

860 Levoy

Sorenson Research Park

860 West Levoy Drive
Taylorsville, Utah

Up To **82,179 SF** Available



Office/Lab | For Lease

Brand New Amenities &
Common Area Upgrades

Premier Redevelopment By:

INTEGRA
CRE

FFKR ARCHITECTS



Leasing Information:

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Up To **82,179 SF** Available

Integra CRE acquired 860 Levoy in 2023 as part of a full-scale redevelopment—reimagining the property with upgraded shared spaces, a modern conference room, a premier fitness center, and a professional pickleball court.



Key Features



**Zoned RD
Research & Development**



**Unparalleled access to
the Salt Lake Valley &
Wasatch Front**



**Tenant Improvement
Allowance to support a
Lab/Flex user**



**New Common Area
Upgrades**

Property Highlights

- Located along 4500 S./4700 S. Expressway
- 2 minutes to I-15 | 6 minutes to I-215
- Direct access to Midvalley Connector BRT—stop located just one block from the building; connects to Murray Central Station, TRAX & FrontRunner
- Walking distance to Jordan River Parkway Trail
- Conveniently located near restaurants, hotels, and retail services
- Prominent monument signage with crown signage opportunity
- Two-story atrium lobby with mountain views
- 4.5/1,000 SF parking ratio
- Temperature-controlled HVAC with dropped ceilings throughout
- 14' maximum clear height
- Zoned R&D – potential for lab/flex conversion
- On-site emergency generator
- Modern fitness center with yoga studio, locker rooms & pickleball court

Internet carriers available:



CenturyLink

xfinity



at&t

Experience the all-new, professionally designed atrium lobby—featuring luxurious high-end finishes, comfortable breakout seating, and sleek modern design. Tenants enjoy access to fully equipped common-area conference rooms, a spacious training room, and integrated technology designed to support productivity and collaboration.



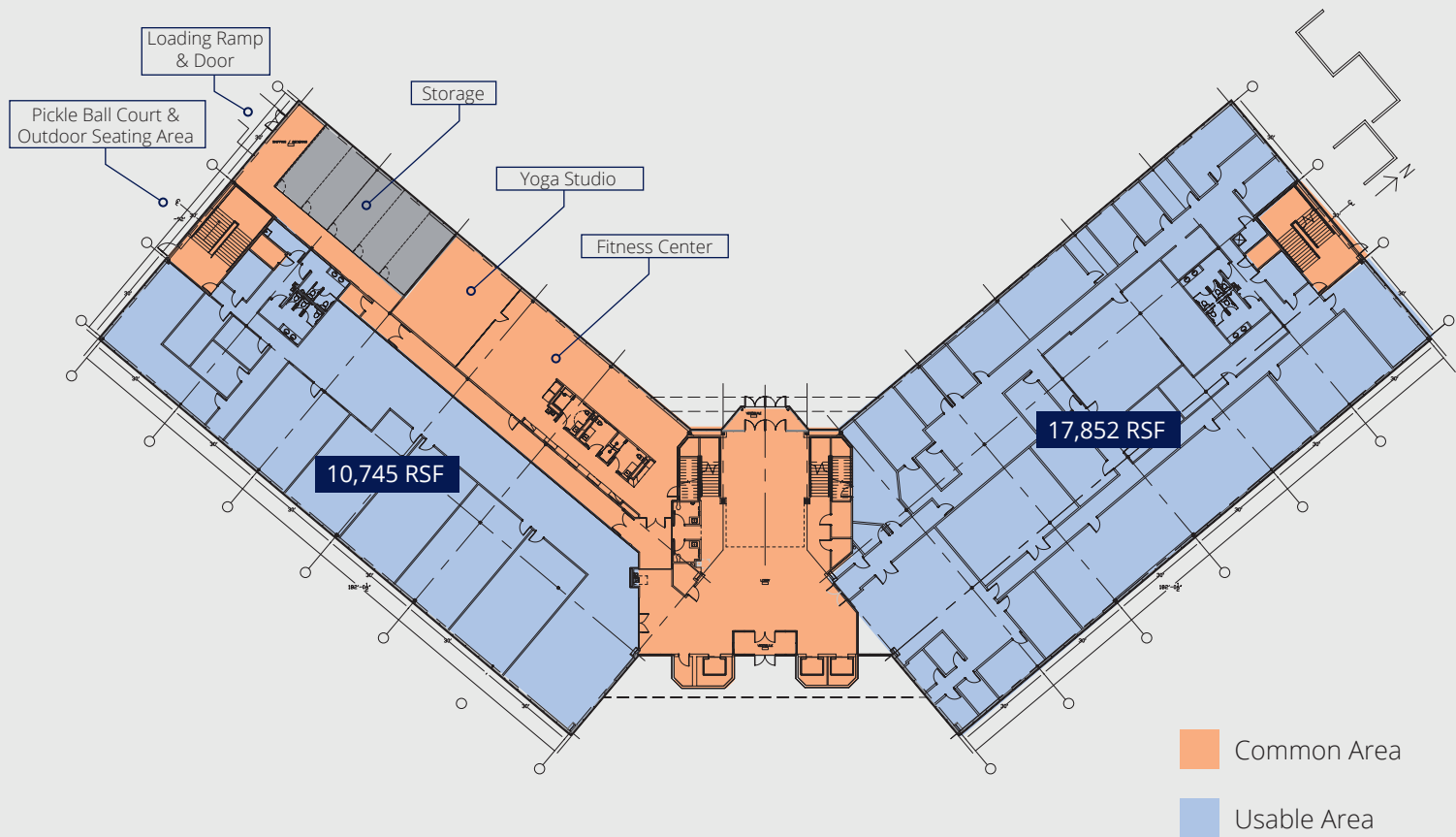
Modern fitness center with top-tier equipment, yoga studio, private showers, and lockers—designed for daily convenience and tenant wellness.



