

THE RIVERBOAT

4393 SOUTH RIVERBOAT ROAD | TAYLORSVILLE, UTAH 84123

For Lease



Presented by:

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Drone Video



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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.



Property Highlights:

- Lease Rate: \$23.00 - \$25.00 Per Sq. Ft. / Full Service
- 21,007 square feet available on the First Floor
- 16,223 square feet available on the Third Floor
 - Demisable to:
 - 10,115 square feet
 - 6,108 square feet
 - Located on 4500/4700 South Expressway
 - 2 minutes to I-15, 6 minutes to I-215
 - Exterior and interior upgrades have been made to reflect a modern, high end, corporate spec
 - Restaurant, fitness and hotel amenities nearby
 - Spectacular Wasatch Mountain views
 - Ample parking
 - Ideal location for Headquarters or Regional Headquarters

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Transit Access



11 Minutes to
Murray Central Station



Direct Route Every 30 minutes



701 TRAX BLUE LINE



703 TRAX RED LINE



750 FRONTRUNNER

UTA's Mid-valley Connector is the bus rapid transit route from Murray Central Station to SLCC Redwood Campus and West Valley Central Station.



Internet carriers available:  **CenturyLink**  **xfinity**  **Google fiber**



(3) Electric vehicle charging stations



On-site backup generator

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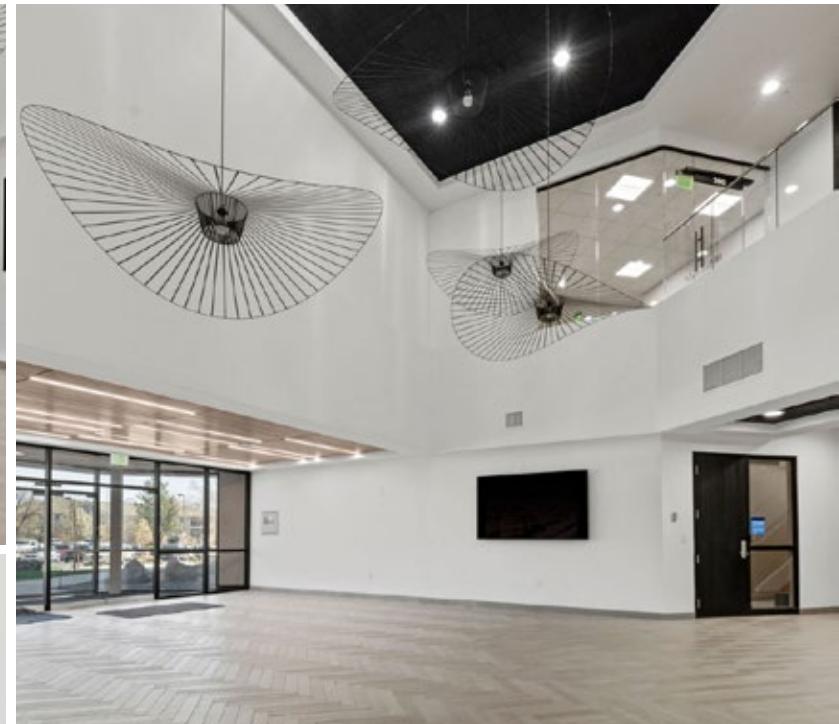
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Lobby

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.



