



Accelerating success.

4393 RIVERBOAT

4393 SOUTH RIVERBOAT ROAD | TAYLORSVILLE, UTAH 84123

For Lease



Presented by:

Chris Kirk, SIOR
Managing Director
+1 801 947 8385
chris.kirk@colliers.com

Rusty Lugo
Vice President
+1 801 947 8377
rusty.lugo@colliers.com

Colliers
111 S. Main St. | Suite 2200
Salt Lake City, UT 84111
Main: +1 801 947 8300
colliers.com

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Lease Rate

\$23 to \$25 PSF
Full Service

Available

2nd Floor

23,409 RSF
Full Floor

3rd Floor

14,731 RSF

4th Floor

23,848 RSF'
Full Floor

- 7,209 RSF
- 4,878 RSF
- 11,756 RSF



Building Naming Rights Opportunity

A well-established suburban office park at the center of the Salt Lake Valley, only 10 minutes to Downtown SLC, 14 minutes to SLC International Airport, and 20 minutes to the Point of the Mountain/ Silicon Slopes.

Highlights

- Located on 4500 S./4700 S. Expressway
- 2 minutes to I-15, 6 minutes to I-215
- Restaurant, fitness and hotel amenities nearby
- Building naming rights opportunity
- Spectacular Wasatch Mountain views
- Entire building renovation completed 2022
all common areas, lobby redesign, LED lighting and landscaping
- Parking - 5/1000 SF Parking ratio

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Transit Access



11 Minutes to
Murray Central Station



Direct Route Every 1/2 Hour

701 TRAX BLUE LINE

703 TRAX RED LINE

750 FRONTRUNNER

Planning and design on UTA's Mid-valley Connector is underway! New bus rapid transit (BRT) route from Murray Central Station to SLCC Redwood Campus and West Valley Central Station. **BRT Service expected 2023**



Building naming rights opportunity



7,209 to 18,965 SF available for plug and play - **Ready to Occupy!**



Internet carriers available:  CenturyLink  xfinity



(3) Electric vehicle charging stations



On-site backup generator

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Lobby



Newly improved reception lobby with communal seating for visitors and tenants



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Sorenson Research Park

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Centrally located at 4430 South & 815 West, Sorenson Research Park offers panoramic views of the Wasatch Mountains & immediate access to both I-15 and I-215, just minutes from anywhere in the Salt Lake Valley.



