



OFFICE AVAILABLE FOR LEASE

4179 RIVERBOAT ROAD

TAYLORSVILLE | UTAH

CBRE



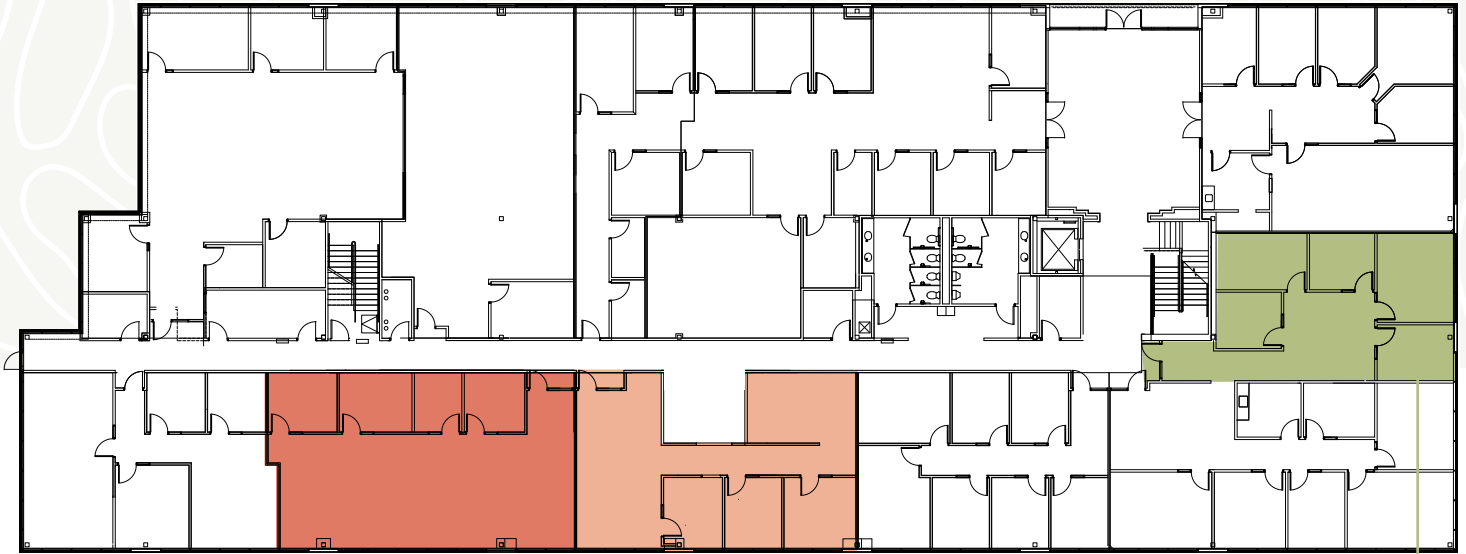
PROPERTY HIGHLIGHTS

- 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
- Common Break Room coming Summer 2026
- **\$22-23/RSF Full Service Gross**



