



SORENSEN RESEARCH PARK 7

4246 SOUTH RIVERBOAT ROAD :: SALT LAKE CITY, UTAH

AVAILABLE FOR LEASE
PRIME CENTRAL VALLEY OFFICE



OVERVIEW

- :: 25,576 rentable square feet available on the first floor (full floor)
- :: 5,522 rentable square feet available on the second floor
- :: Space is ready for immediate possession
- :: Lease Rate: \$18.75 per rentable square foot, full service
- :: 5/1000 parking ratio

BUILDING FEATURES

- :: Easily accessible Central Valley location
- :: Close to countless amenities including shopping centers, Meadow Brook Golf Course and Jordan River Parkway
- :: Excellent access to I-15 and I-215 freeways

SPACE FEATURES

- :: Full-floor availability
- :: Generous tenant improvement allowance
- :: Great natural light
- :: Mix of offices and open area
- :: Multiple T1 fiber optic service
- :: Tenant-controlled HVAC
- :: Efficient space with low load factor



FOR
LEASE

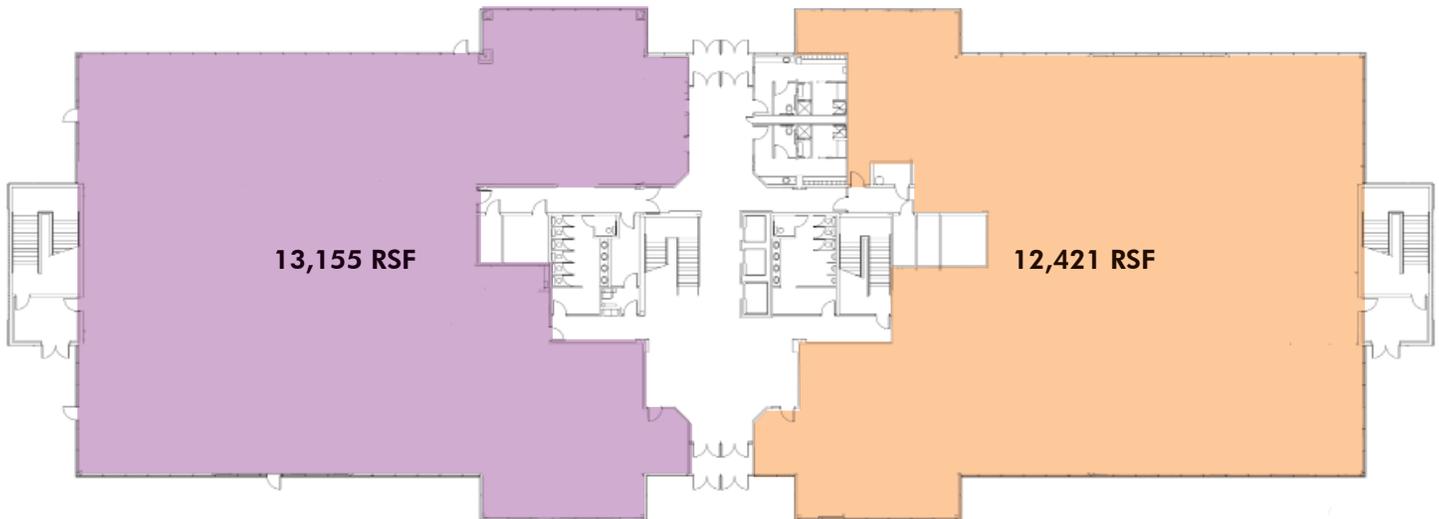
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1ST FLOOR: 25,576 RSF
AS-IS



1ST FLOOR: 25,576 RSF
AFTER DEMOLITION



65 E Wadsworth Park Dr, Ste 205 Phone: 801.571.0010
Draper, Utah 84020 Fax: 801.571.0303
butlerarchitects.com Toll Free: 888.571.0010



