

# 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**

**EC**  
ENGAGE  
CONTRACTING

Leasing Information:

**Chris Kirk, SIOR**  
Managing Director  
+1 801 947 8385  
chris.kirk@colliers.com

**Rusty Lugo**  
Vice President  
+1 801 947 8377  
rusty.lugo@colliers.com

**Colliers**



## 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

Internet carriers available:

 **CenturyLink**

 **xfinity**

 **at&t**

# Up To **82,179 SF** Available

Integra CRE purchased 860 Levoy 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.



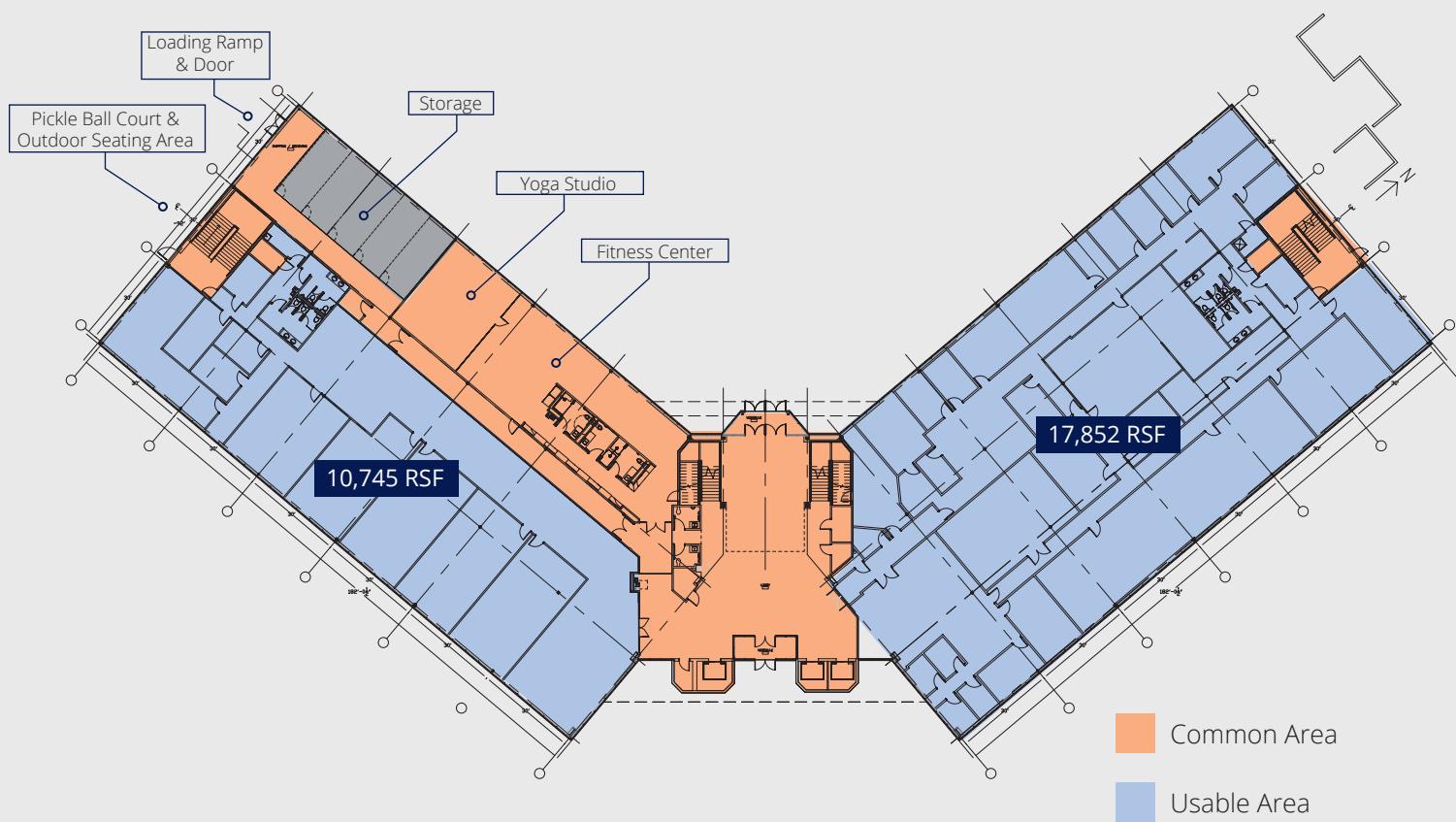
A premier modern fitness center with high end equipment, yoga studio, private showers, and lockers.



