

MAJOR PRICE REDUCTION



TAYLORSVILLE OFFICE

4548 S. Atherton Dr., Suites 220 & 230, Taylorsville, UT 84123

FOR SUBLEASE

PROPERTY DETAILS

**LEASE RATE: ~~\$16~~ \$13/SF, MODIFIED GROSS
(EXCLUDES JANITORIAL)**

- Great sublease office space available immediately
- Under market rents
- Approximately 4,090 SF (could be subdivided)
- Furniture negotiable
- Great space with a conference room, six offices, small break room and large training area/cubical space
- Lease end date: February 28, 2029

NEWMARK

MOUNTAIN WEST

BRIEONA PAPPAS

bpappas@newmarkmw.com

direct 801.556.5377

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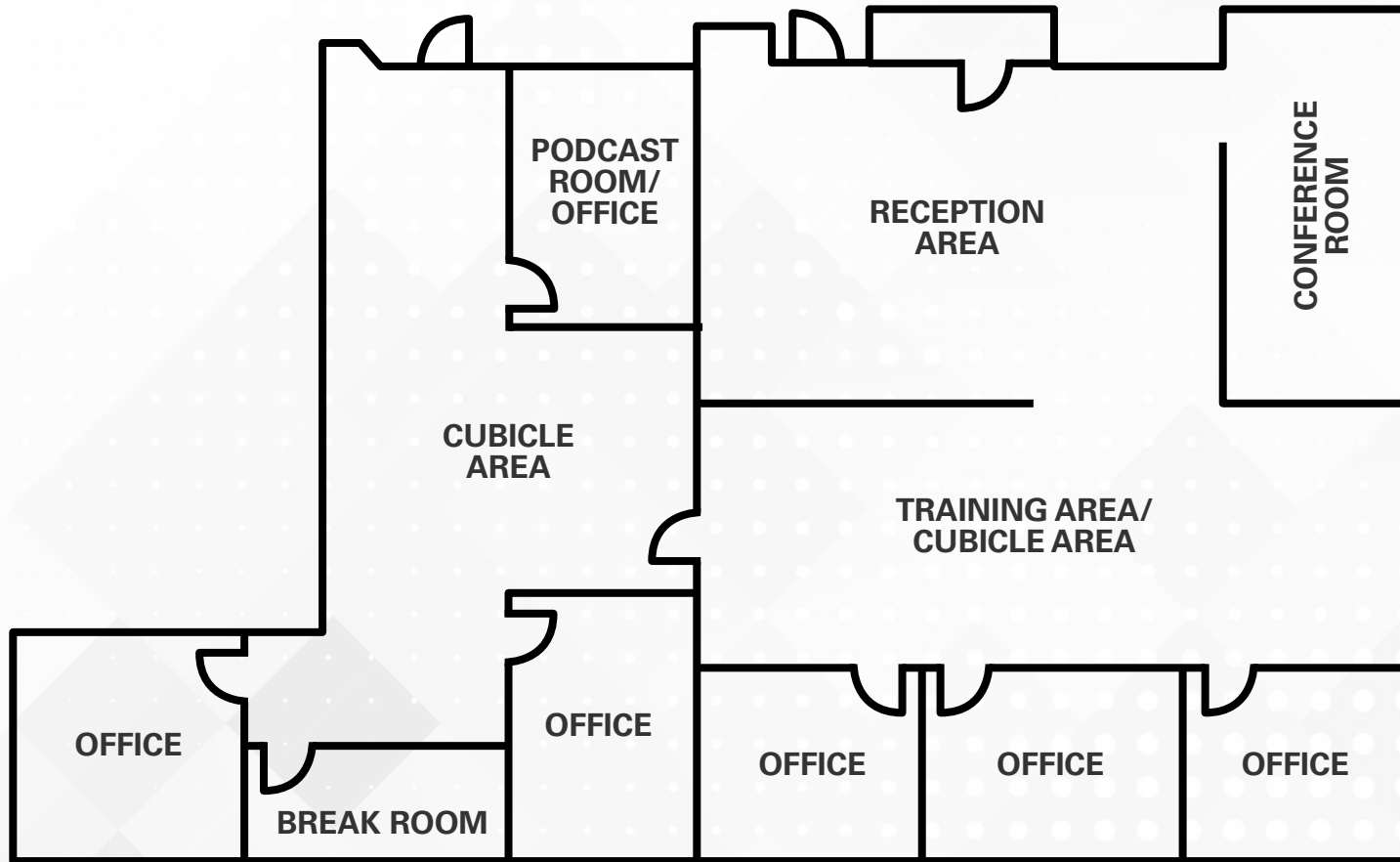
FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