PREPARED FOR

BUILDING 7
SORENSEN RESEARCH PARK
4246 RIVERBOAT ROAD
TAYLORSVILLE, UTAH

BUILDING ADDRESS

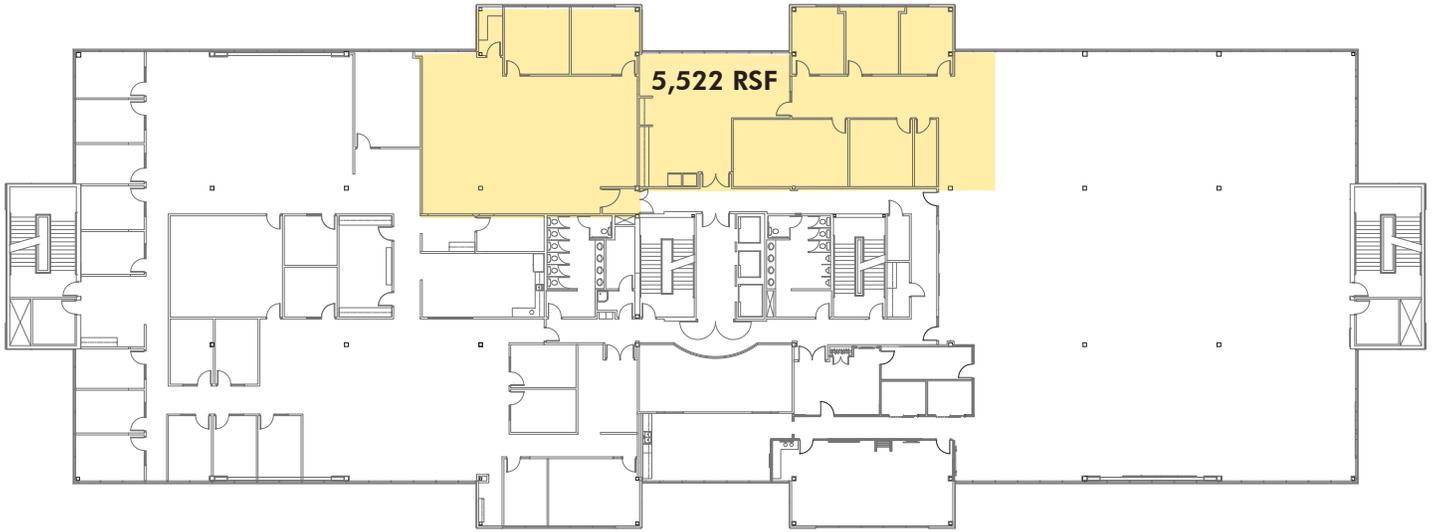


BUILDING PHOTO



25,576 CONTIGUOUS RSF
AVAILABLE ON THE FIRST FLOOR

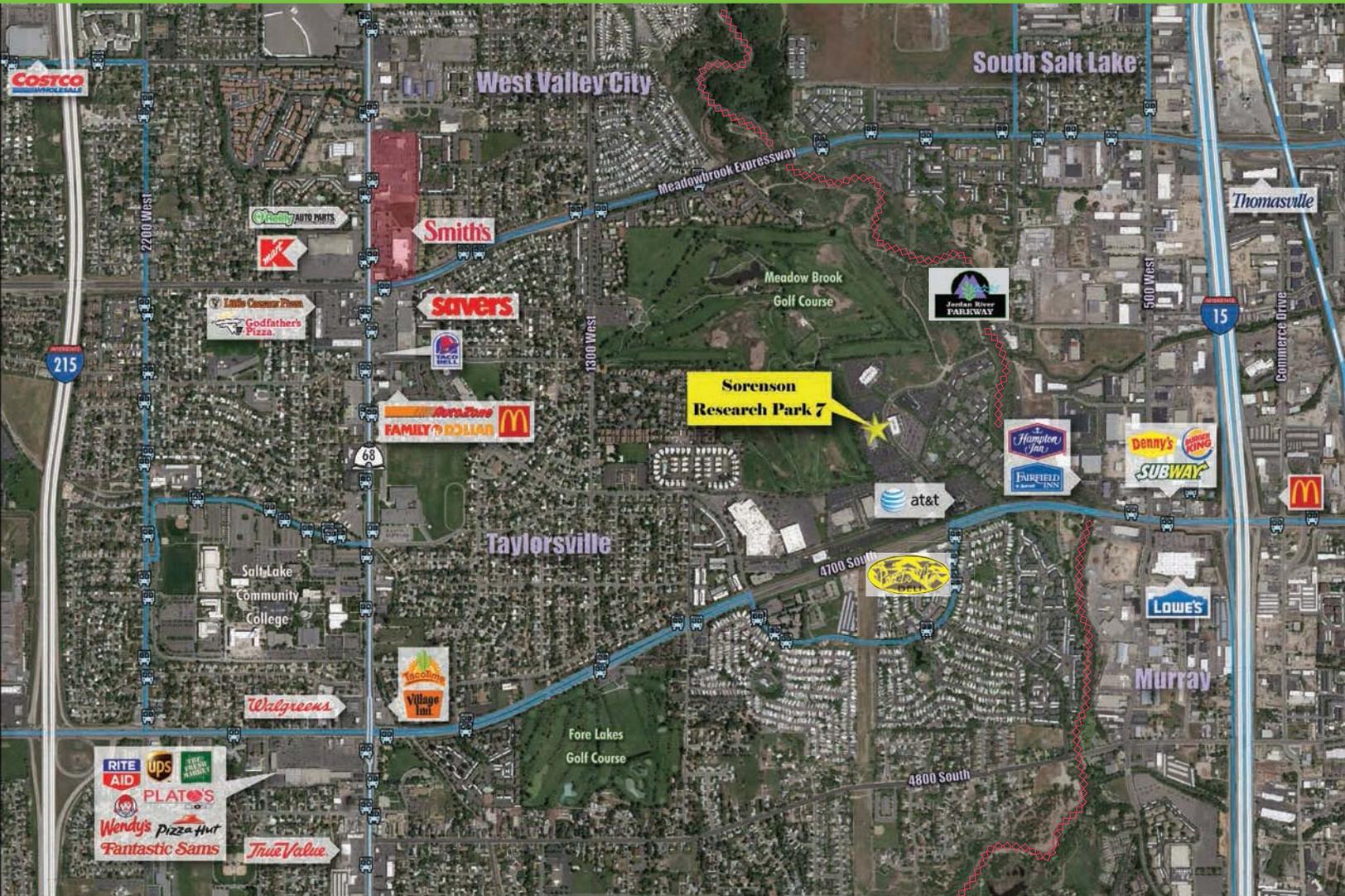
2ND FLOOR: 5,522 RSF



FOR
LEASE

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DRIVE TIMES

- :: 3 minutes to I-15
- :: 6 minutes to I-215

FOR MORE INFORMATION CONTACT:

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