

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
- 2<sup>nd</sup>: 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



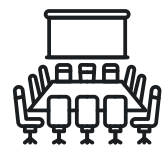
Abundant  
Free Parking



On-Site  
Building Engineer



Easy Ingress  
and Egress



Conference Room located  
in Blue Flag building

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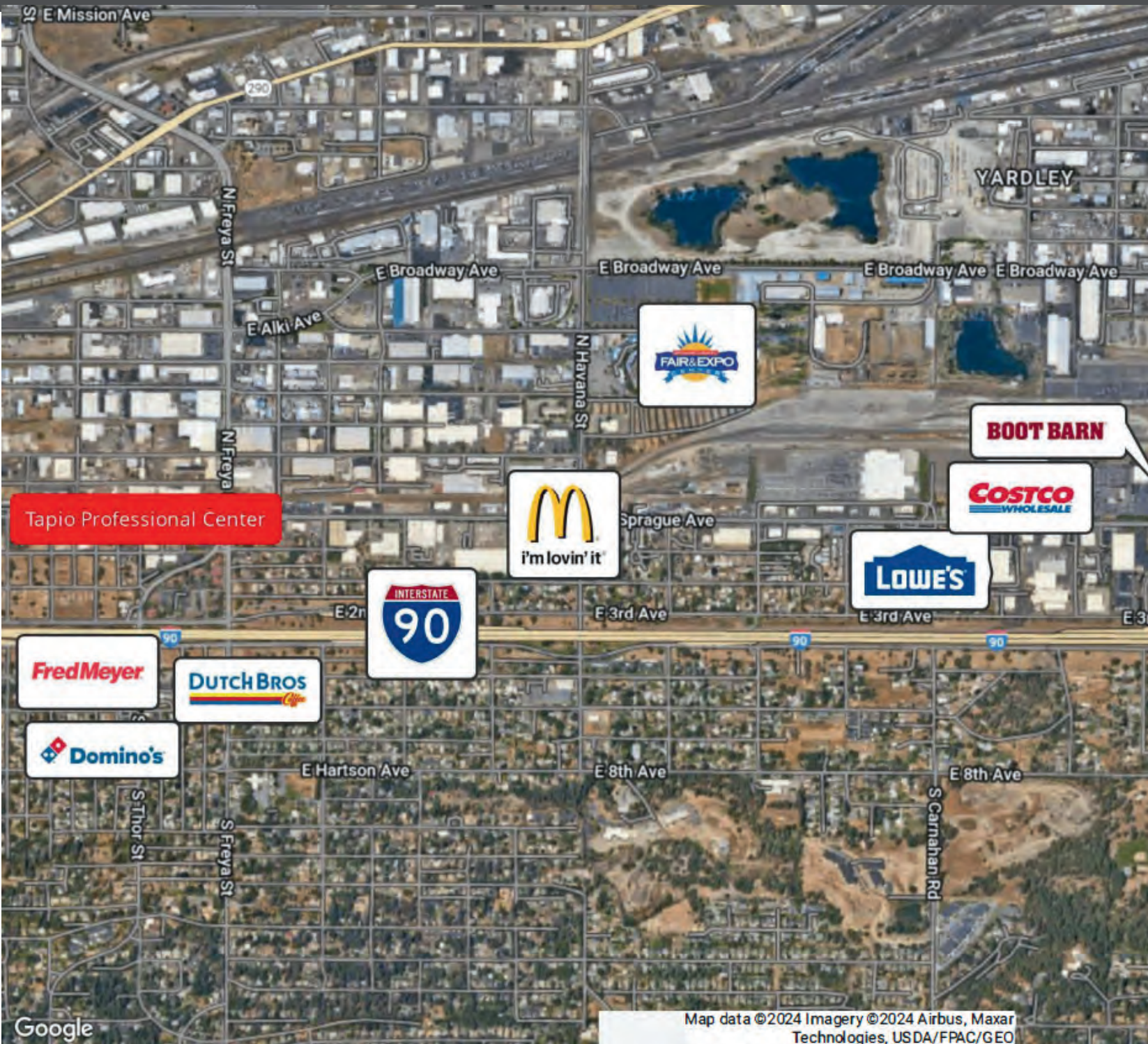




## Available Spaces

SUITE	RATE	SIZE	LEASE TYPE	AVAILABLE
Blue Flag - 105	\$350/month	130 SF	Full Service	Now
Green Flag - 110A	\$450/month	215 SF	Modified Gross	Feb 2026
Turquoise Flag - 225	\$825/month	529 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
Turquoise Flag - 225B	\$3,200/month	1,989 SF	Modified Gross	Now
Brown Flag - 209D	\$3,500/month	2,466 SF	Modified Gross	Now
Commercial Kitchen	\$2,000/month	1,400 SF	Modified Gross	Now
Restaurant	\$15 SF/YR	7,943 SF	NNN	Now





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