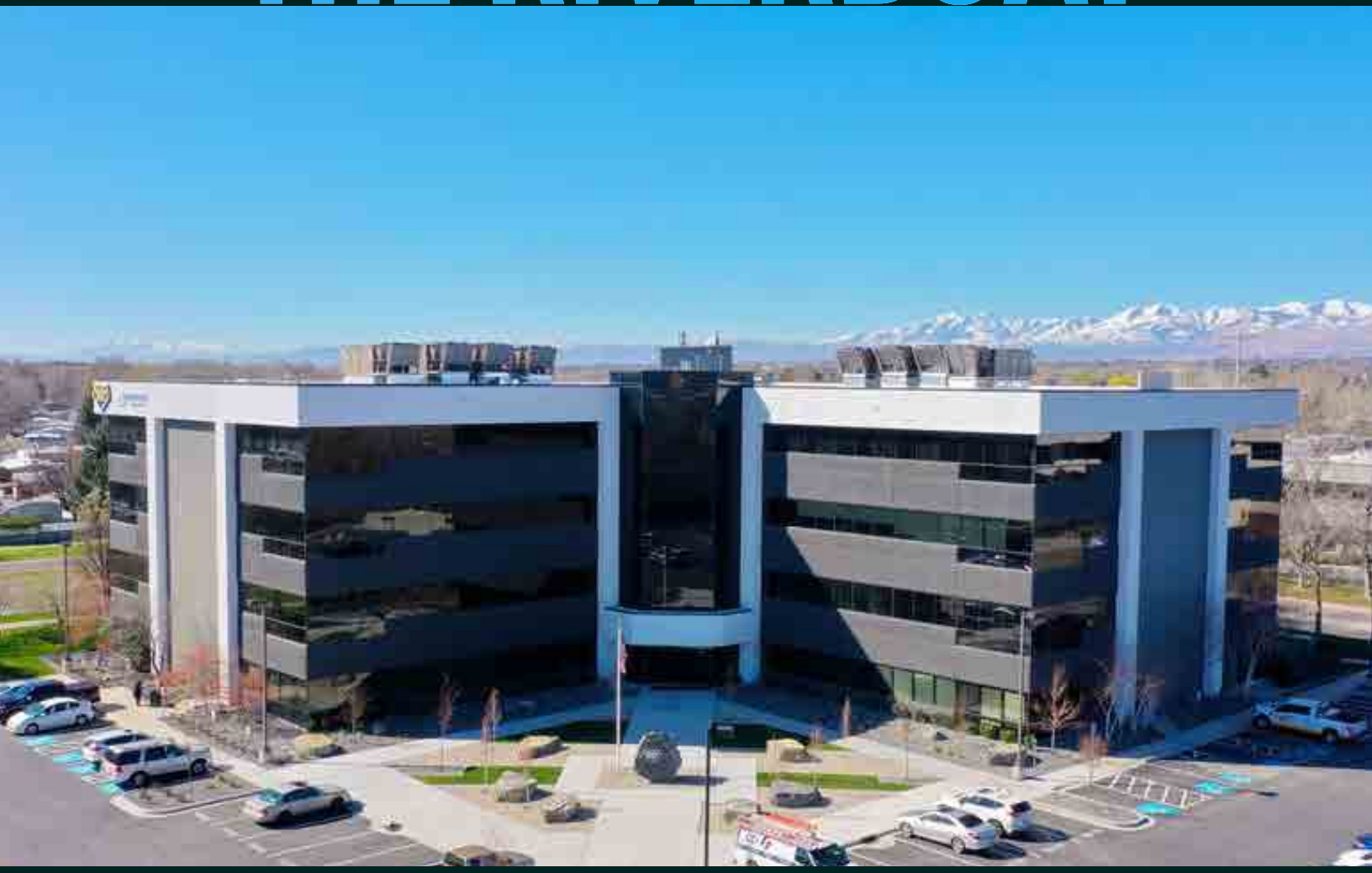
FOR LEASE

THE RIVERBOAT



4393 S Riverboat Road | Taylorsville, Utah 84123

Colliers

Property Overview

Space Available
6,108 -21,007
Rentable Square Feet

Lease Rate
$25.00
Per Sq. Ft. / Full Service

Positioned in the center of the Salt Lake Valley, this established suburban office park offers an ideal setting for office users. Sorenson Research Park offers an accessible and established office environment. The property benefits from immediate proximity to the I-15 and I-215 interchanges, placing it 10 minutes from Downtown Salt Lake City, 14 minutes from the airport, and 20 minutes from the Point of the Mountain. The location provides both practical connectivity for commuting and prominent views of the Wasatch Mountains.

