

FOR LEASE



Tapio Professional Center

TAPIO PROFESSIONAL CENTER

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

Exclusively listed by:

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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



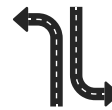
Prime Location between
the Valley and Downtown



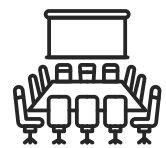
Abundant
Free Parking



On-Site
Building Engineer



Easy Ingress
and Egress



Conference Room located
in Blue Flag building

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GOODALE
& BARBIERI



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
White Flag - 319	\$3,350/month	2,227 SF	Modified Gross	6/1/2026
Commercial Kitchen	\$2,000/month	1,400 SF	Modified Gross	Now
Restaurant	\$15 SF/YR	7,943 SF	NNN	Now

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