



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 Area Break Room now complete
- **\$22-23/RSF Full Service Gross**

AVAILABLE SPACE

2ND FLOOR



AVAILABLE SPACE

2ND FLOOR

SUITE 200

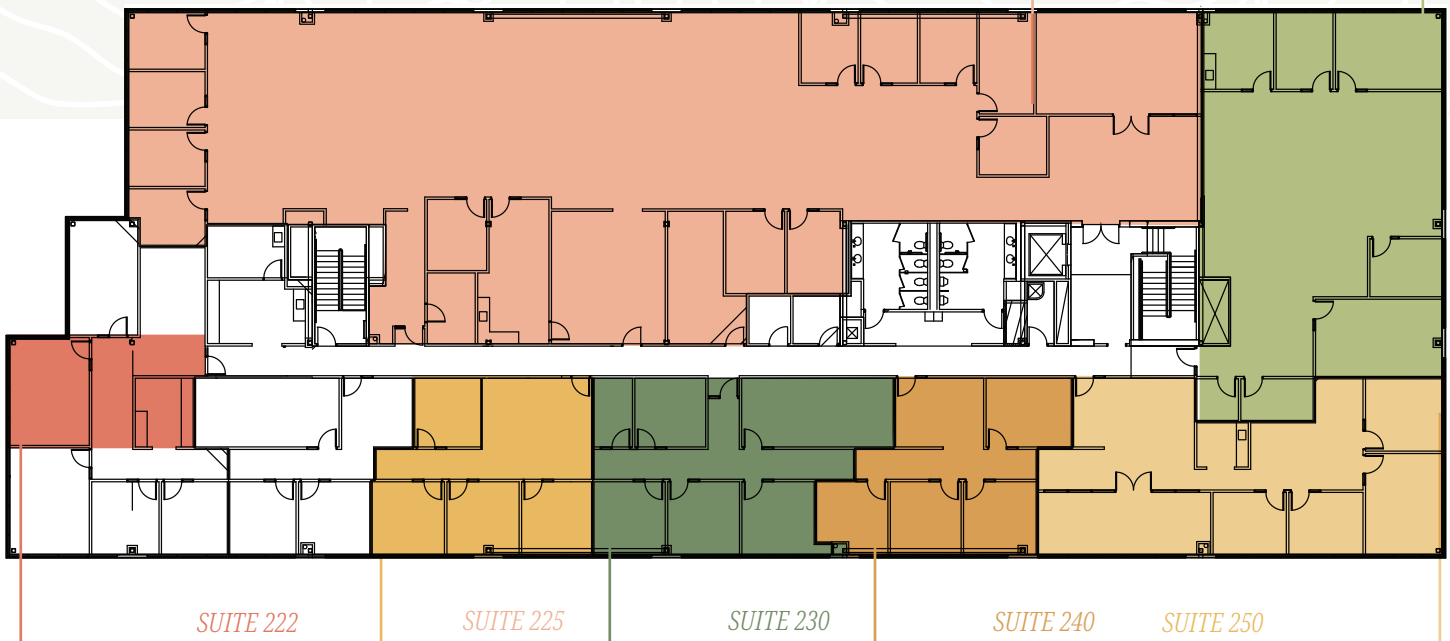
9,253 RSF

- 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



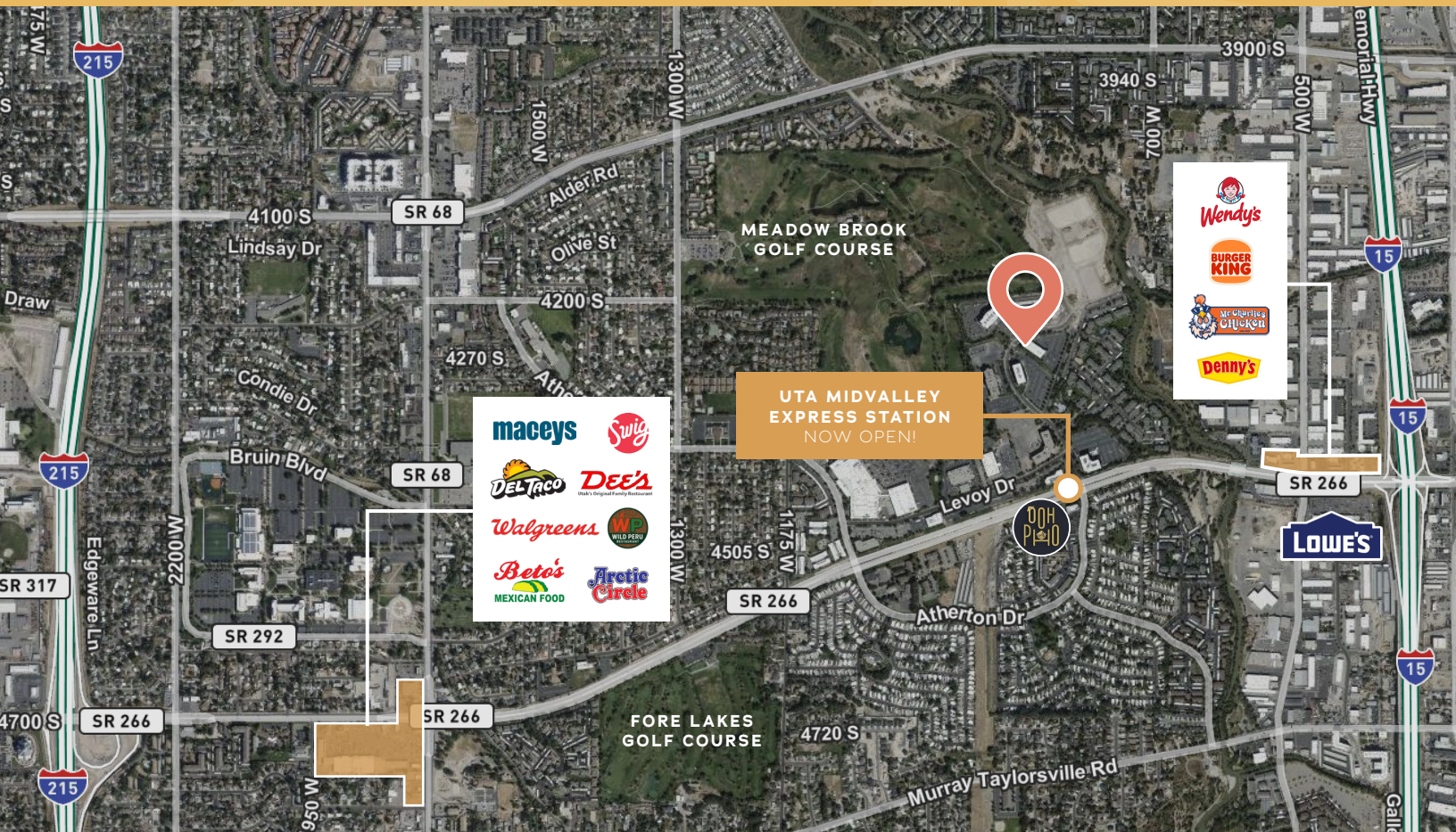
AVAILABLE SPACE

2ND FLOOR





AREA AMENITIES





OFFICE AVAILABLE FOR LEASE

4179 RIVERBOAT ROAD

TAYLORSVILLE | UTAH

ERIC SMITH

Senior Vice President

+1 801 869 8008

eric.smith@cbre.com

JILLIAN HANKS

Vice President

+1 801 389 4058

jillian.hanks@cbre.com

COLE BENNEE

Associate

+1 801 869 8098

cole.bennee@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE