



EDGE
DISTRICT

 | A UNMC DEVELOPMENT

**HOW A MIDWESTERN
ACADEMIC MEDICAL
CENTER CAMPUS IS
QUIETLY BUILDING ONE OF
THE NATION'S MOST
COLLABORATIVE
HEALTHCARE INNOVATION
ECOSYSTEMS.**

MISSION & PLACE



“AS A DYNAMIC HUB FOR
HEALTH-FOCUSED SCIENTIFIC
DISCOVERY, ENTREPRENEURSHIP,
AND COMMERCIALIZATION, THE EDGE
DISTRICT’S MISSION IS TO CULTIVATE
COLLABORATION, INNOVATION, AND
ECONOMIC DEVELOPMENT BY NURTURING
A VIBRANT ECOSYSTEM OF
PEOPLE, PROGRAMS, AND PLACES
THAT UNITE ACADEMIA, HEALTHCARE,
INDUSTRY, AND THE BROADER
COMMUNITY.”





**EDGE
DISTRICT**

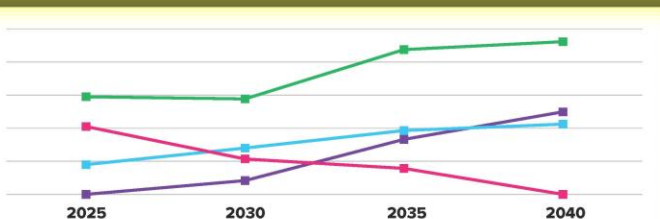
 A UNMC DEVELOPMENT

The EDGE District is a new 30-acre urban mixed-use development adjacent to the University of Nebraska Medical Center (UNMC)'s campus in Omaha, Nebraska. It is envisioned as a dynamic hub for:

- Health-focused scientific discovery.
- Entrepreneurship and,
- Commercialization

Integrating a strategic mix of mission-driven innovation and revenue-generating spaces, fostering public-private partnerships, and advancing UNMC's pioneering goals.

PLEASE REFER TO THE FULL ECONOMIC IMPACT PROJECTIONS REPORT.



Date	One-Time Construction Impact	In-District Operations Impact	Off-Site Commercial Spin-Off Activity Impact	Total Economic Impact
2025	\$615.2 M	\$269.8 M	\$0	\$885.0 M
2030	\$321.0 M	\$420.0 M	\$124.7 M	\$865.7 M
2035	\$235.3 M	\$578.9 M	\$498.8 M	\$1,313.0 M
2040	\$0	\$636.8 M	\$748.2 M	\$1,385.0 M

ONE-TIME CONSTRUCTION IMPACT (COMPLETION YEAR)

	ONE-TIME ECONOMIC IMPACT	CONSTRUCTION JOBS (JOB-YEARS)	TOTAL TAXES
PHASE I (2025)	\$615.2 M	3,418	\$24.6 M
PHASE II (2030)	\$321.0 M	1,783	\$12.8 M
PHASE III (2035)	\$235.3 M	1,307	\$9.4 M
TOTAL DEVELOPMENT	\$1.2 B	6,508	\$46.9 M

IN-DISTRICT IMPACT

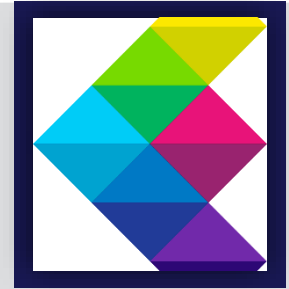
	TOTAL ECONOMIC IMPACT	TOTAL JOBS	TOTAL TAXES
2025	\$269.8 M	1,943	\$10.8 M
2030	\$420.0 M	3,024	\$16.8 M
2035	\$578.9 M	4,468	\$23.2 M
FULL OPERATION 2040	\$636.8 M	4,585	\$25.5 M

OFF-SITE COMMERCIAL SPIN-OFF ACTIVITY (STARTUP ECOSYSTEM)

41 new startup companies are expected to be spun off by 2040 from the district's real estate and entrepreneurial programming offerings

	TOTAL ECONOMIC IMPACT	TOTAL JOBS	TOTAL TAXES
2025	\$124.7 M	371	\$5.0 M
2030	\$498.8 M	1,484	\$20.0 M
FULL OPERATION 2040	\$748.2 M	2,226	\$29.9 M

FROM PROJECTIONS TO PRACTICE: EDGE IN ACTION



What does EDGE-enabled innovation look like in real life?