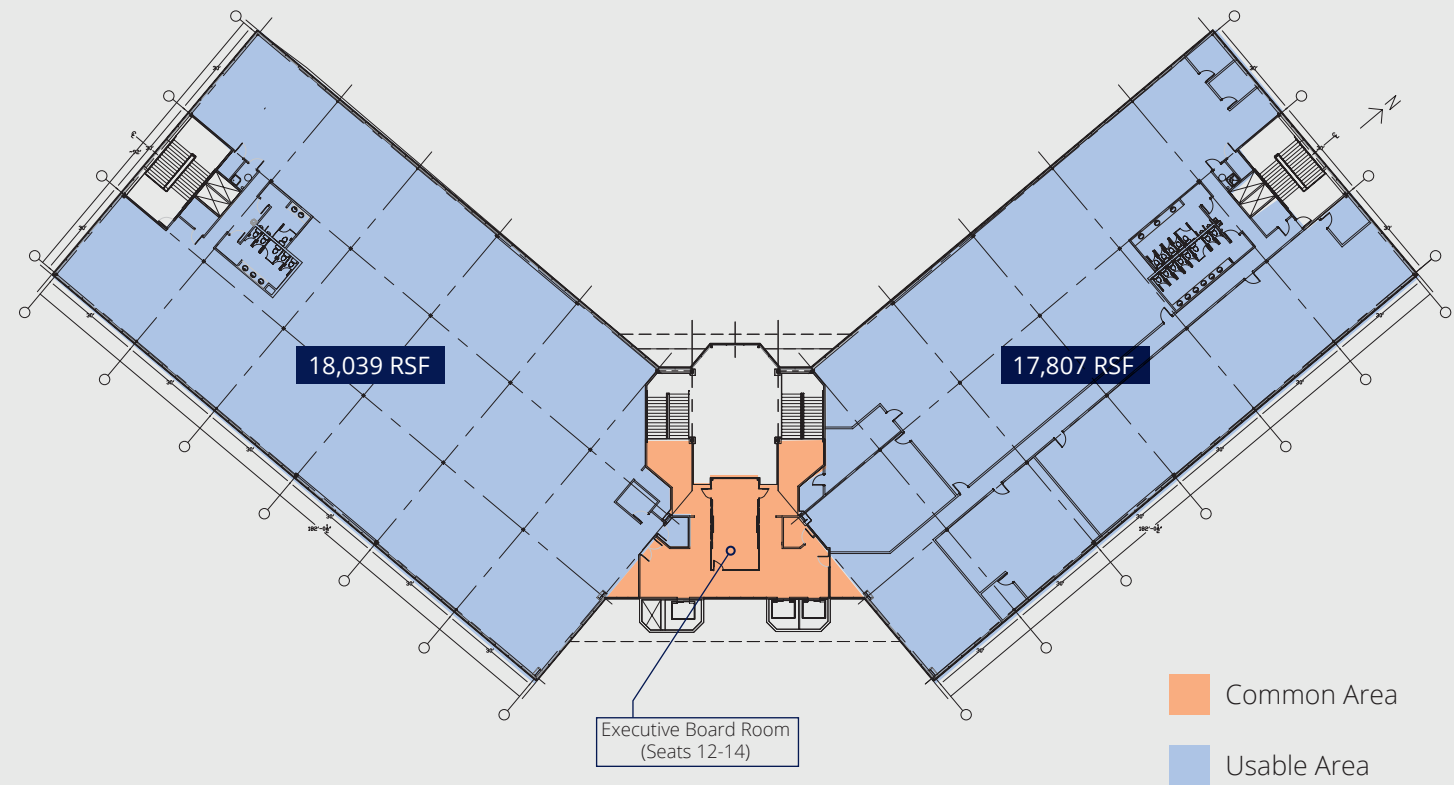
Newly completed pickleball court with patio seating



