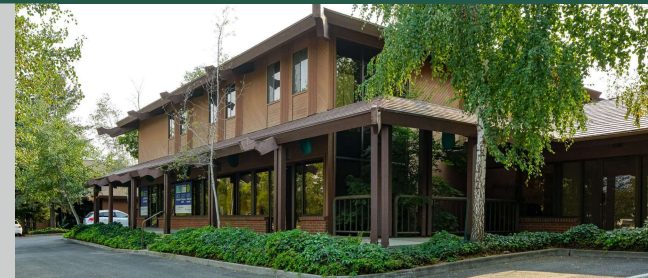




PRIME

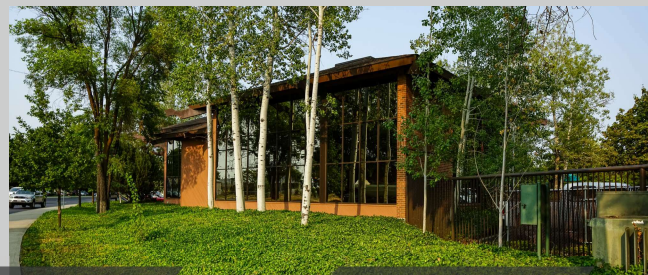
LOCATION



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

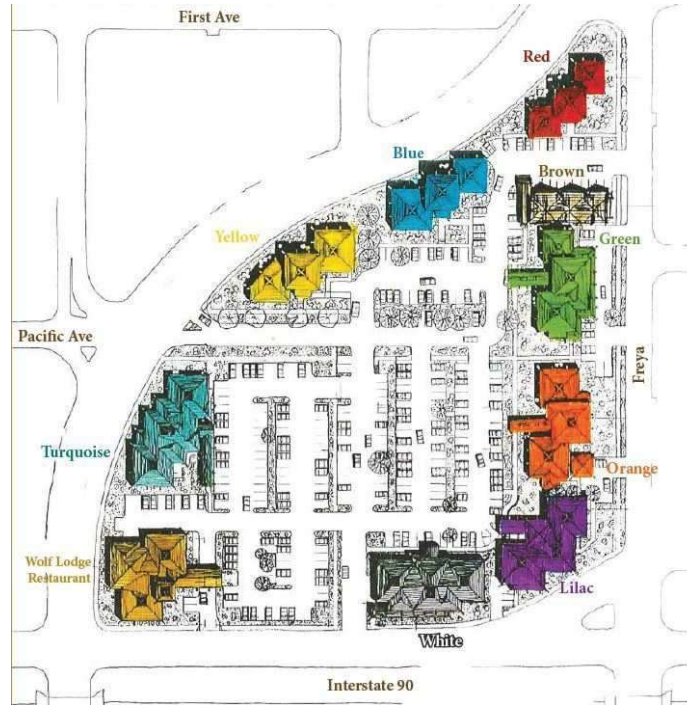
**Goodale & Barbieri Company**

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)

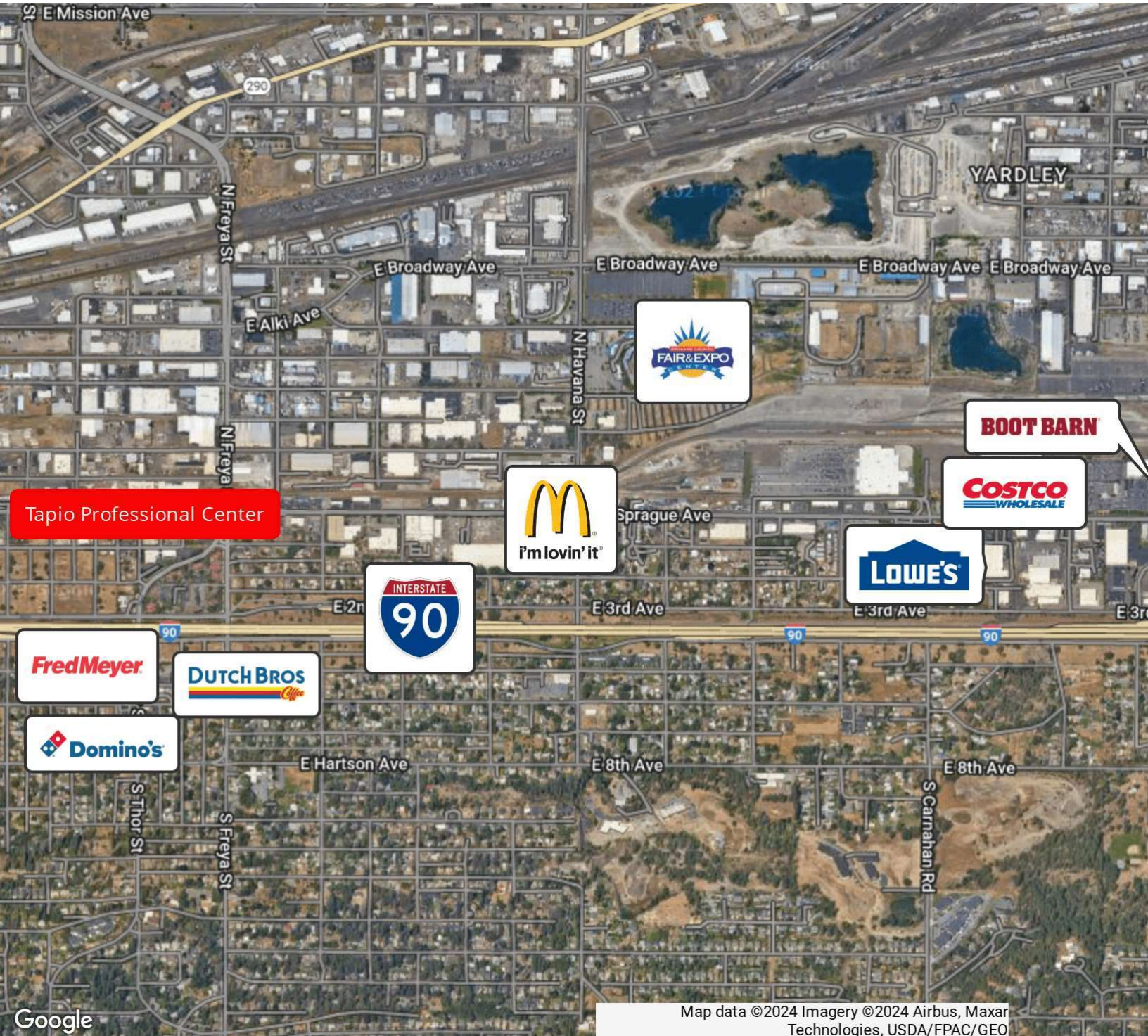
1



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Orange Building: Suite 115 A	417 SF	Modified Gross	\$700 per month
Green Building Suite 111A	731 SF	Modified Gross	\$1,100 per month
Orange Building Suite 115 B	985 SF	Modified Gross	\$1,400 per month
Red Building Suite 203	1,017 SF	Modified Gross	\$1,650 per month
Yellow Building Suite 209	1,582 SF	Modified Gross	\$2,375 per month
Lilac Building Suite 216 A	2,354 SF	Modified Gross	\$3,450 per month
Brown Building Suite 209 D	2,466 SF	Modified Gross	\$3,500 per month
Commercial Kitchen	1,400 SF	NNN	\$2,000 per month
Restaurant	7,943 SF	NNN	\$15.00 SF/yr

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 protects the intellectual property of others and its Digital Millennium Copyright Act.





Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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 general purposes. Copyright information: G&B respects the intellectual property of others and its Digital Millennium Copyright Act.