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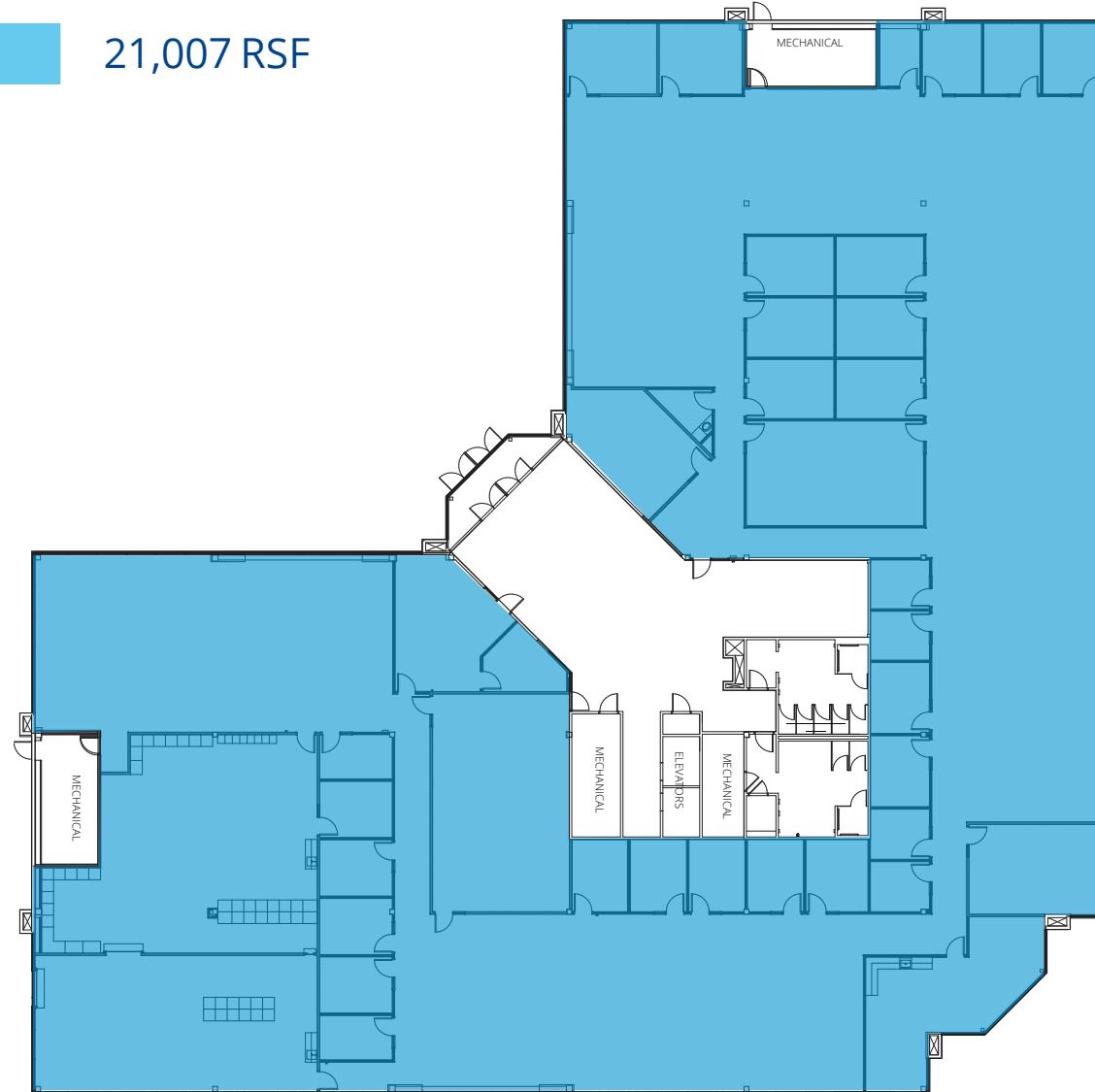
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1st Floor | Floor Plan

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21,007 RSF



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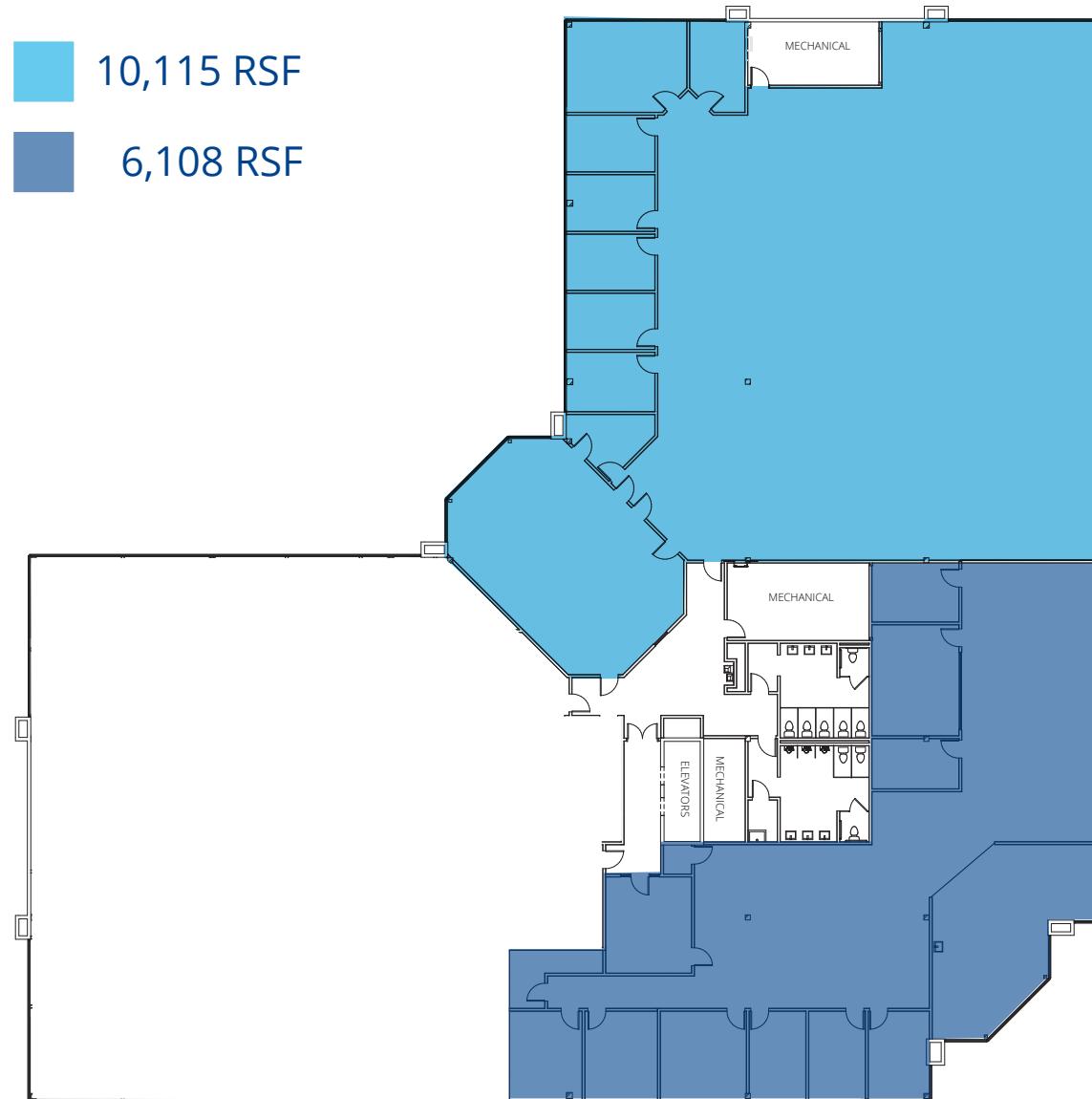