1st Floor | 28,597 RSF



2nd Floor | 35,846 RSF

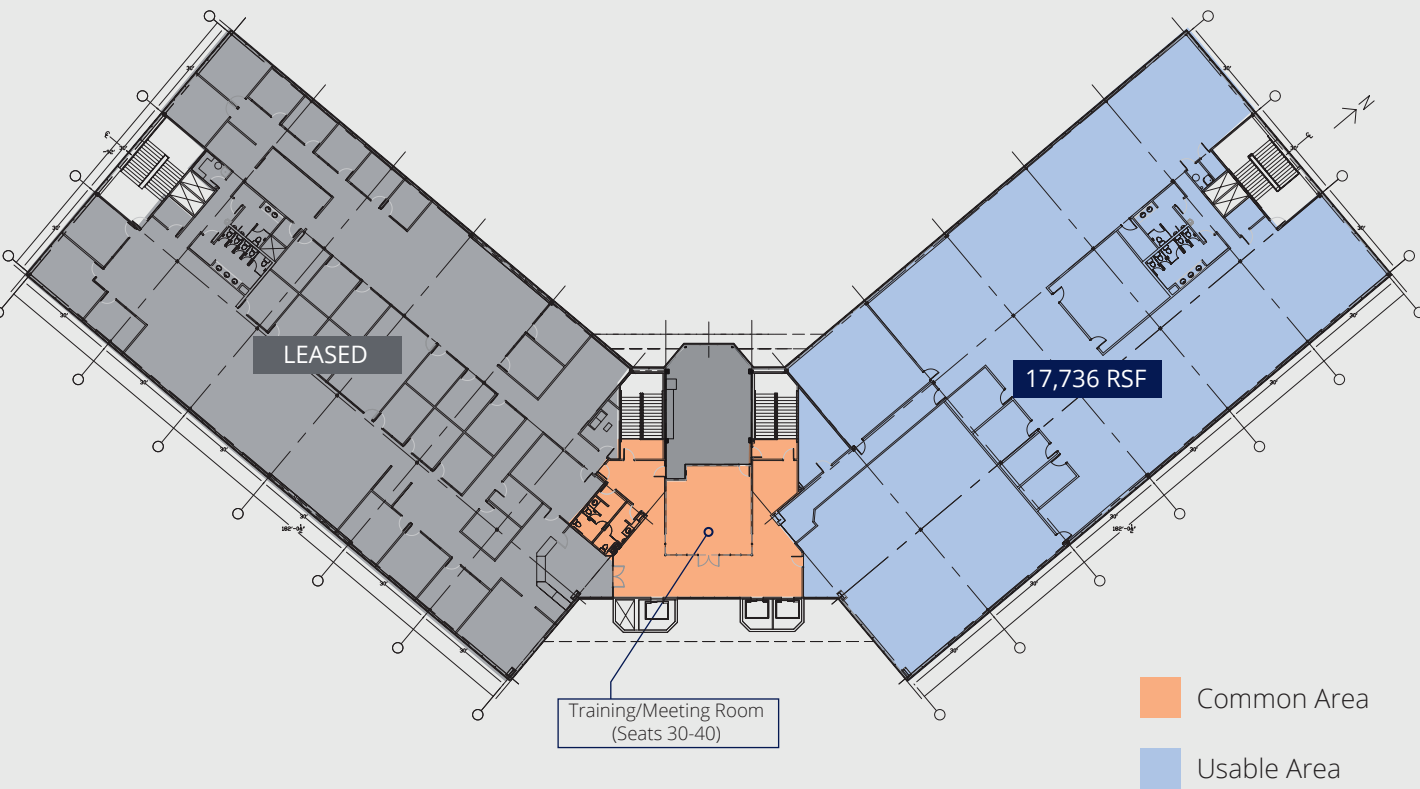


Potential Lab User

- Zoned R&D
- Emergency generator
- Vertical shafts for venting
- Max clear height of 14'
- Loading ramp & overhead door
- Tenant Improvement Allowance available to support lab conversion



3rd Floor | 17,736 RSF



860 Levoiy | Sorenson Research Park

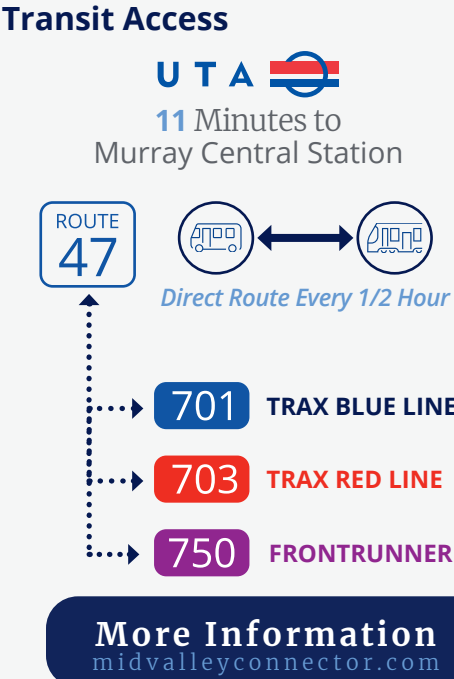
A well-established suburban office park in the heart of the Salt Lake Valley—just 10 minutes from Downtown SLC, 14 minutes from Salt Lake City International Airport, and 20 minutes to Silicon Slopes at the Point of the Mountain.



Midvalley Connector Bus Rapid Transit

The new Midvalley Connector BRT line offers frequent, fast, and reliable service directly through the 4500/4700 South corridor—connecting 860 Levoiy to major transit hubs:

- Every 5 to 15 minutes during peak hours
- Direct connection to Murray Central Station, SLCC Redwood Campus, and West Valley Central Station
- Only 11 minutes to Murray Central Station for TRAX Blue/Red Line & FrontRunner access
- Projected daily ridership: 2,200–2,700
- Clean-fuel buses and 1.4 miles of new bike lanes improve air quality and mobility
- New transit infrastructure includes 15 modern BRT stations with real-time bus info, shelters, and benches



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