SORENSEN
RESEARCH PARK

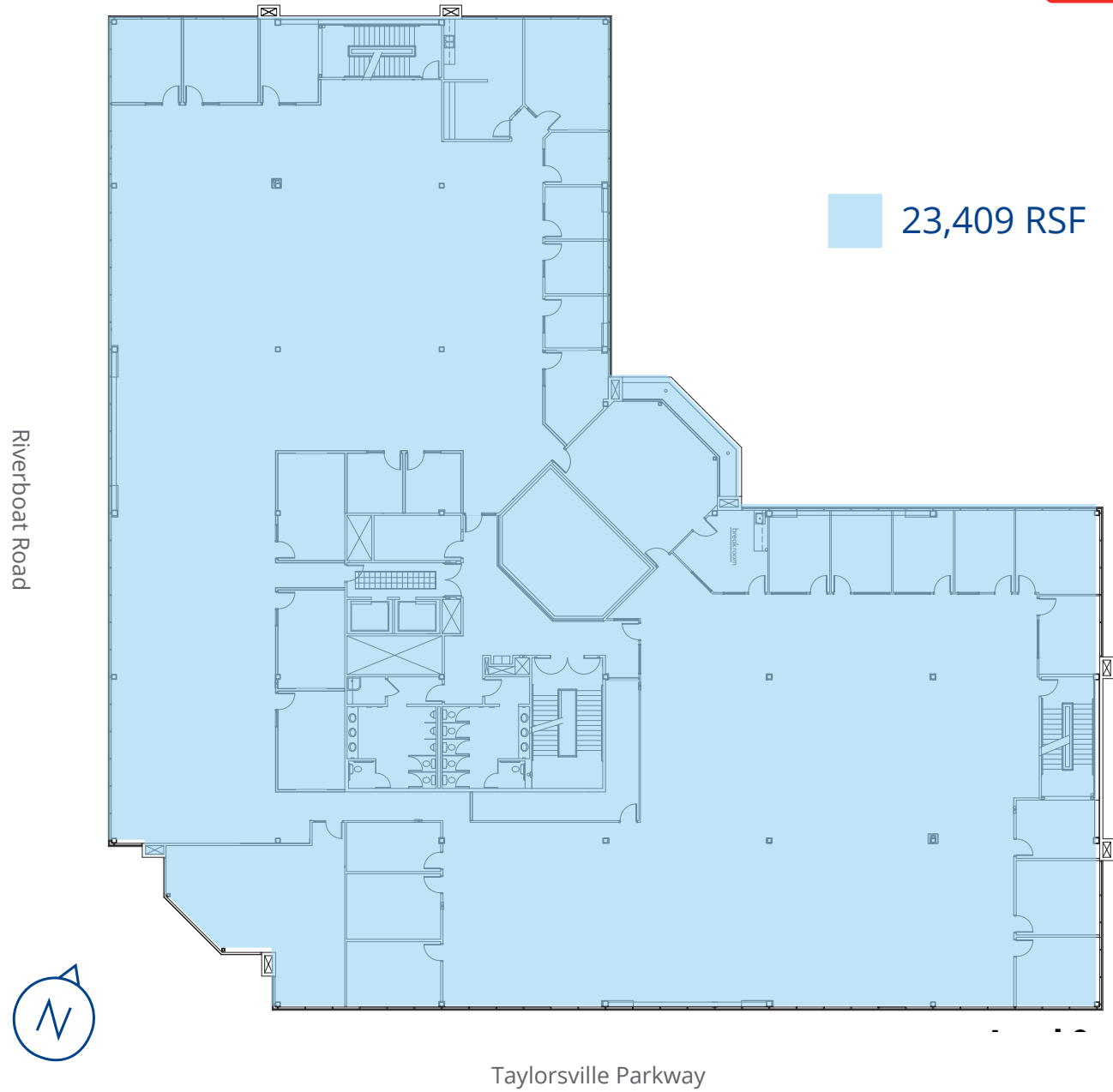
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2nd Floor | Floor Plan



