

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 **FFKR** ARCHITECTS
CRE



Leasing Information:

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Up To **82,179 SF** Available

Integra CRE purchased 860 Levoe in 2023 as a redevelopment project to re-envision the building with a complete common area upgrade, common area conference room, premier fitness center, and new professional pickleball court.



Stunning new lobby showcasing luxurious high-end finishes, is underway! Enjoy comfortable breakout seating, cutting-edge technology, and an exclusive perk: common area conference rooms and a large training room available to all tenants.

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**

Building Highlights

- Located on 4500 S./4700 S. Expressway
- 2 Minutes to I-15, 6 Minutes to I-215
- Large Monument Sign
- Crown Signage Available
- Restaurant and Hotel Amenities Nearby
- 4.5/1,000 SF Parking Ratio
- Two-Story Atrium Lobby
- Emergency Generator
- Dropped Ceiling and HVAC (Temperature Controlled) Throughout Building
- Potential to Convert Office to Lab Spectacular Wasatch Mountain Views
- 5-min walk to Jordan River Parkway Trail



Premier modern fitness center with high end equipment, yoga studio, private showers, and lockers.



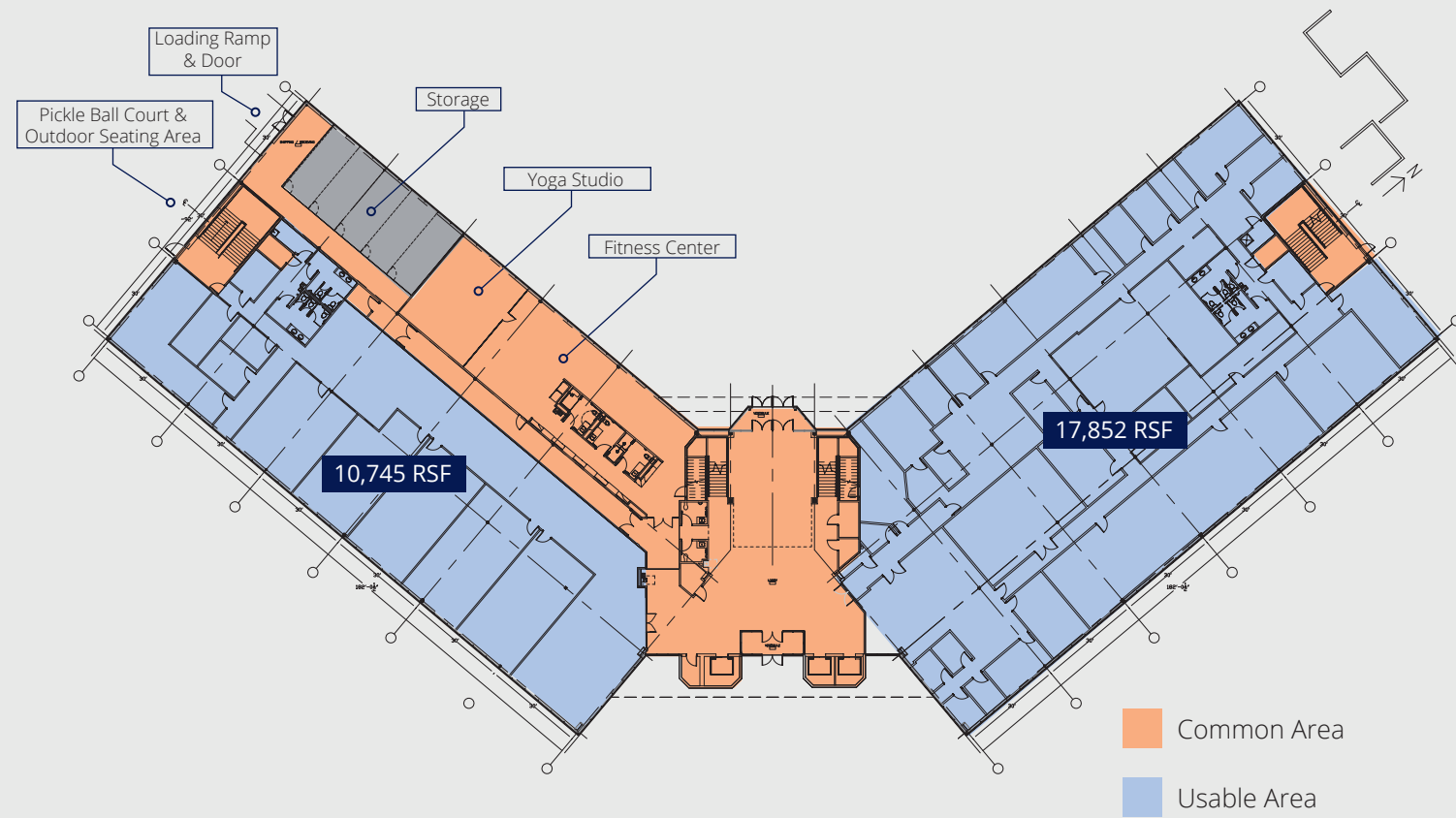
Professional pickleball court with patio seating.