- ✓ Founders building and scaling healthcare innovation in Nebraska
- ✓ Companies choosing proximity to UNMC, clinicians, and research
- ✓ Talent, IP, and investment staying in, coming to, or returning to the region
- ✓ Early proof points behind EDGE District economic impact projections

THE PEOPLE POWERING THE EDGE DISTRICT

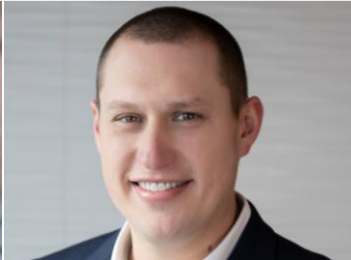
JONELL TEMPERO

[RespirAI](#)



TAYLOR KORENSKY

[VisionSync](#)



EVAN LUXON

[Teucer Diagnostics](#)



MICHAEL HASSELBERG

[Nebraska Medicine](#)



ERIK CARLSON

[linearA](#)



JESSICA QUEEN

[Omedus](#)



AGNES LENAGH

[UNMC](#)



JASON JOHANNING

[Vital-HT](#)



BREANNA HETLAND

[familyroom.health](#)

Engagement with the EDGE District takes many forms - all fueling regional economic growth.
Some are here physically. Others are here functionally.

All are part of the EDGE ecosystem.



Evan Luxon

Sector: MedTech / Diagnostics | **Stage:** Early-Stage | **Leadership:** CEO, Serial Entrepreneur

Why It Matters:

Develops a urine-based molecular diagnostic platform designed to detect early vascular injury and cardio-renal risk years before traditional clinical symptoms appear, enabling earlier preventive intervention and treatment.

EDGE Impact Signals:

- Accelerates early-stage MedTech development through close clinical collaboration with UNMC
- Leverages the EDGE District's shared infrastructure and programming to accelerate execution, partnerships, and investor readiness
- Contributes to regional brain gain by building and scaling high-growth healthcare innovation in Nebraska



For an early-stage healthcare company, the EDGE District is a force multiplier - you get proximity to world-class clinical and research partners at UNMC, plus the day-to-day energy and shared infrastructure that helps small teams move faster and think bigger.

- Evan Luxon
luxon@teucerdiagnostics.com





Jonell Tempero

Sector: Digital Health | **Stage:** Early-Stage **Leadership:** Managing Director, US Operations

Why It Matters:

Develops an AI-enabled wearable platform that helps people with chronic respiratory disease manage their health from home, enabling earlier intervention and improved outcomes.

EDGE Impact Signals:

- Omaha-born technology, now HQ'd locally (2024)
- Cross-border R&D + Nebraska-based clinical validation
- Global → local translational innovation
- Local hiring and partnerships with UNMC, Nebraska Medicine, and regional firms
- This innovator example directly supports IP retention, job creation, clinical commercialization, Midwest competitiveness



The EDGE District makes it possible for innovation that starts here to stay here.

- Jonell Tempero
jonell@respirai.com





Breanna Hetland, PhD, RN, CCRN

Sector: Health Tech | **Stage:** Early (Revenue-generating) | **Leadership:** Academic Nurse Scientist Entrepreneur



Why It Matters:

Builds a program that engages ICU family caregivers as active healthcare team members through:
(1) an EHR-integrated mobile app that enables families to contribute directly to the patient's medical record
(2) nurse-led, unit-tailored implementation support
(3) real-time analytics that help hospitals measure family engagement impact

EDGE Impact Signals:

- **Academic-to-entrepreneur pathway:** UNMC faculty securing competitive extramural funding while maintaining academic role - demonstrating how the EDGE ecosystem enables clinical researchers to commercialize innovations
- **Non-dilutive capital leverage:** Initial NIH SEED investment catalyzed \$650K+ in additional grants and positioned company for \$2M Phase II award, multiplying impact of federal funding



We're serving 5 million ICU families annually with technology built right here in Omaha. The EDGE District gave us the ecosystem to stay close to our clinical roots while building something that scales nationally.

- Dr. Breanna Hetland
breanna.hetland@unmc.edu





Jason Johanning, MD, MS, FACS

Sector: Digital Health | **Stage:** Early Stage (FDA Cleared 2025) | **Leadership:** Clinician Entrepreneur /CEO

Why It Matters:

Develops an automated frailty assessment and surgical risk stratification platform that helps clinicians identify vulnerable patients earlier, align resources more effectively, and improve outcomes and efficiency across surgical and perioperative care.

EDGE Impact Signals:

- Translates UNMC-based clinical research & quality innovation into a commercial, FDA-cleared medical technology
- Embeds healthcare innovation directly into real-world clinical workflows through EHR & billing integration
- Demonstrates how clinician-led entrepreneurship within the EDGE ecosystem accelerates adoption, scale, & impact



Omaha & the EDGE District give us a rare combination of a world-class academic medical center, a vibrant startup community, & health systems willing to innovate. Vital-IT was built here because this is a place where clinician-entrepreneurs & community partners can sit at the same table & turn better ideas into better care.

