

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

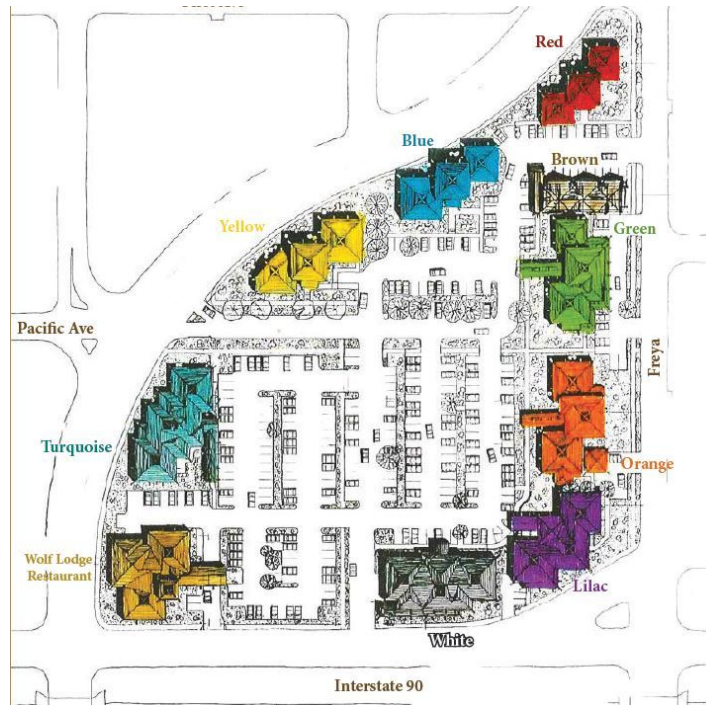
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1



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	Available 5/1/2024	\$1,400 per month
Orange Building: Suite 115 A	417 SF	Available 5/1/2024	\$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
Yellow Building Suite 109	1,582 SF	Modified Gross	\$2,065 per month
Restaurant	7,943 SF	NNN	\$15.00 SF/yr

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