

Medical Innovation Technology

RESEARCH CAMPUS

Utah's vibrant new home for the groundbreaking health care community. A place to build the breakthroughs of tomorrow.



WASATCH
GROUP



WEST VALLEY CITY, UT



Salt Lake
International
Airport

I-80 West

Downtown
Salt Lake City

University
of Utah

Bangerter Hwy

I-215

201 Expressway

Mountain View
Corridor

M.I.T. CAMPUS

M.I.T. CAMPUS



Medical Innovation Technology

RESEARCH CAMPUS

OVERVIEW

- The Medical Innovation Technology Campus: Located in Utah, a state with a strong economic and business centric culture, where many medical and pharmaceutical businesses thrive.
- The development stands as a premier hub for cutting-edge medical manufacturing and collaboration, strategically located near the heart of the Salt Lake Valley.
- The campus is designed to foster innovation and excellence in the medical field, offering connectivity and convenience for local and international partners.

OTHER

- Young, Healthy, Educated Workforce in a Tech-Savvy Population.
- Utah is the center of the west being a state known for industry.
- Rapidly expanding population, aimed to reach 4 million residents between 2032 and 2033, with an annual growth rate of 1.25% each year.

DEMOGRAPHICS

#1 BEST STATE FOR BUSINESS

2.8% UNEMPLOYMENT RATE

29yrs MEDIAN AGE

5% FLAT CORPORATE TAX, ONE OF THE LOWEST IN THE COUNTRY

FEATURES

10min.

INTERNATIONAL AIRPORT, DOWNTOWN SALT LAKE CITY, TRANSPORTATION AVENUES TO THE REST OF THE VALLEY.

SR-201

EASY CONVENIENT ACCESS VIA BANGERTE HIGHWAY AND SR-201

120ac

NEAR 120 ACRES OF NATURAL HABITATS, WILDLIFE, AND WETLANDS.

360°

PANORAMIC MOUNTAIN VIEWS NESTLED AMONG THE STONE BRIDGE GOLF COURSE.

<min.

MINUTES FROM MULTIPLE ON-SITE HOTELS

45min.

WORLD-RENOWNED SKI AREAS

OTHER

Vibrant Amenities including an On-site Cafeteria, Volleyball and Basketball Courts, Multiple On-Location Hotels, and State of the Art Fitness Facilities



Medical Pharma Community

MIT CAMPUS

MIT Campus is situated alongside the Stonebridge Golf Course with integrated wetlands and 360 degree mountain views. Situated amongst the campus are walking trail systems, gardens, an event plaza, fitness center, basketball and volleyball courts, eateries and more! With breathtaking views and a convenient location the MIT Campus is an ecosystem of connectivity to leading medical innovation and all the beauty and activities Utah has to offer.

NUSANO

WORLD HEADQUARTERS

Nusano revolutionizes medical treatment by bridging the gap between demand and supply for radioisotopes, essential for diagnosing and treating diseases. Their patented particle acceleration technology ensures rapid, efficient, and cost-effective production, offering hope to millions battling cancer and other life-threatening illnesses.

SUMMIT BIOSERVICES

Summit Bioservices offers advanced, technology-driven logistics and storage solutions tailored for the pharmaceutical, biotechnology, CRO/CDMO, biobanking, and hospital sectors. Our state-of-the-art storage systems accommodate a range of temperatures, from ambient conditions to ultra-low temperatures reaching -196C.

RATIO THERAPEUTICS

Ratio Therapeutics Inc. a pharmaceutical company employing innovative technologies to develop best-in-class radiopharmaceuticals for cancer treatment and monitoring, today announced that it entered into an agreement with the Medical Innovation



Utah's Thriving Life Science Sector

LIFE SCIENCE INDUSTRY OVERVIEW

Utah's life sciences sector is a critical economic driver, with Salt Lake County at its core. Home to 76.8% of the state's life sciences jobs, the county contributes significantly to Utah's life sciences output, creating high-wage jobs and supporting a diverse, innovative workforce. In 2023, Salt Lake County's life sciences industry provided over 41,000 jobs, generated \$5.8 billion in GDP, and supported medical advancements in diagnostics, devices, and research. With high growth rates and strong support from local institutions, Salt Lake County remains a leading hub for life sciences and health innovation, drawing talent and investment to the region.



