

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

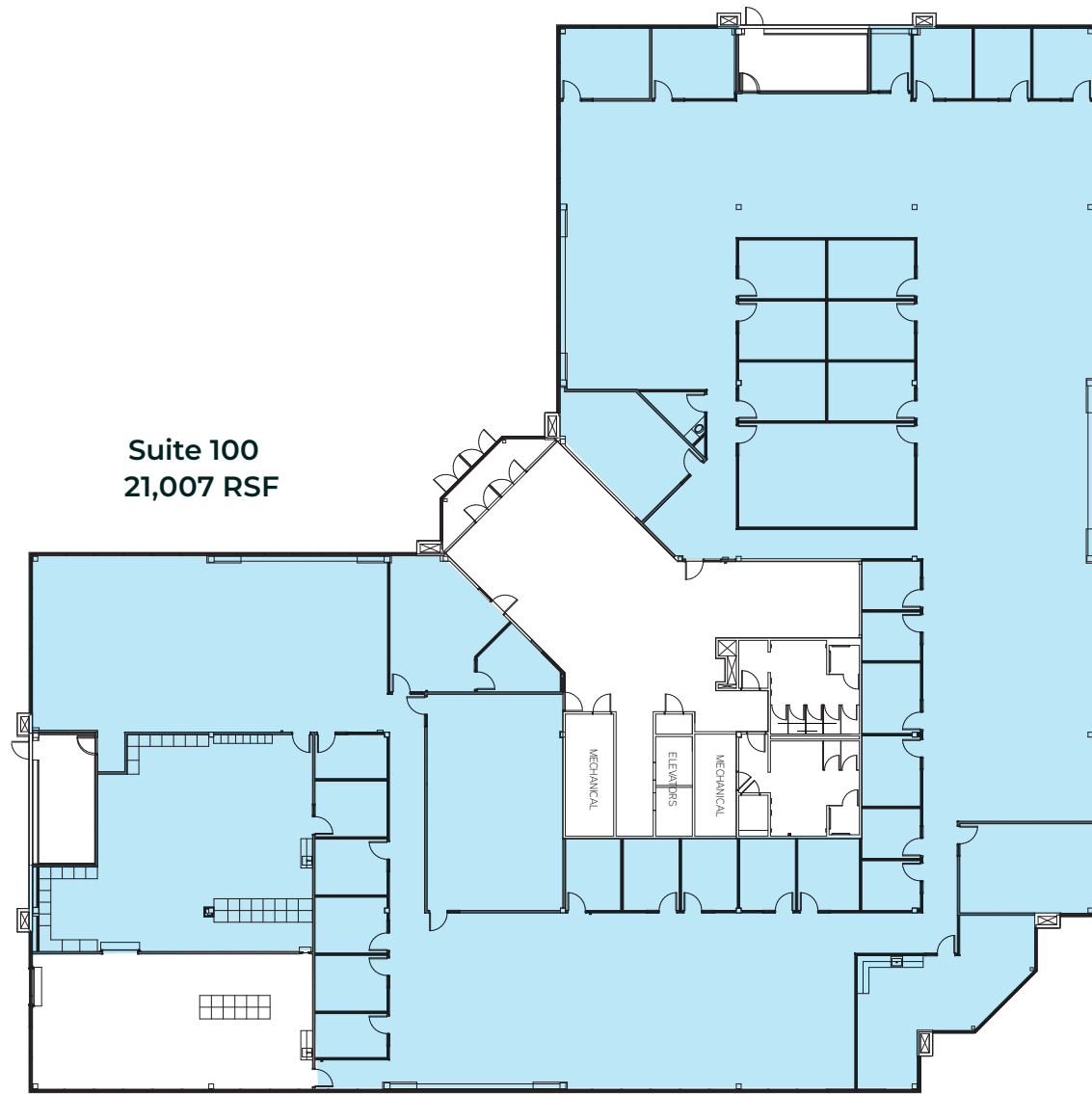
Positioned in the center of the Salt Lake Valley, this established suburban office park offers an ideal setting for office users. Sorenson Research Park offers an accessible and established office environment. The property benefits from immediate proximity to the I-15 and I-215 interchanges, placing 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.

