

FOR LEASE



TAPIO PROFESSIONAL CENTER

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

Exclusively listed by:

Katie Bohr
Commercial Broker
509.344.4906
katie.bohr@g-b.com



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



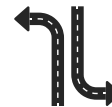
Prime Location between the Valley and Downtown



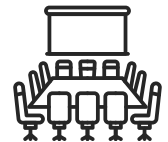
Abundant Free Parking



On-Site Building Engineer



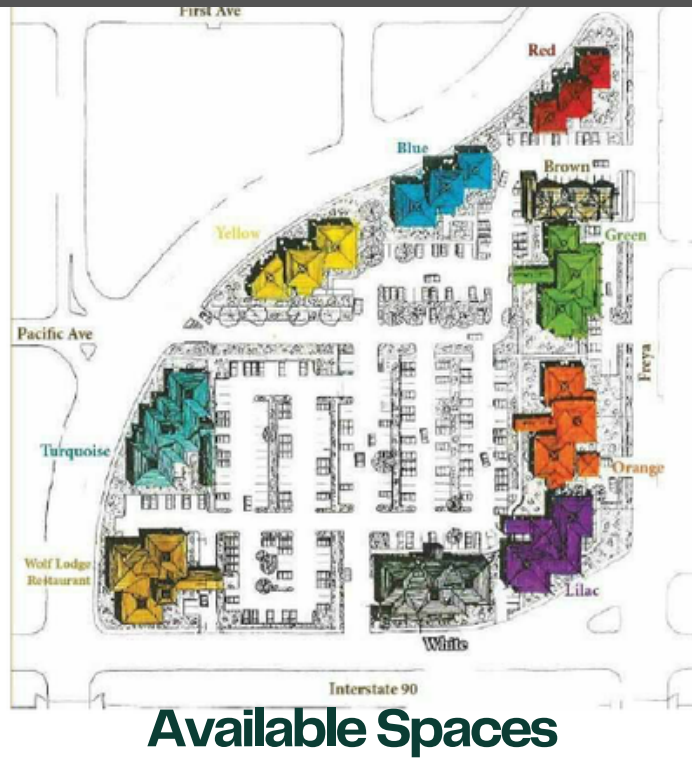
Easy Ingress and Egress



Conference Room located in Blue Flag building

Katie Bohr
Commercial Broker
509.344.4906
katie.bohr@g-b.com

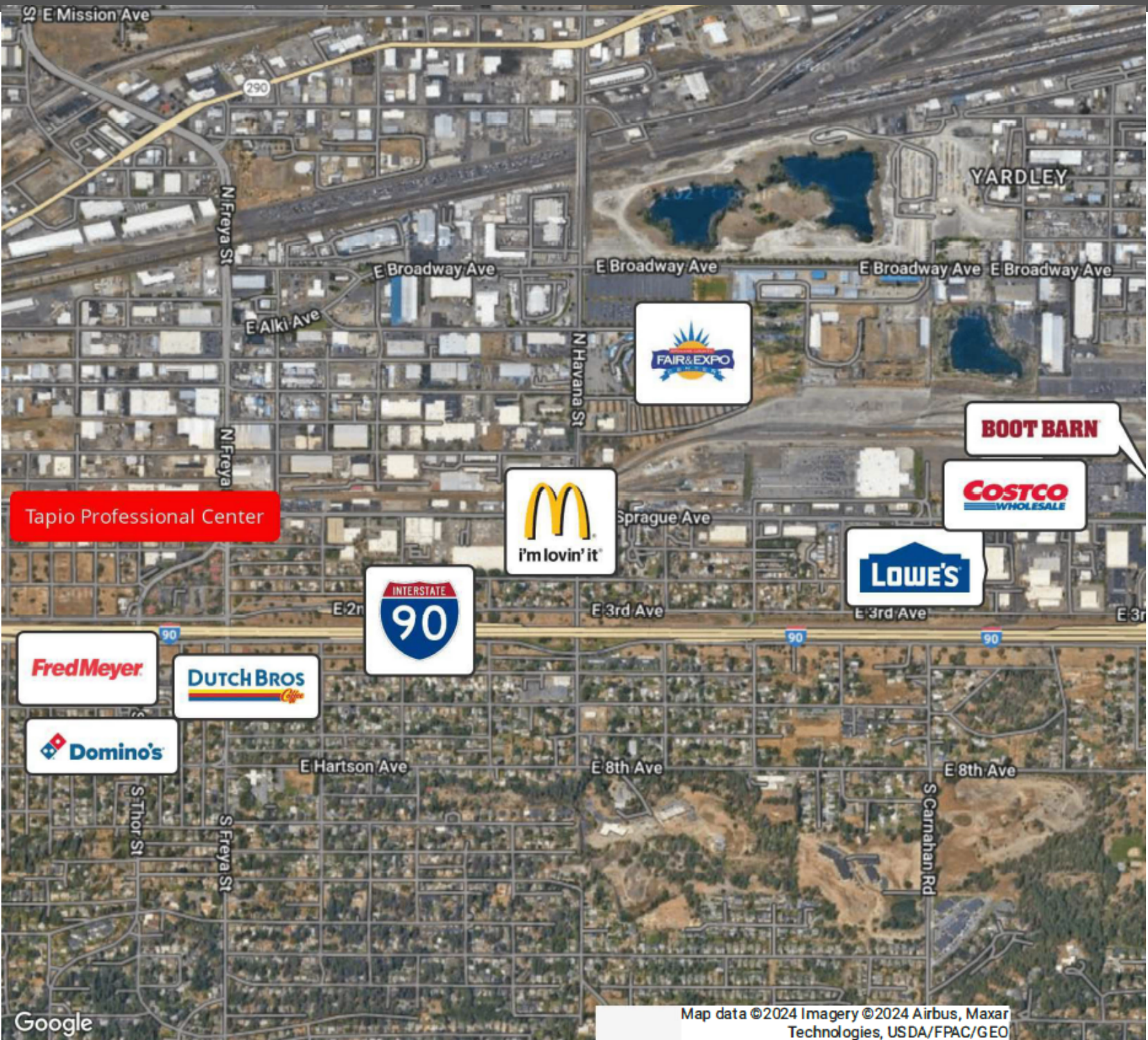




SUITE	RATE	SIZE	LEASE TYPE	AVAILABLE	Floorplan Link
Blue Flag - 104B	\$950/month	579 SF	Modified Gross	Now	Floorplan
Orange Flag - 215A	\$1,000/month	628 SF	Modified Gross	Now	Floorplan
Green Flag - 311A	\$1,350/month	842 SF	Modified Gross	Now	Floorplan
Lilac Flag - 217	\$1,500/month	892 SF	Modified Gross	Now	NA
Orange Flag - 115B	\$1,400/month	985 SF	Modified Gross	Now	Floorplan
Red Flag - 201	\$1,650/month	1,017 SF	Modified Gross	Now	Floorplan
