



11,152 SF OF OFFICE AVAILABLE FOR LEASE

4179 RIVERBOAT ROAD

TAYLORSVILLE | UTAH

CBRE



PROPERTY HIGHLIGHTS

- Move-in ready spaces with various configurations.
- Furnishings available for select spaces
- Monument signage available for select new tenants
- Well located central valley building with easy access via I-15 and I-215
- Walkable to the new Midvalley Express Station, connecting the building to the Murray Central Station.
- Professional property management within a five-minute drive
- Within walking distance to the Jordan River Trail and Meadow Brook Golf Course.
- Diverse tenant mix already in place
- Located within a large professional services campus
- 5/1,000 Parking available onsite
- Fiber Options: Google Fiber, CenturyLink, and Comcast
- **\$22-23/SF Full Service Gross**



AVAILABLE SPACE

1ST FLOOR



SUITE 130

1,763 RSF

- Internal huddle rooms/offices
- Large window-lined bullpen for workstations.
- Natural reception area.
- Abundance of natural light.

SUITE 135

1,639 RSF

- Small bullpen area for workstations
- Window lined private offices
- Natural reception area
- Interior work room and break area

SUITE 140

1,466 RSF

- Move-in-ready with furnishings in place
- Strong lobby presence
- Private offices with abundance of natural light and glass sidelights

SUITE 160

1,290 RSF

- Move-in-ready with furnishings in place
- Strong lobby presence
- Private offices with abundance of natural light and glass sidelights
- Small bullpen area for workstations

CAN BE COMBINED FOR UP TO 4,868 RSF



AVAILABLE SPACE

1ST FLOOR



AVAILABLE SPACE

2ND FLOOR



SUITE 222

726 RSF

- Single large office with copy/storage and reception

SUITE 230

1,185 RSF

- Move-in-ready
- Window-lined office
- Small reception area

SUITE 260

3,083 RSF

- Corner suite with exterior offices and conference rooms
- Window-lined bullpen for workstations
- Abundance of natural light throughout with east facing mountain views
- Window-lined break area with internal storage and IT rooms



AVAILABLE SPACE

2ND FLOOR





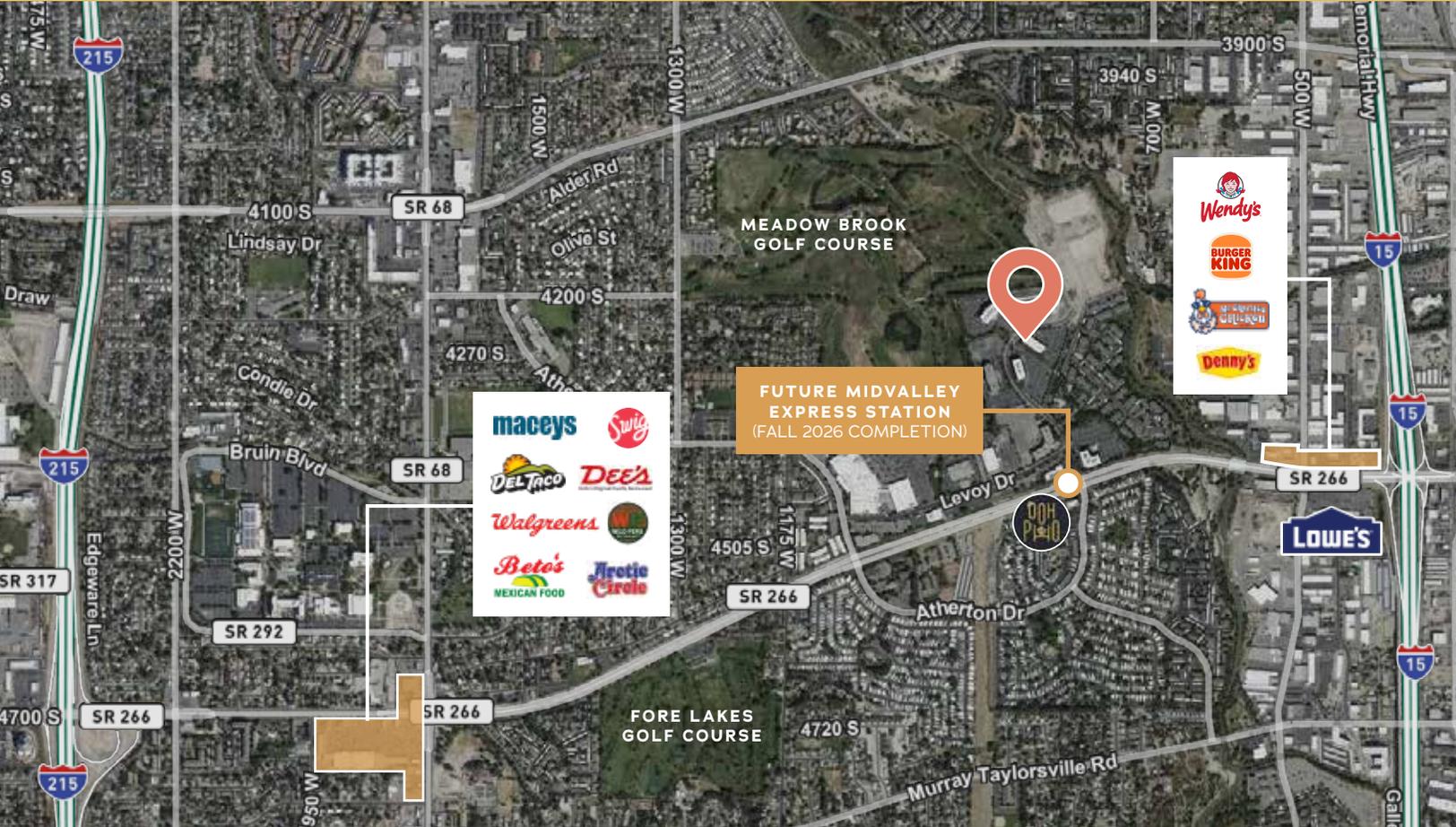
FUTURE MIDVALLEY EXPRESS STATION
(FALL 2026 COMPLETION)

4500 S

RIVER GRANDE WAY

RIVERBOAT RD

AREA AMENITIES



MEADOW BROOK GOLF COURSE

FUTURE MIDVALLEY EXPRESS STATION
(FALL 2026 COMPLETION)

- maceys
- Swiggy
- DEL TACO
- Dee's
- Walgreens
- Beta's MEXICAN FOOD
- Arctic Circle

- Wendy's
- BURGER KING
- Denny's

LOWE'S

FORE LAKES GOLF COURSE



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