

PRIME

LOCATION

OFFICE

SPACE

### PROPERTY INFORMATION

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.

#### 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

### PROPERTY FEATURES

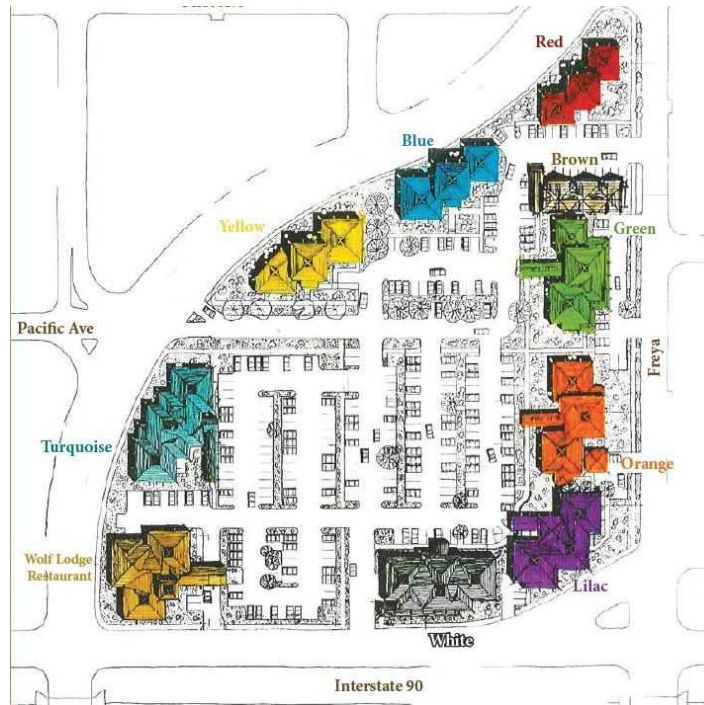
- Strategically Positioned Professional Center Located Between Spokane & Spokane Valley
- Conference Room Located in Blue Flag Building
- Abundant Free Parking
- Easy Ingress & Egress
- On-Site Building Engineer
- Restaurant Space Available
- Traffic Counts: Freya- 12,100 VPD, Thor-12,700 VPD, 2nd- 15,500 VPD, I-90- 99,000 VPD
- Go to to <http://www.nscplace.com/> for more info on the new North South Freeway

**Goodale & Barbieri Company**  
818 West Riverside #300  
Spokane, WA 99201  
[www.g-b.com](http://www.g-b.com)

**Katie Bohr** | Commercial Broker & Leasing Manager  
509.344.4906 // [katie.bohr@g-b.com](mailto:katie.bohr@g-b.com)

**Bob Spooner** | Commercial & Leasing Manager  
509.999.1959 // [bspooner@g-b.com](mailto:bspooner@g-b.com)

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Blue Building Suite 106	1,808 SF	Modified Gross	\$2,650 per month
Blue Flag Suite 305	925 SF	Modified Gross	\$1,350 per month
Green Building Suite 112C	1,108 SF	Available 08/01/2024	\$1,750 per month
Lilac Building 117A	892 SF	Full Service	\$1,400 per month
Orange Building: Suite 115 A	417 SF	Modified Gross	\$700 per month
Orange Building: Suite 115 B	985 SF	Available 6/1/2024	\$1,400 per month
Orange Building 215A	628 SF	Modified Gross	\$1,000 per month
Red Building Suite 102	237 SF	Modified Gross	\$450 per month
Restaurant	7,943 SF	NNN	\$15.00 SF/yr

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