Brown Flag - 109E	\$1,700/month	1,030 SF	Modified Gross	Now	NA
Brown Flag - 109D	\$2,200/month	1,362 SF	Modified Gross	Now	NA
Lilac Flag - 116	\$2,300/month	1,426 SF	Modified Gross	Now	Floorplan
Yellow Flag - 209	\$2,550/month	1,582 SF	Modified Gross	Now	Floorplan
Turquoise Flag - 125A	\$2,550/month	1,582 SF	Modified Gross	Now	FloorPlan
White Flag - 319	\$3,350/month	2,227 SF	Modified Gross	Now	Floorplan
Commercial Kitchen	\$2,000/month	1,400 SF	NNN	Now	NA
Restaurant	\$15 SF/YR	7,943 SF	NNN	Now	NA

Katie Bohr
Commercial Broker
509.344.4906
katie.bohr@g-b.com





General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property. Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Katie Bohr
Commercial Broker
509.344.4906
katie.bohr@g-b.com





Highlights



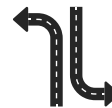
Prime Location between
the Valley and Downtown



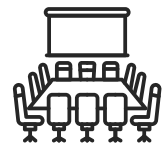
Abundant
Free Parking



On-Site
Building Engineer



Easy Ingress
and Egress



Conference Room located
in Blue Flag building

Katie Bohr
Commercial Broker
509.344.4906
katie.bohr@g-b.com