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2nd Floor | Photos

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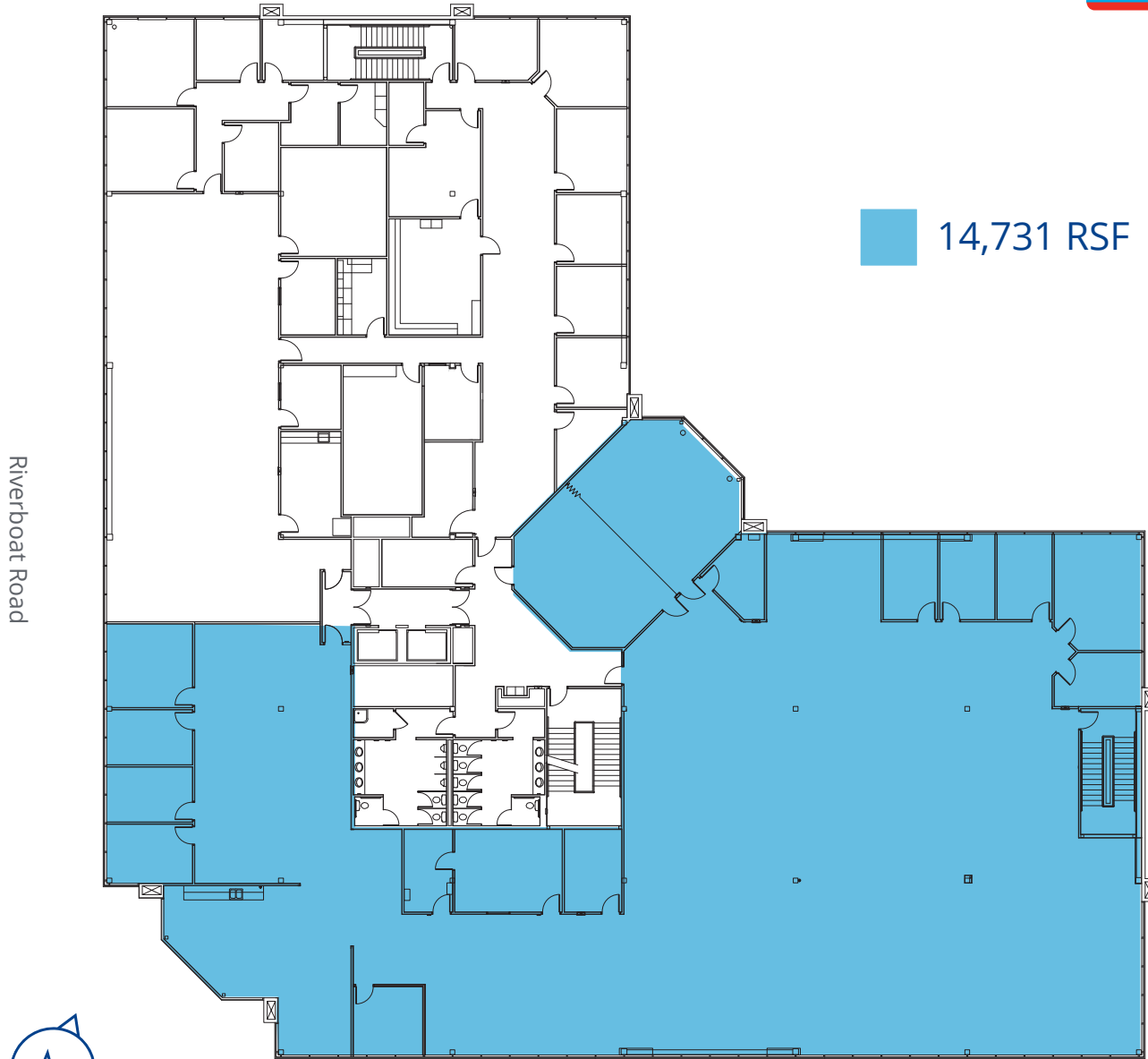
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3rd Floor | Floor Plan