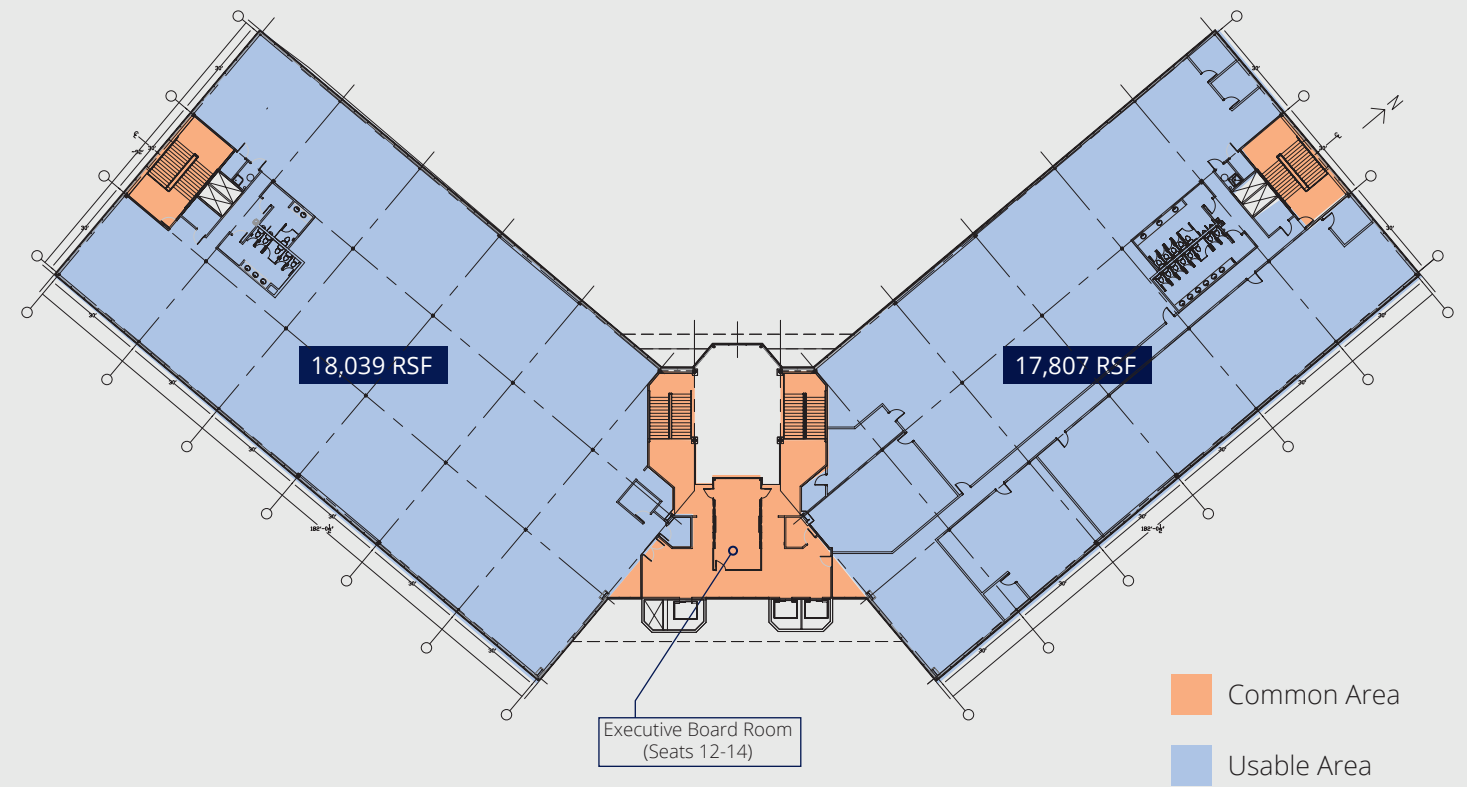
Internet carriers available:



