



About the EDGE District

The **EDGE District** is a 30-acre innovation district adjacent to the **University of Nebraska Medical Center (UNMC)**, developed to accelerate discovery, entrepreneurship and economic growth in health sciences and biotechnology.

Anchored by UNMC, the EDGE District is transforming underutilized industrial land into a vibrant, mixed-use ecosystem where academic resources, industry partners and entrepreneurs converge to solve some of the world's most pressing healthcare challenges.

The district, which features a strategic mix of research, lab, office, retail and public spaces, revitalizes Omaha's urban core while fostering a walkable, collaborative environment that supports healthcare innovation, workforce development and community engagement.

MISSION: As a dynamic hub for health-focused scientific discovery, entrepreneurship and commercialization, EDGE District's mission is to cultivate innovation, collaboration and economic development, by nurturing a vibrant ecosystem of people, places and programs that unite academia, healthcare, industry and the community.

VISION: To become a nationally recognized hub for health-focused innovation – advancing new businesses, breakthrough discoveries and global partnerships that improve lives and strengthen Nebraska's economy and beyond.



More about the EDGE District

EDGE stands for Explore, Develop, Grow and Engage.

The name reflects the district's goals to cultivate innovation at the edge of campus and the frontier of health sciences, where ideas move from lab to life.

EXPLORE

Encourages curiosity and the pursuit of new ideas. Provides a platform for professionals to explore cutting edge technologies and methodologies.

DEVELOP

Facilitates the development of groundbreaking solutions. Connects researchers, entrepreneurs and industry leaders to foster innovation.

GROW

Supports the growth of businesses and individuals. Offers resources, mentorship and opportunities for scaling up.

ENGAGE

Promotes active participation and collaboration. Provides a space for meaningful interaction and shared learning experiences.



The EDGE District is expected to generate hundreds of jobs, attract venture capital and federal funding, and stimulate economic development in Omaha's urban core. The district supports Nebraska's broader goals for bioscience and medtech investment, entrepreneurial support, and workforce development, and serves as a regional hub for public-private-academic collaboration.

"The EDGE District represents a bold investment in the future of health innovation—not just for Omaha, but for the world."

— Jeffrey P. Gold, MD,
President, University of Nebraska System

"The EDGE District will become a dynamic hub for health-focused scientific discovery, entrepreneurship and commercialization, some of the key items needed to ensure the state of Nebraska remains competitive on the national stage.... the district will also become a premier destination within the city — a place where individuals want to work, live and experience vibrant entertainment."

— H. Dele Davies, MD
Interim Chancellor at UNMC



**EDGE
DISTRICT**

A UNMC DEVELOPMENT



Phase I Developments

Through mission-driven development and public-private partnerships, Phase I of the EDGE District transforms underutilized land into high-impact spaces that unite business, science, and community. From adaptive reuse of historic industrial sites to state-of-the-art research facilities, each project is thoughtfully designed to create value, attract talent, and foster “serendipitous connections” that drive discovery.

Phase I includes two flagship developments—Catalyst, a dynamic hub for business and community engagement, and CORE (Center of Research Excellence), a future-focused research facility supporting life sciences innovation—along with integrated amenities, event venues, and public infrastructure that knit the campus together. Together, these projects lay the foundation for a vibrant, connected district that will grow and evolve for decades to come.



Catalyst

Once a historic steel mill, now a vibrant hub for innovation, Catalyst offers next-generation office space for entrepreneurs to global companies. Tenants enjoy on-site dining, a brewery and taproom, wellness and fitness facilities, bike storage, shared meeting spaces, and an outdoor plaza—all designed to spark collaboration and community. An event center and executive boardroom provide flexible venues for conferences, meetings, and gatherings.



CORE – Center of Research Excellence

CORE is designed to accelerate discovery in life sciences and beyond, with flexible wet and dry lab space for research in microbiology, physiology, pathology, genetics, and more. In addition to its research floors, CORE will feature street-level retail and modern office space—creating opportunities for businesses, service providers, and community-facing amenities to thrive alongside scientific innovation. The building will also house a bioscience incubator for startups, providing lab, office, and collaborative spaces that support innovation from concept to commercialization.



Amenities & Infrastructure

The EDGE District blends research, business, and lifestyle with parking, dining, retail, residential, and green spaces in a walkable, connected campus. Public investments – including a 750-space parking garage and enhanced pedestrian links – support accessibility and connectivity, while event venues welcome both tenants and the broader community.



Join the EDGE District

Future Development Opportunities

The EDGE District is a multi-phase, 30-acre innovation community with prime sites ready for development. Phase I—anchored by the Catalyst and CORE buildings—activates 40% of the district, leaving significant opportunities for visionary partners to help shape what's next.

Available parcels are ideally suited for mixed-use, academic, research, and community-focused projects that align with the district's mission to drive innovation, collaboration, and economic growth. With strategic land planning in place, ongoing infrastructure investment, and a proven track record of public-private partnerships, the EDGE District offers a rare chance to build in a connected, high-impact environment.

Developers, investors, and partners are invited to join us in realizing the next chapter of the EDGE District's growth.

Economic Development Impact

The EDGE District is expected to generate hundreds of jobs, attract venture capital and federal funding and stimulate economic development in Omaha's urban core. The district supports Nebraska's broader goals for biotech, medtech and workforce development, and serves as a regional hub for public-private-academic collaboration.

Built on UNMC's legacy of excellence, the EDGE District is designed to attract and propel pioneers—companies and founders advancing bold ideas in life sciences and healthcare. Whether launching a first product or scaling a research venture, innovators at EDGE will find the people, infrastructure and support they need to lead the future of health.

What makes the EDGE District unique?

- Located in Omaha's urban core and directly adjacent to the UNMC campus, the EDGE District is one of the few academic medical center-anchored innovation districts in the U.S.
- Blending university-owned assets like CORE with developer-led public-private partnerships like Catalyst, the EDGE District offers a uniquely collaborative model that leverages institutional strength and private-sector agility.
- A strategy informed by insights from over 60 institutional and community stakeholders.
- Specializing in high-impact sectors such as life sciences, simulation, digital health, and artificial intelligence, along with the ecosystem of suppliers, service providers, retailers, and innovation adopters that enable and accelerate their growth.
- Rooted in UNMC's research enterprise and tightly linked to its clinical, innovation, and commercialization infrastructure.

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