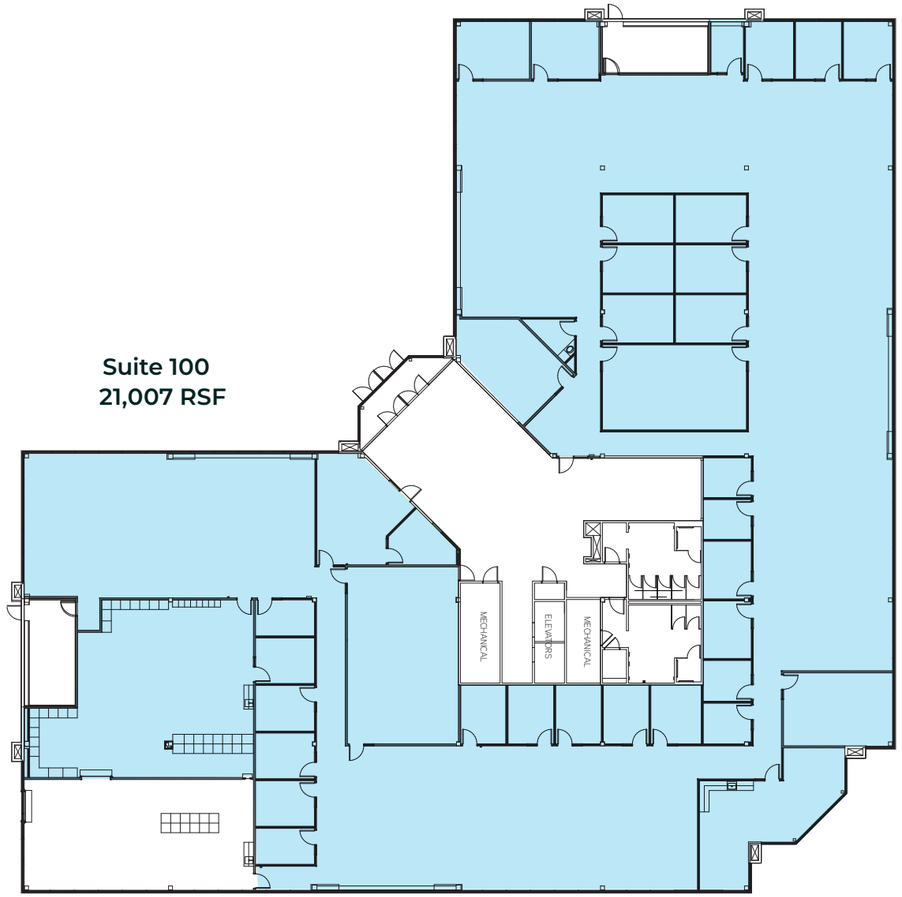
The main lobby has undergone a comprehensive renovation, featuring modernized, premium finishes that establish a highly professional corporate environment from the moment you walk in. The surrounding area supports tenant needs with immediate access to a variety of dining options, full-service fitness centers, and hotel accommodations.

- Provides highly efficient highway access, with a 2-minute drive to I-15 and a 6-minute drive to I-215
- Exterior and interior spaces have been recently upgraded to meet contemporary corporate standards.
- Located in close proximity to dining, fitness facilities, and hotel accommodations
- Features unobstructed views of the Wasatch Mountains
- 5/1,000 Parking Ratio
- Strategically positioned to support corporate or regional headquarters
- Secured building with 24/7 key card access and on-site property management
- Move-in ready suites available with contemporary, corporate-standard finishes.