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14,731 RSF



Riverboat Road

Taylorsville Parkway



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3rd Floor | Photos

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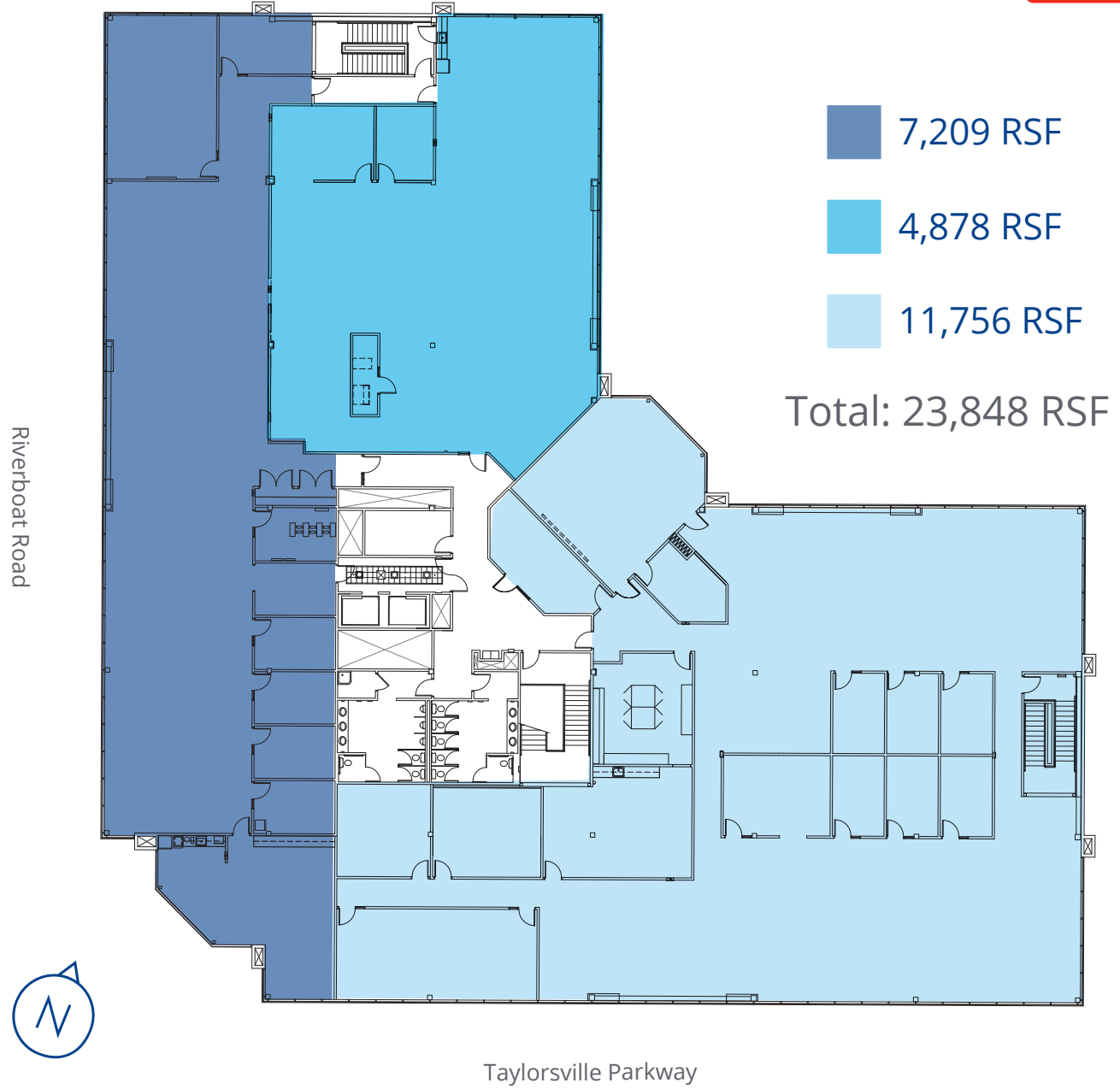
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4th Floor | Floor Plan



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4th Floor | Photos

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Aerial Map

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SITE

UTA ROUTE 47
11 Minutes to Murray Central Station
BRT MIDVALLEY CONNECTOR SERVICE BEGINS 2023

Exit 15
4700 South

Exit 301
4500 South

Exit 300
5300 South

UTA Trax
Meadowbrook
- 3900 South

UTA Trax
Murray North
- 4400 South

UTA Trax
Murray Central
- 5200 South

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Bus rapid transit delivers fast, comfortable, and cost-effective transit service with more frequent bus service, larger capacity buses, and dedicated bus lanes. Midvalley Connector BRT could be open for riders in 2023.

Projected Daily Ridership:

2,200-2,700



Midvalley Connector



- **7 miles of BRT service** to large employment, activity, and civic centers.
- **15 stations** with shelters, benches, and offboard fare collection/ticketing machines
- **1.4 miles of dedicated transit lanes** on 4500/4700 South with 3 stations featuring amenities such as shelters, benches, realtime bus information, and unique branding and infrastructure
- **Frequent service** throughout the day (10 to 15-minute headways), with transit signal priority for BRT buses at most intersections
- **A new transit hub** at SLCC
- **3 bus bays** at Murray Central Station
- **11 new 40-foot buses**
- Projected Daily Ridership: 2,200-2,700
- Mobility and Air Quality: BRT will use clean fuel buses, provide an alternative to single occupancy vehicles, and will add 1.4 miles of new bike lanes with direct connection to the Jordan River Trail.



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