AVAILABLE SPACE

1ST FLOOR



SUITE 130

1,773 RSF

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

SUITE 135

1,395 RSF

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

SUITE 160

1,298 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



AVAILABLE SPACE

1ST FLOOR



AVAILABLE SPACE

2ND FLOOR

SUITE 200

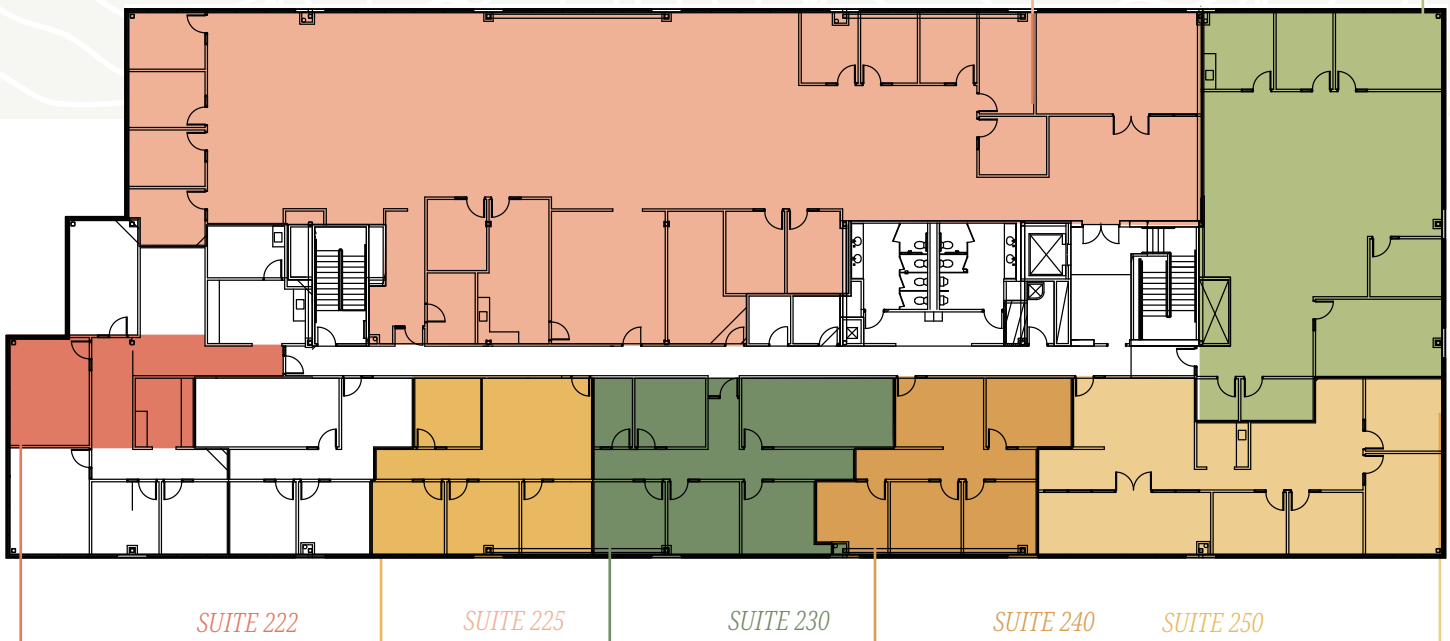
9,253 RSF

- Move-in-ready
- High-end Pre-Built Office space
- Strong Lobby Presence
- Abundance of natural light

SUITE 260

3,101 RSF

- Corner suite with exterior offices and conference rooms
- Bright Window-lined bullpen for workstations & separate break area



SUITE 222

731 RSF

- Single large office with copy/storage and reception

SUITE 225

1,192 RSF

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

SUITE 230

1,533 RSF

- Efficient office build-out
- Meeting room
- Small storage room

SUITE 240

1,147 RSF

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

SUITE 250

2,131 RSF

- Move-in-ready corner space
- Strong lobby presence
- Private offices
- Large boardroom



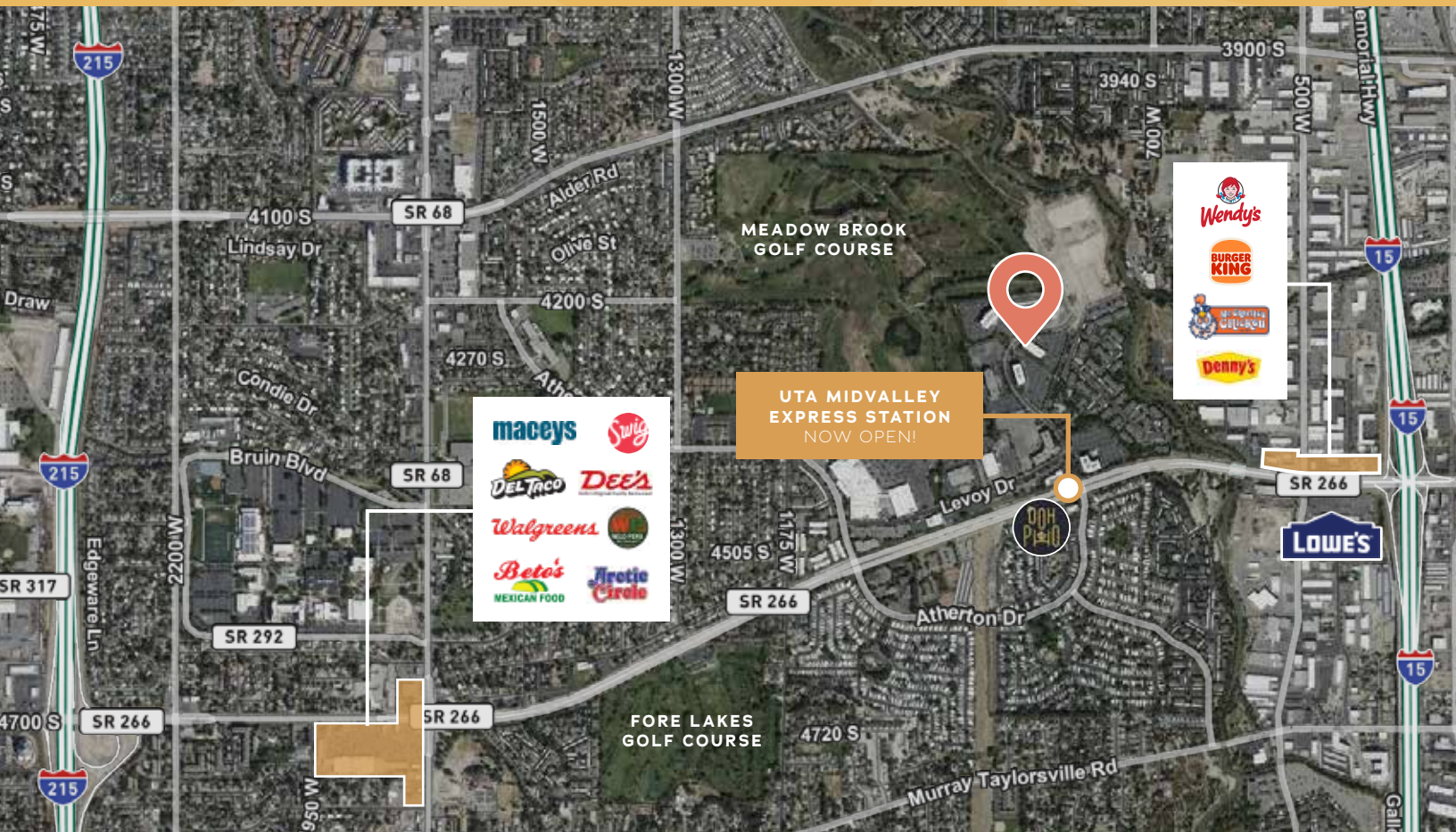
AVAILABLE SPACE

2ND FLOOR





AREA AMENITIES





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