1st Floor | 28,597 RSF



2nd Floor | 35,846 RSF

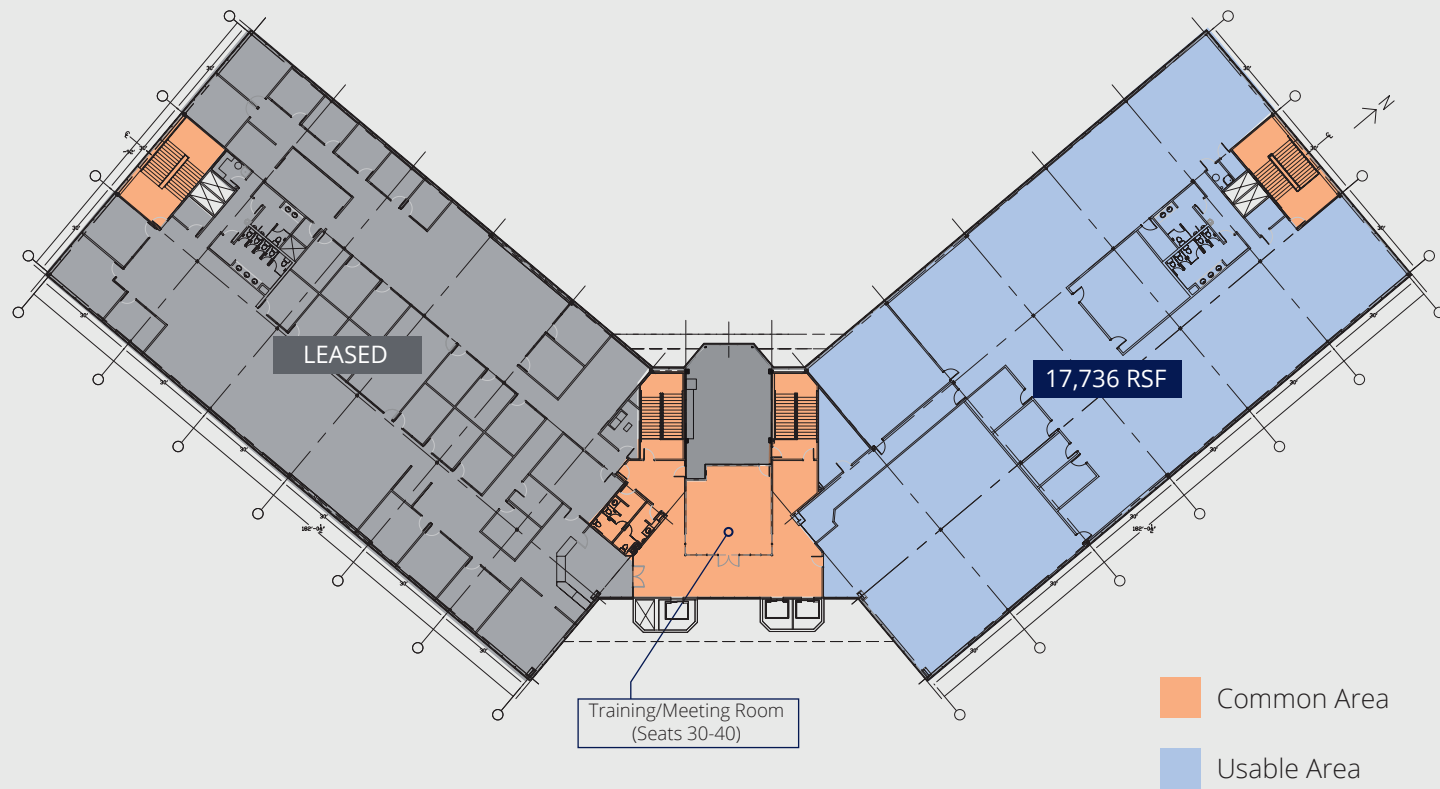


Potential Lab User

- Zoned R&D
- Emergency Generator
- Vertical Shafts for Venting
- Loading Ramp & Overhead Door



3rd Floor | 17,736 RSF



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A well-established suburban office park at the center of the Salt Lake Valley, only 10 minutes to Downtown SLC, 14 minutes to SLC International Airport, and 20 minutes to the Point of the Mountain/Silicon Slopes.