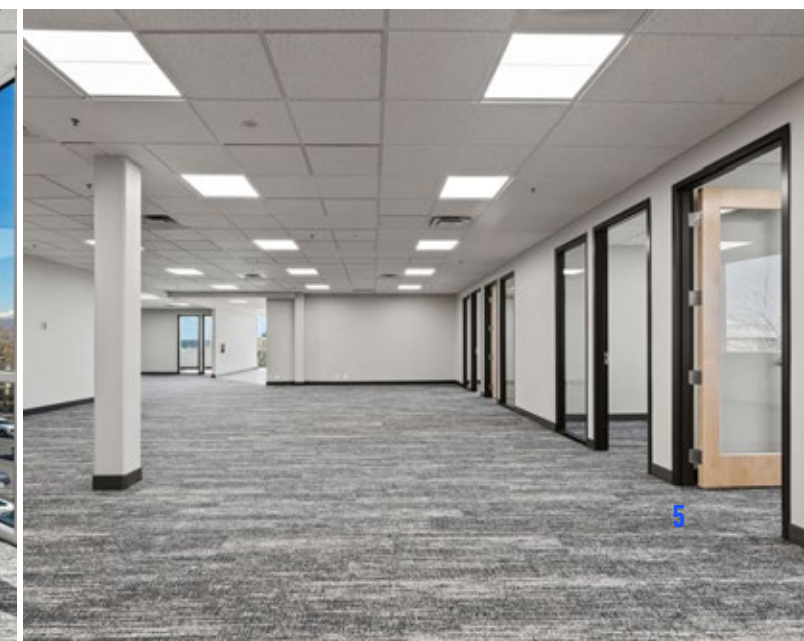
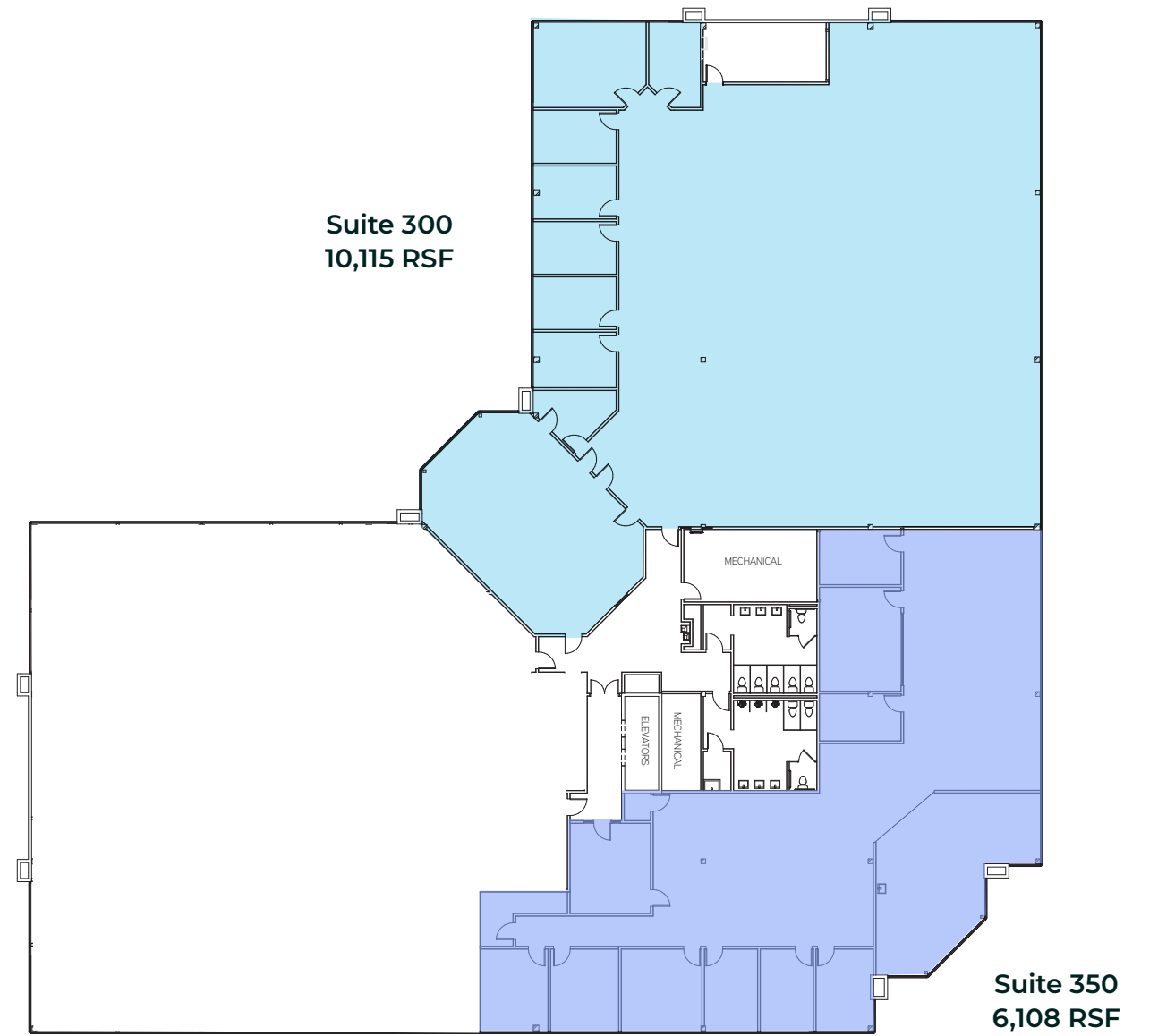
- Provides highly efficient highway access, with a 2-minute drive to I-15 and a 6-minute drive to I-215
- Exterior and interior spaces have been recently upgraded to meet contemporary corporate standards.
- Located in close proximity to dining, fitness facilities, and hotel accommodations
- Features 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.

THE RIVERBOAT

1st Floor



3rd Floor



Amenities Map



Exit 18
3500 South

14 Minutes to SLC International

10 Minutes to DOWNTOWN SLC

SITE

UTA ROUTE 47
11 Minutes to Murray Central Station
UTA TRAX UTA FRONTRUNNER
BRT MIDVALLEY CONNECTOR

Exit 301
4500 South

20 Minutes to UTAH COUNTY

Frontrunner Murray Station

Exit 15
4700 South

Exit 300
5300 South

Beans & Brews
Arby's
PUBBY'S
FIVE GUYS
ZAXBY'S
YAKI

ZUPAS
IHOP
BEST BUY
Carl's Jr.
COSTCO WHOLESALE
noodles & COMPANY
PIER PIZZA
Chick-fil-A
Mimi's
STARBUCKS
BARNES & NOBLE
ZAO



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