PROPOSED MEDICAL CAMPUS

WHY UTAH?

In 2024, Utah was named the best place to start a business with access to resources and collaboration at every turn. In addition to the extensive natural wonders, Utah boasts a strong and diverse economy, making it one of the happiest places to work and the best place to succeed.

Utah is known for its breathtaking landscapes and the recreational opportunities that come with the views. With five National Parks and plenty of outdoor space to explore, Utah is an excellent place to live for those who value natural beauty. Find success among the Wasatch Mountains and thrive in the ideal place to start a business, raise a family, or simply enjoy the great outdoors.

41,455
LIFE SCIENCES JOBS
IN SALT LAKE COUNTY,
REPRESENTING
3.9% OF COUNTY
EMPLOYMENT IN 2023

\$9.3B
IN TOTAL OUTPUT,
WITH OVER 40% SOLD
OUTSIDE OF UTAH,
DEMONSTRATING
HIGH DEMAND AND
BROAD MARKET REACH

\$5.8B
LIFE SCIENCES ADDED
\$5.8 BILLION IN GDP
IN 2023, 5.1% OF
SALT LAKE COUNTY'S
TOTAL GDP

4.5%
AVERAGE 4.5%
ANNUAL JOB
GROWTH FROM 2018-
2023, SURPASSING
OTHER INDUSTRIES IN
THE COUNTRY

2,300
NEARLY 2,300 LIFE
SCIENCES GRADUATES
FROM UTAH INSTITUTIONS
ANNUALLY, PROVIDING
A STEADY WORKFORCE
FOR THE SECTOR

SOURCE
Kem C. Gardner Policy Institute,
*Salt Lake County's Life Sciences
and Health Care Innovation
Industry, October 2024*

M.I.T. Research & Development

RESEARCH CAMPUS

Almost 450,000 square feet of state-of-the-art industrial / office flex space designed to bring together innovative biomedical research and manufacturing companies in an inviting campus environment.

BUILDING 1
113,144 Sq Ft
Available 5/27/2026

BUILDING 2
102,625 Sq Ft
Available 5/22/2026

BUILDING 3
95,496 Sq Ft
Available 4/01/2026

BUILDING 4
91,214 Sq Ft
Available 10/24/2026

BUILDING 5
91,214 Sq Ft
Available 9/25/2026





Wasatch Innovation Center

OVERVIEW

Wasatch Group is pleased to present the opportunity to take residency at the Wasatch Innovation Center, a high-end office building located in West Valley City, Utah. The Wasatch Innovation Center is a first-class four-story 421,212 sf. office building located in the emerging Salt Lake Valley. Offering premier environments for biotech, R&D and life science laboratories in an enlightened setting for discovery, creativity, productivity and exploration.

DEMOGRAPHICS

#1 ECONOMIC OUTLOOK RANKINGS

5% FLAT CORPORATE TAX, ONE OF THE LOWEST IN THE COUNTRY

TOP 3 BEST ECONOMY IN THE US
(According to usnews.com)



PROPERTY HIGHLIGHTS



PROXIMITY TO FUTURE MEDICAL INNOVATION RESEARCH CAMPUS



BANGERTE HIGHWAY (SR-154), SR-201 FREEWAY AND MTN VIEW CORRIDOR ACCESS



ABUNDANT PARKING FOR PROFESSIONAL PARK PATRONS & EMPLOYEES



SALT LAKE INTERNATIONAL AIRPORT, DOWNTOWN SALT LAKE CITY & THE UNIVERSITY OF UTAH



STONEBRIDGE GOLF COURSE & CLUB



LARGE FLOORPLANS WITH NATURAL LIGHT & MTN VIEWS

OTHER Vibrant Amenities including an On-site Cafeteria, Volleyball and Basketball Courts, Multiple On-Location Hotels, and a State of the Art Fitness Facility





WASATCHGROUP.COM

JOHN DAHLSTROM

801.961.1102
jdahlstrom@wasatchcommercial.com



WASATCH
GROUP