Midvalley Connector

Bus rapid transit delivers fast, comfortable, and cost-effective transit service with more frequent bus service, larger capacity buses, and dedicated bus lanes.

Projected Daily Ridership:
2,200 - 2,700



Transit Access



11 Minutes to Murray Central Station



Direct Route Every 1/2 Hour

701 TRAX BLUE LINE

703 TRAX RED LINE

750 FRONTRUNNER



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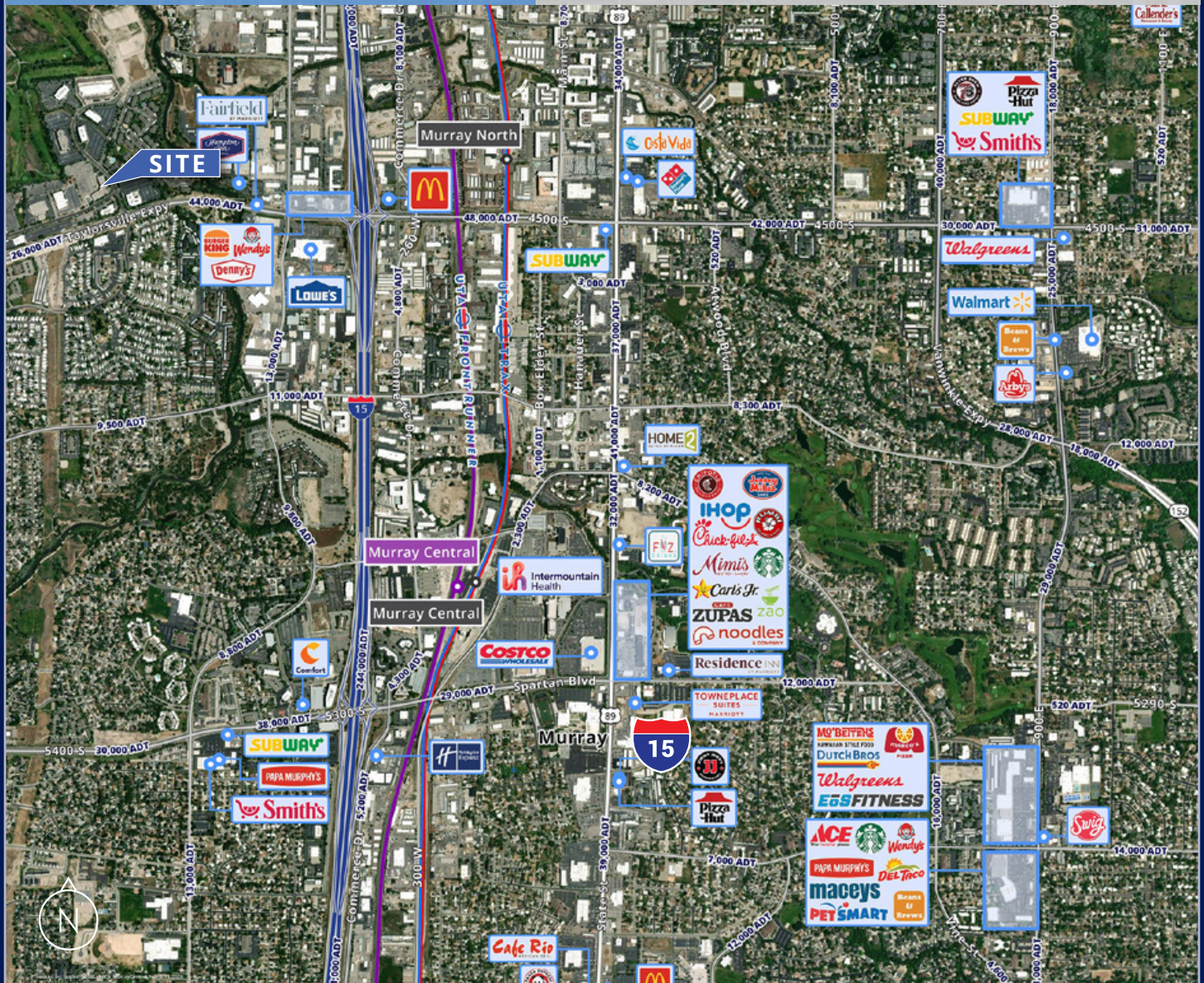
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ENGAGE
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