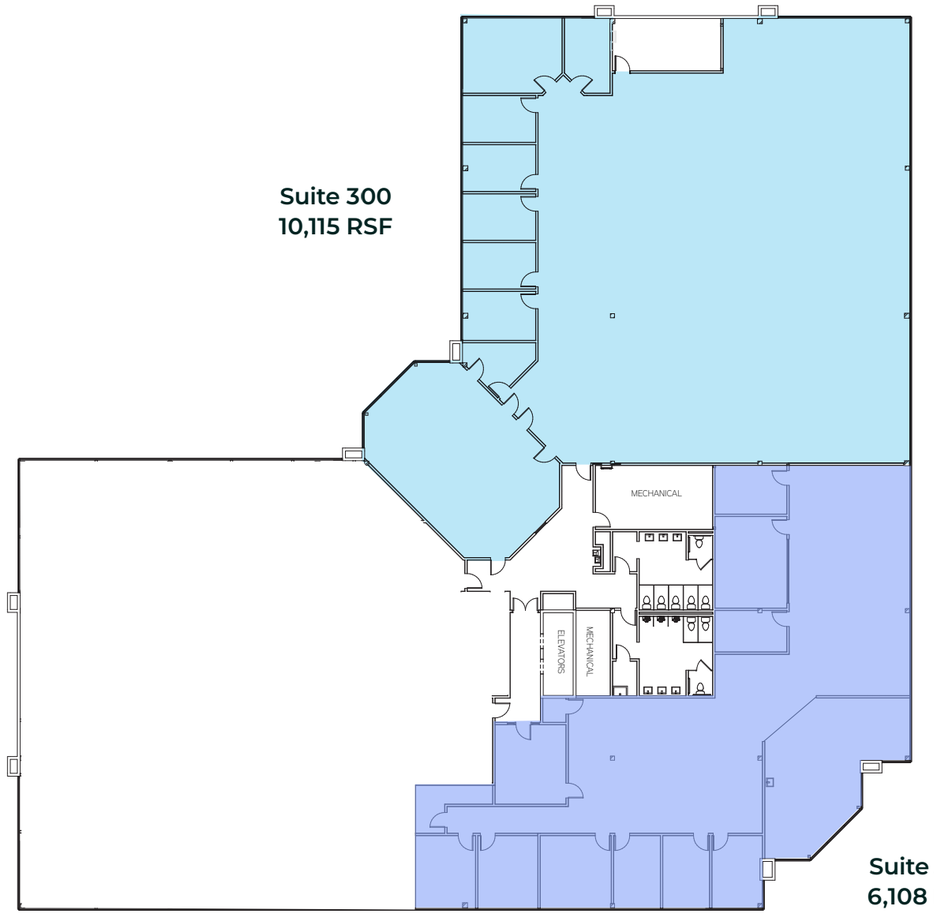




1st Floor



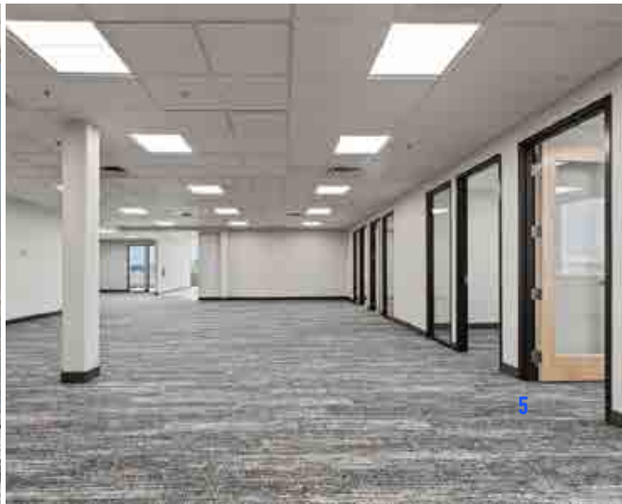
3rd Floor











Amenities Map

SITE

Exit 18
3500 South

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

Frontrunner
Murray
Station

14 Minutes to SLC International

10 Minutes to DOWNTOWN SLC

20 Minutes to UTAH COUNTY

UTA ROUTE 47

11 Minutes to
Murray Central Station

UTA TRAX UTA FRONTRUNNER

BRT MIDVALLEY CONNECTOR

UTA Frontrunner

UTA Trax
Red and Blue Lines

3800 S

4100 S

4200 S

4700 S

5300 S

3900 S

MEADOW BROOK EXPY

MANTLE AVE

ATHERTON DR

MURRAY TAYLORSVILLE RD

MURRAY BLVD

VINE ST

1200 W

900 W

700 W

500 W

2700 W

2200 W

BOX ELDER ST

HANAUER ST

STATE ST

15

215

89

Salt Lake
Community
College

Hidden Peaks Coffee
& Roasting Company

IN-N-OUT
WINGER
Red Robin
CUPBOP
ZUPAS
Edible
jamba
Cafe Rio
All Star
DQ
petco
ROSS
COSTCO
ZURCHERS
Davis Word Bug
Olive Garden
HOBBY LOBBY
FAMOUS
OLD NAVY

popeyes
Smith's
John's Marketplace
savers
SUBWAY

Lucky
SONIC
GREEK
Viva!
BURGER KING

Denny's
Wendy's
Lowe's

ASTRO BURGERS
KFC
Tacolima

CHINATOWN SUPERMARKET

LITZAS
Arby's
Arctic Circle
Beans & Brews
FIVE GUYS
TERIYAKI
TUBBY'S
ZAXBY'S
DEE'S
fresh market
Beto's
MEXICAN FOOD
DEL TACO

ZUPAS
IHOP
BEST BUY
Carl's Jr.
COSTCO
noodles
PIER 1 PIZZA
Chick-fil-A
Mimi's
BARNES NOBLE
WINGER



THE RIVERBOAT

TREECREST
REAL ESTATE • FAMILY OFFICE

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