- Dr. Jason Johanning
jjohanning@unmc.edu





Taylor Korensky

Sector: Health & Strategy Tech | **Stage:** Early-Stage | **Leadership:** CEO, Serial Entrepreneur

Why It Matters:

Leads a strategy execution platform that saves organizations hundreds of hours spent managing and tracking their strategic plans. VisionSync connects leadership vision to frontline execution, giving healthcare, higher ed institutions, and municipalities coordinated, measurable action across every level of the organization.

EDGE Impact Signals:

- Originated through UNMC relationships
- Actively serving Nebraska institutions
- Founder chose Omaha over coastal relocation
- *This innovator example reinforces founder retention, institutional demand and ecosystem density.*



The EDGE District is proof Nebraska is investing in its own future.

- Taylor Korensky
taylor@visionsync.com





Jessica Queen, APRN, MSN, FNP

Sector: MedTech / Wearables | **Stage:** Early Stage | **Leadership:** Clinician Entrepreneur /CEO

Why It Matters:

Developed Triage360, a wearable technology and software to support triage, emergency response, and care delivery in critical situations

EDGE Impact Signals:

- An independent company, not based on university IP, that is strategically leveraging its proximity to UNeMed, hospitals, & broader system resources to accelerate growth.
- Interactions with local resources have directly enabled local hiring and supported our ability to keep our headquarters here in Nebraska.
- Access to innovation space enables our company to host both virtual and in person meetings with military & foreign dignitaries in a high end, professional environment, significantly elevating our presence & perceived stature.



The Catalyst community (in the EDGE District) has played a pivotal role in my founder journey, transforming what is often a difficult and lonely path into one strengthened by support, connection, and the resilience needed to persevere through adversity.

- Jessica Queen
jessica.queen@omedustech.com





Erik Carlson, FACHE, FHFMA, FACMPE

Sector: Strategic Advisory/Data Analytics | **Stage:** Established Advisory Firm | **Leadership:** Founder/CEO

Why It Matters:

Linear A helps organizations transform complex data into clear strategic decisions. Through analytics-driven advisory services, the firm supports leaders navigating critical business, operational, and investment choices across industries including healthcare, education, architecture, finance, and the arts.

EDGE Impact Signals:

- Supports professional service firms that enable innovation and strategic growth
- Provides data-driven advisory expertise for startups, institutions, and regional partners
- Benefits from collaboration and cross-sector networking within the Catalyst community
- Demonstrates knowledge sharing across the EDGE innovation ecosystem



The EDGE District brings together people who are solving complex problems. Being part of that ecosystem gives Linear A the opportunity to apply analytics in ways that help innovators make clearer, more confident decisions.

- Erik Carlson
erik@linearA.io





Michael Hasselberg, PhD

Sector: Healthcare Infrastructure & Innovation | **Leadership:** Chief Transformation & Digital Officer

Why It Matters:

Leads enterprise-wide digital transformation and innovation strategy at Nebraska Medicine, translating sustained investment in innovation into improved care delivery, operational performance, and long-term system resilience.

EDGE Impact Signals:

- Demonstrates brain gain in action, attracting senior innovation leaders to Nebraska
- Signals that sustained investment in innovation can reverse regional talent outmigration
- Expands the capacity of the health system to partner with startups and scale new solutions



One of the things that drew me to Nebraska – and to the Medical Center - was the significant investment being made in innovation.

- Dr. Michael Hasselberg
mhasselberg@nebraskamed.com





Agnes Lenagh, PhD

Sector: Healthcare Innovation, Life Sciences Research & Industry Partnerships

Leadership: Director of Strategic Partnerships, Industry Engagement

Why It Matters:

Leads strategic partnerships that connect UNMC researchers, clinicians, and industry collaborators – including health sciences startups - helping translate scientific discovery into real-world healthcare & life sciences innovation, commercial partnerships, and regional economic growth.

EDGE Impact Signals:

- Connects global life sciences companies with UNMC researchers and clinicians
- Strengthens pathways from discovery → commercialization
- Aligns university, clinical, and industry partners across the EDGE ecosystem



University of Nebraska
Medical Center™

BREAKTHROUGHS FOR LIFE.®



Breakthrough innovation doesn't happen in isolation. Our role is to connect UNMC's scientists & clinicians with industry partners who can help translate discovery into solutions that improve lives. The EDGE District creates the environment where those partnerships can form and grow.

