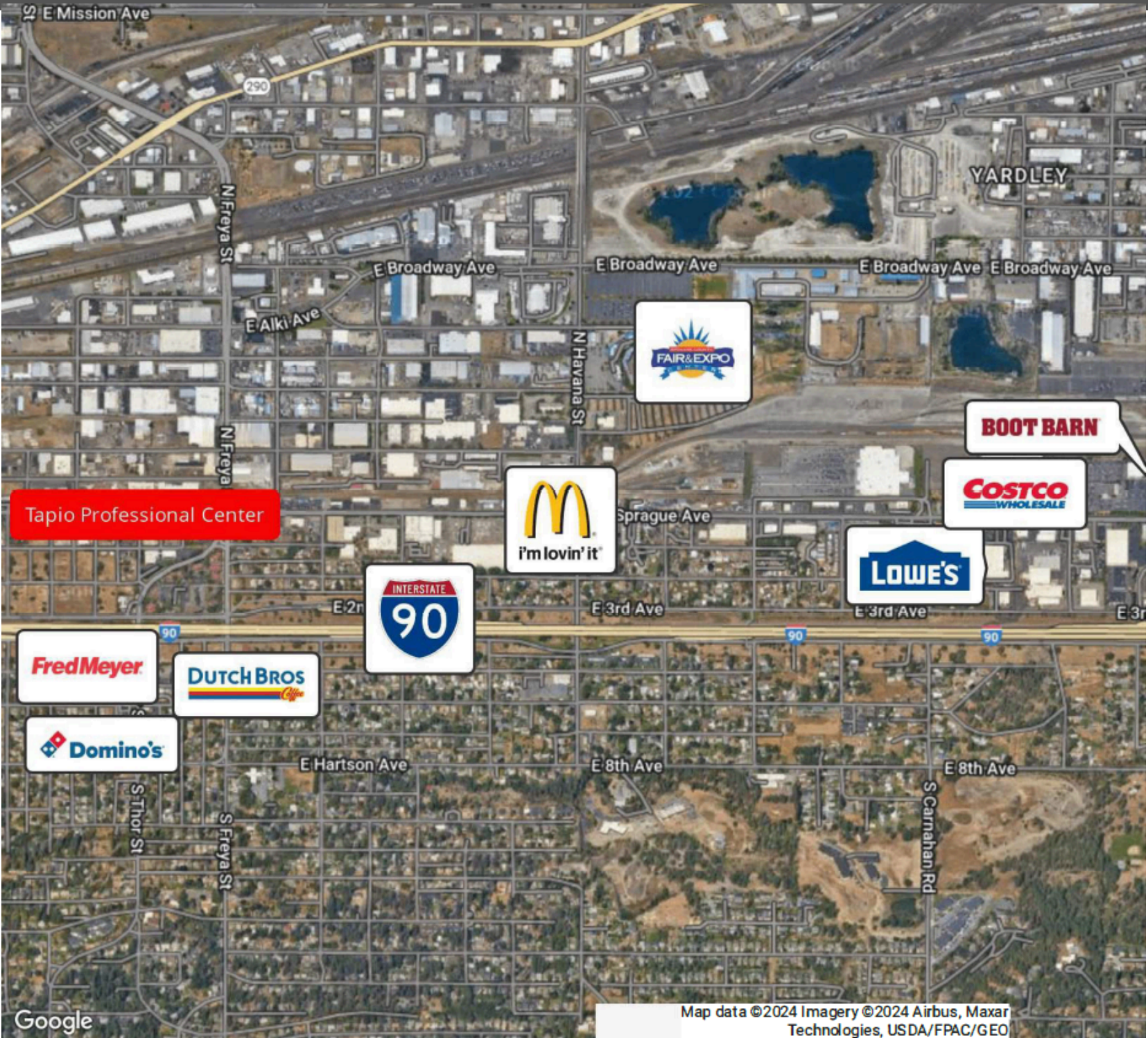


Available Spaces

| SUITE | RATE | SIZE | LEASE TYPE | AVAILABLE |
|--------------------|---------------|----------|----------------|-----------|
| Green Flag - 311A | \$1,350/month | 842 SF | Modified Gross | Now |
| Orange Flag - 115B | \$1,400/month | 985 SF | Modified Gross | Now |
| Red Flag - 201 | \$1,650/month | 1,017 SF | Modified Gross | Now |
| Lilac Flag - 116 | \$2,500/month | 1,426 SF | Modified Gross | 7/1/2026 |
| Yellow Flag - 209 | \$2,650/month | 1,582 SF | Modified Gross | Now |
| Commercial Kitchen | \$2,000/month | 1,400 SF | Modified Gross | Now |
| White Flag - 319 | \$3,350/month | 2,227 SF | Modified Gross | 6/1/2026 |
| Restaurant | \$15 SF/YR | 7,943 SF | NNN | Now |

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