Professional pickleball court with patio seating.



# 1st Floor | 28,597 RSF

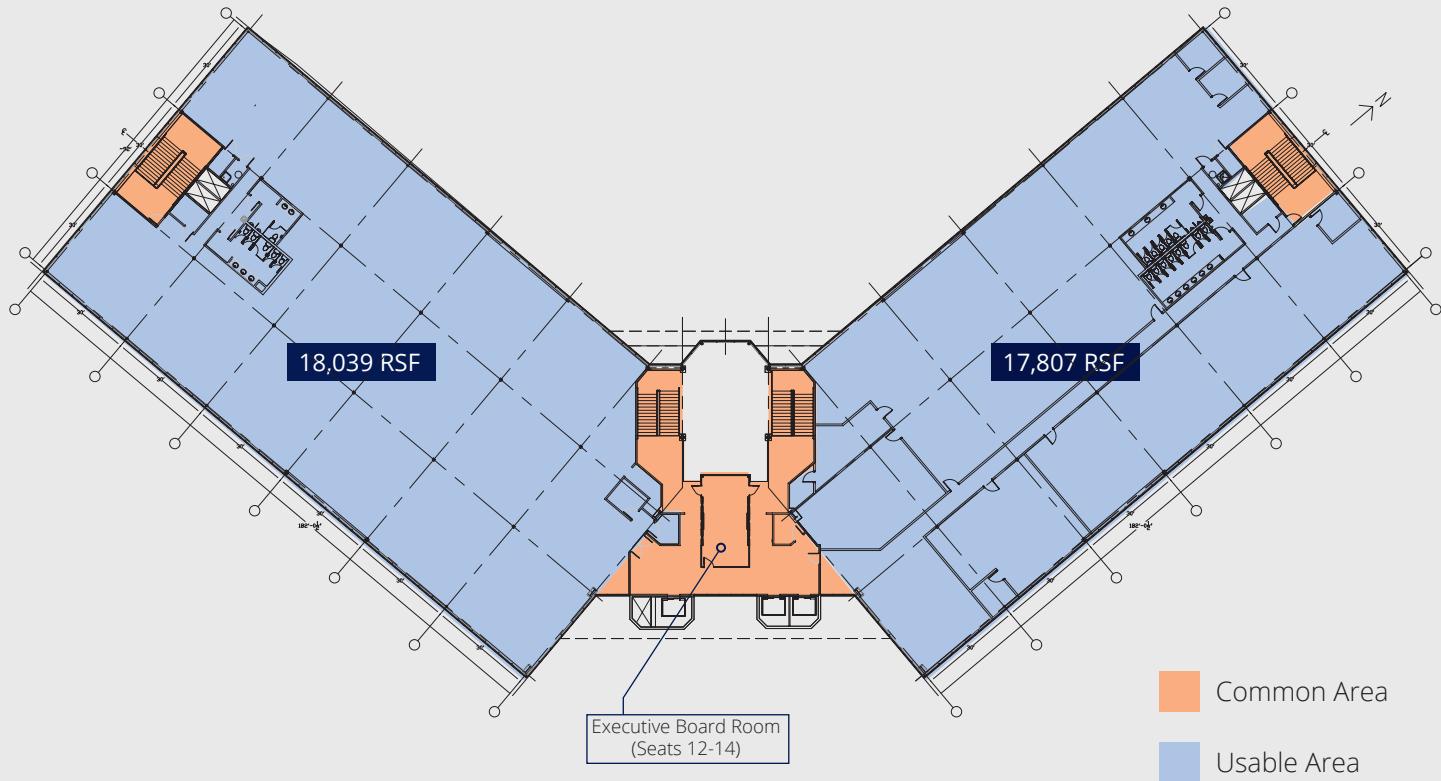


## Potential Lab User

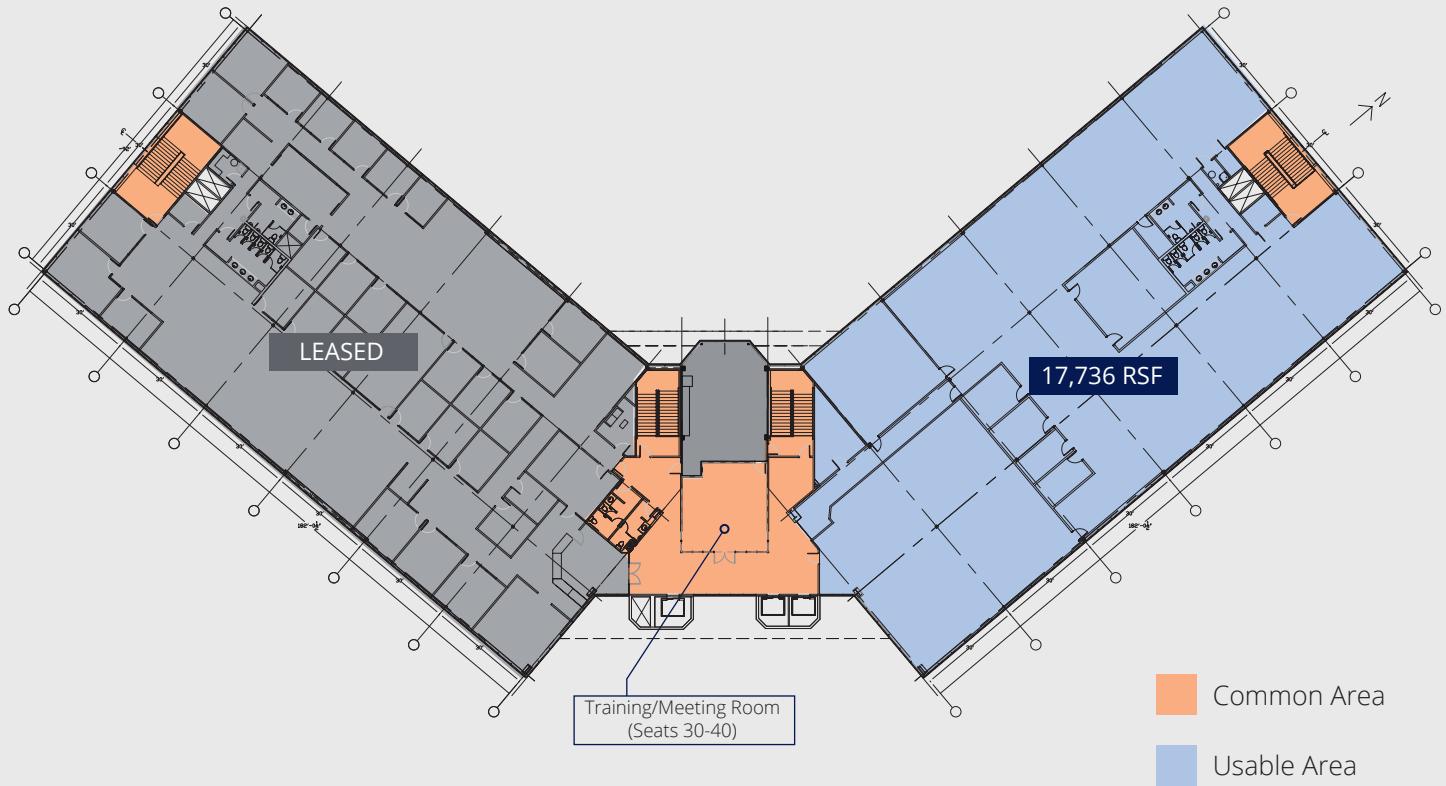
- Zoned R&D
- Emergency Generator
- Vertical Shafts for Venting
- Loading Ramp & Overhead Door



## 2nd Floor | 35,846 RSF



# 3rd Floor | 17,736 RSF





## SORENSEN RESEARCH PARK

# 860 Levoy | Sorenson Research Park

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

UTA

11 Minutes to  
Murray Central Station

ROUTE  
47



Direct Route Every 1/2 Hour

701 TRAX BLUE LINE

703 TRAX RED LINE

750 Frontrunner

# 860 Levoy

860 West Levoy Drive | Taylorsville, Utah

Office/Lab | For Lease

Brand New Amenities &  
Common Area Upgrades

Premier Redevelopment By:

**INTEGRA  
CRE**

**FFKR ARCHITECTS**

**ENGAGE  
CONTRACTING**



**Colliers**

**Colliers**  
111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
[colliers.com](http://colliers.com)

Leasing Information:

**Chris Kirk, SIOR**  
Managing Director  
+1 801 947 8385  
[chris.kirk@colliers.com](mailto:chris.kirk@colliers.com)

**Rusty Lugo**  
Vice President  
+1 801 947 8377  
[rusty.lugo@colliers.com](mailto:rusty.lugo@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.