FLOOR PLAN

NEWMARK



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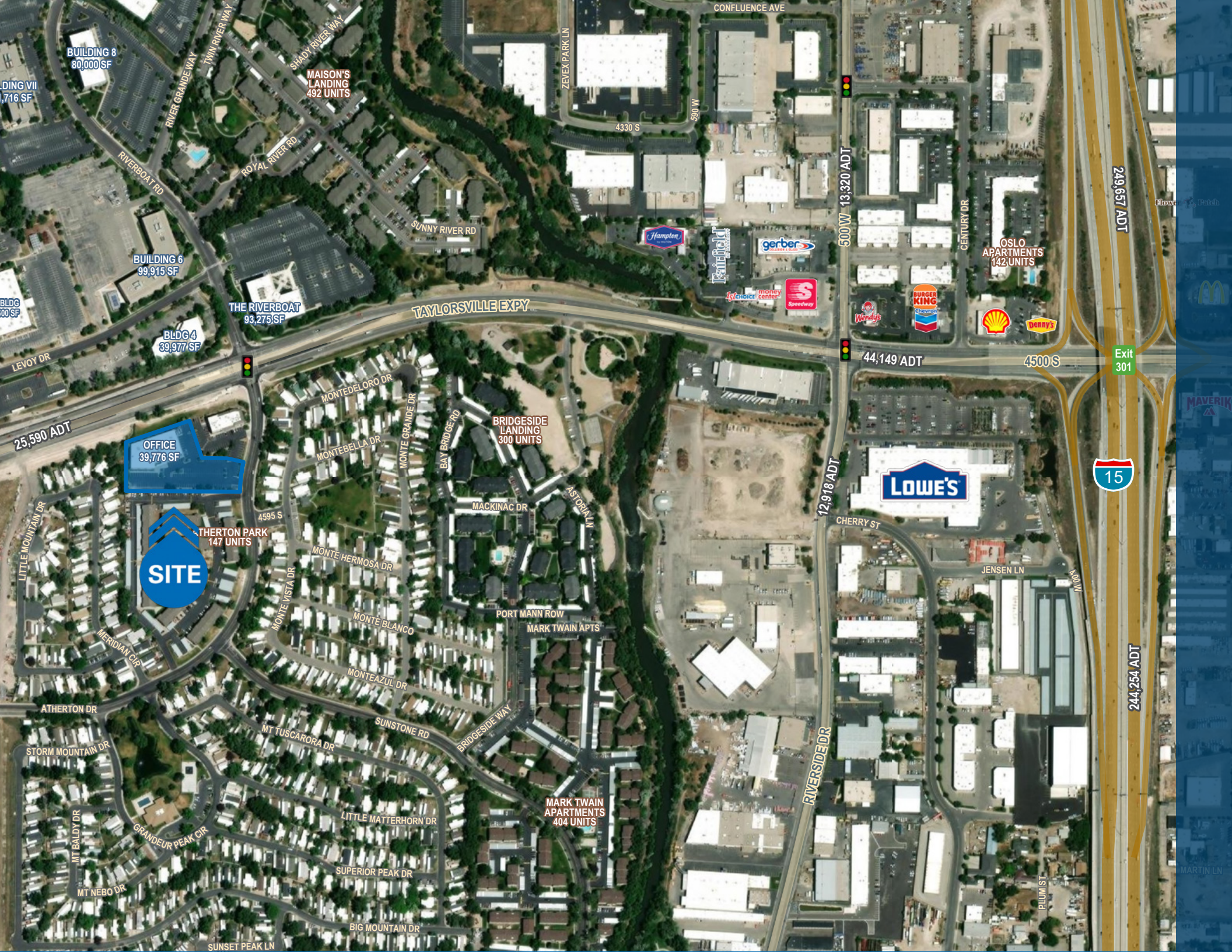
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OFFICE
39,776 SF

SITE

ATHERTON PARK
147 UNITS

TAYLORSVILLE EXPY

BRIDGESIDE LANDING
300 UNITS

MARK TWAIN APARTMENTS
404 UNITS

OSLO APARTMENTS
142 UNITS

LOWE'S

BUILDING 8
80,000 SF

BUILDING 6
99,915 SF

BLDG 4
39,977 SF

THE RIVERBOAT
93,275 SF

MAISON'S LANDING
492 UNITS

SUNNY RIVER RD

4330 S

390 W

500 W 13:320 ADT

44,149 ADT

4500 S

15

Exit 301

249,657 ADT

244,256 ADT

12,918 ADT

RIVERSIDE DR

PILUM ST

400 W

JENSEN LN

CHERRY ST

ASTORIA LN

MACKINAC DR

BAY BRIDGE RD

MONTE GRANDE DR

MONTEBELLA DR

MONTEDELORO DR

4595 S

MONTE HERMOSA DR

MONTE BLANCO

MONTEAZUL DR

MT TUSCARORA DR

SUNSTONE RD

BRIDGESIDE WAY

MARK TWAIN APTS

PORT MANN ROW

LITTLE MATTERHORN DR

SUPERIOR PEAK DR

BIG MOUNTAIN DR

SUNSET PEAK LN

GRANDEUR PEAK CIR

MT NEBO DR

MT BALDY DR

STORM MOUNTAIN DR

ATHERTON DR

MERIDIAN CIR

LITTLE MOUNTAIN DR

25,590 ADT

LEVROY DR

RIVERBOAT RD

RIVER GRANDE WAY

TWIN RIVER WAY

SHADY RIVER WAY

ZEVEK PARK LN

4330 S

390 W

Fairfield

gerbers

money center

Speedway

Wendy's

BURGER KING

Shell

DORRYS

MARTIN LN

MAVERIK

McDonald's

Flower Patch