3rd Floor | Floor Plan

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 10,115 RSF

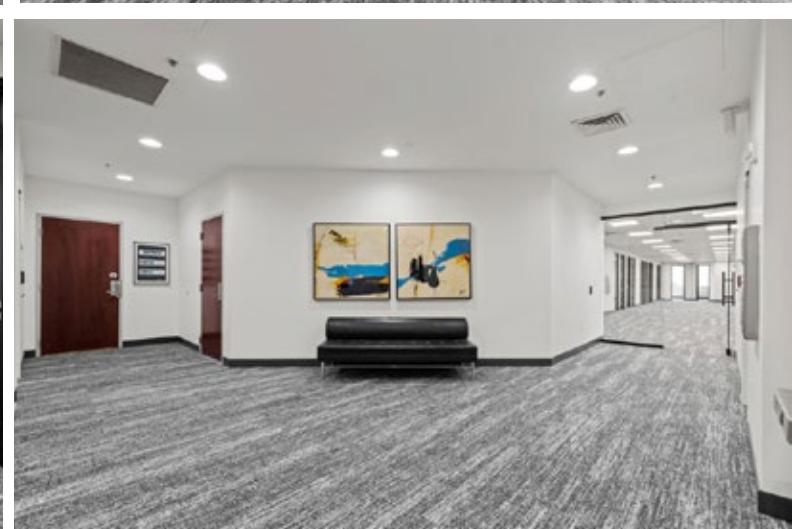
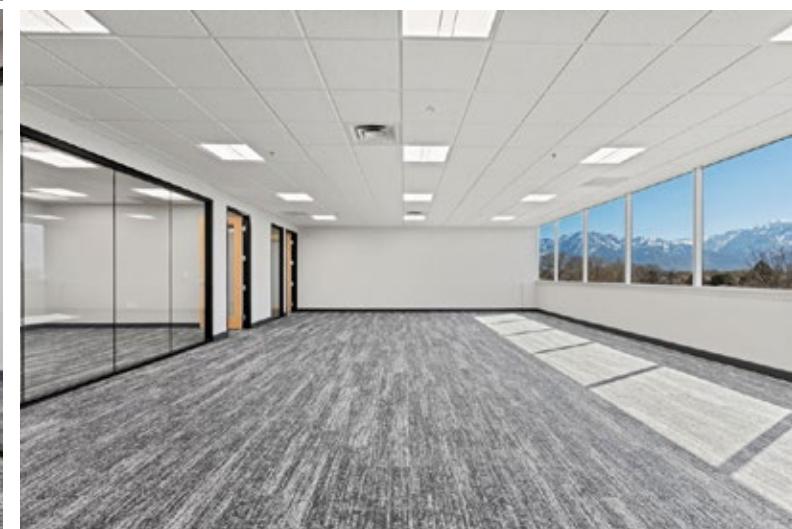
 6,108 RSF



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Aerial Map

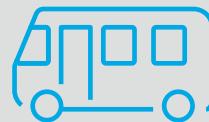
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Bus rapid transit delivers fast, comfortable, and cost-effective transit service with more frequent bus service, larger capacity buses, and dedicated bus lanes through Midvalley Connector BRT

Projected Daily Ridership:

2,200-2,700

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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 (5 to 15 minute frequency), 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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