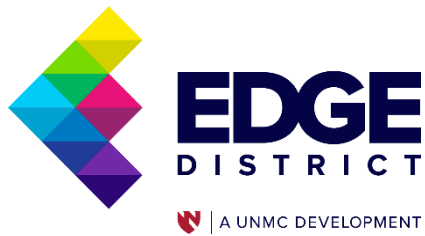
- Dr. Agnes Lenagh
alenagh@unmc.edu



THE EDGE DISTRICT IS MORE THAN A PLACE – IT'S A PLATFORM

While several innovators highlighted here are tenants within the EDGE District, others engage with EDGE through programming, partnerships, pilot projects, and community collaboration. The EDGE District is designed to support innovation at every stage - offering more than real estate by connecting founders to people, resources, clinical expertise, and momentum that help ideas grow and scale in Nebraska.





**TOGETHER, THESE INNOVATORS REFLECT HOW THE
EDGE DISTRICT IS CONVERTING INVESTMENT INTO
JOBS, TALENT, AND LONG-TERM ECONOMIC GROWTH.**



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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, evokes 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, entrepreneurial and commercialization, EDGE District's mission is to catalyze 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, delivering new businesses, breakthrough discoveries and global partnerships that improve lives and strengthen Nebraska's economy and beyond.

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Facts & Figures

- 9 blocks ready for future development
- 30 acres of developable land in Omaha's urban core
- 3 anchor projects complete or underway
- Anchored by UNMC, a world-renowned academic medical center
- Over \$180 million in infrastructure investment to date
- Zoneed for innovation, life sciences, R&D, office, retail and commercial uses
- Projected job creation, estimated 1,500+ new jobs over 10 years
- 750 stall parking structure + meters
- Strategically situated near Downtown Omaha and Eppley Airfield for easy access and global reach
- Connected by design: walkable, transit-accessible, and community-focused

EDGEomaha.com



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@EDGEOMAHA

Phase I Development

Through mission-driven development and public-private partnerships, Phase I of the EDGE District transforms underutilized land into high-potential spaces that unite business, science and academia. From adaptive reuse of historic industrial sites to state-of-the-art research facilities, all projects thoughtfully designed to create vibrant, vibrant, 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 the sciences innovation—along with integrated amenities, event venues, and public infrastructure that knit the campus together. Together, these projects form the foundation for a vibrant, connected district that will grow and evolve for decades to come.

CORE—Center of Research Excellence

CORE is designed to accelerate discovery in the sciences and beyond, with flexible and open design space for research in microbiology, pharmacology, pathology, genetics, and more. In addition to its research floor, CORE will feature street-level retail and incident office space—creating opportunities for businesses, service providers, and community-facing amenities to thrive alongside scientific innovation. The building will also house a transcience 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 amenities— including a 750-space parking garage and valet and pedestrian links— support accessibility and connectivity, while event venues welcome both tenants and the broader community.

Catalyst

Once a historic steel mill, now a vibrant hub for innovation, Catalyst offers next-generation office space for entrepreneurs to global companies. Formerly a movie theater, it is being repurposed into a modern office space with event venues and fitness facilities, bike storage, shared meeting and workspaces, and outdoor plaza designed for guest collaboration and community. An event space and accessible lounge provide flexible venues for conferences, meetings, and gatherings.



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Executive Leadership

As the driving force behind the district's development and implementation, the leadership team actively shapes the EDGE District's vision and implementation strategy. Their combined efforts guide its development into one of the fastest-growing urban innovation districts anchored by an academic medical center in the U.S.

H. Dale Davies, MD
Vice-Chancellor, University of Nebraska Medical Center

Dr. Davies provides overall leadership and strategic direction for UNMC, ensuring the EDGE District aligns with the institution's academic, clinical, and research missions. His guidance anchors the district's role as both a university and community asset with global impact.

Anne Barnes
Senior Vice President and Chief Financial Officer, University of Nebraska System

Anne oversees the financial stewardship of the University of Nebraska System and UNMC. For the EDGE District, she ensures that investments, partnerships, and development strategies are sustainable, fiscally sound, and designed to deliver long-term value for the university and community.

Jan Bartholomew
Associate Vice Chancellor, UNMC & Vice President, Nebraska Medicine


Jan leads Integrated Services, overseeing facilities management, planning, and capital projects across the institution. Within the EDGE District, she plays a pivotal role in translating the needs of the clinical, research, and academic divisions into building and real estate strategies, ensuring that it follows strongest patient care, academic excellence, and innovation.

Amy Thompson
Director of Campus Development, UNMC & Nebraska Medicine

Amy leads strategy and business development for the district, aligning the vision of research, education, and clinical care, and research with external partners. She leads the District University System and the Community, drives strategic partnerships, advances the district's growth vision, and guides real estate strategy and mission-driven programming.

Ryan Lawson
Manager, Properties & Real Estate, UNMC & Nebraska Medicine

Ryan manages the university and health system's real estate portfolio, including leasing, acquisitions, and property management. Within the EDGE District, he leads strategy, acquisition, and real estate operations, ensuring projects meet tenant needs and drive long-term success.



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