



LAKE PARK

Medical Innovation Campus

Hope Is Built Here.

A LANDMARK PROJECT BY WASATCH GROUP, WEST VALLEY CITY, UTAH





Welcome to Utah's New Home for Life Sciences Innovation

Set in the heart of Utah's growing life sciences economy, Lake Park brings together life-saving research, leading-edge medical technology, and advanced healthcare to improve patient outcomes and bring new hope to more people.





Located in Salt Lake Valley and developed by Wasatch Group, Lake Park Medical Innovation Campus is home to pioneering life sciences organizations advancing cancer research, specialized medical manufacturing, clinical trials, and patient care, with **a vision to become a global hub for bioscience innovation.**

Lake Park Exists To:

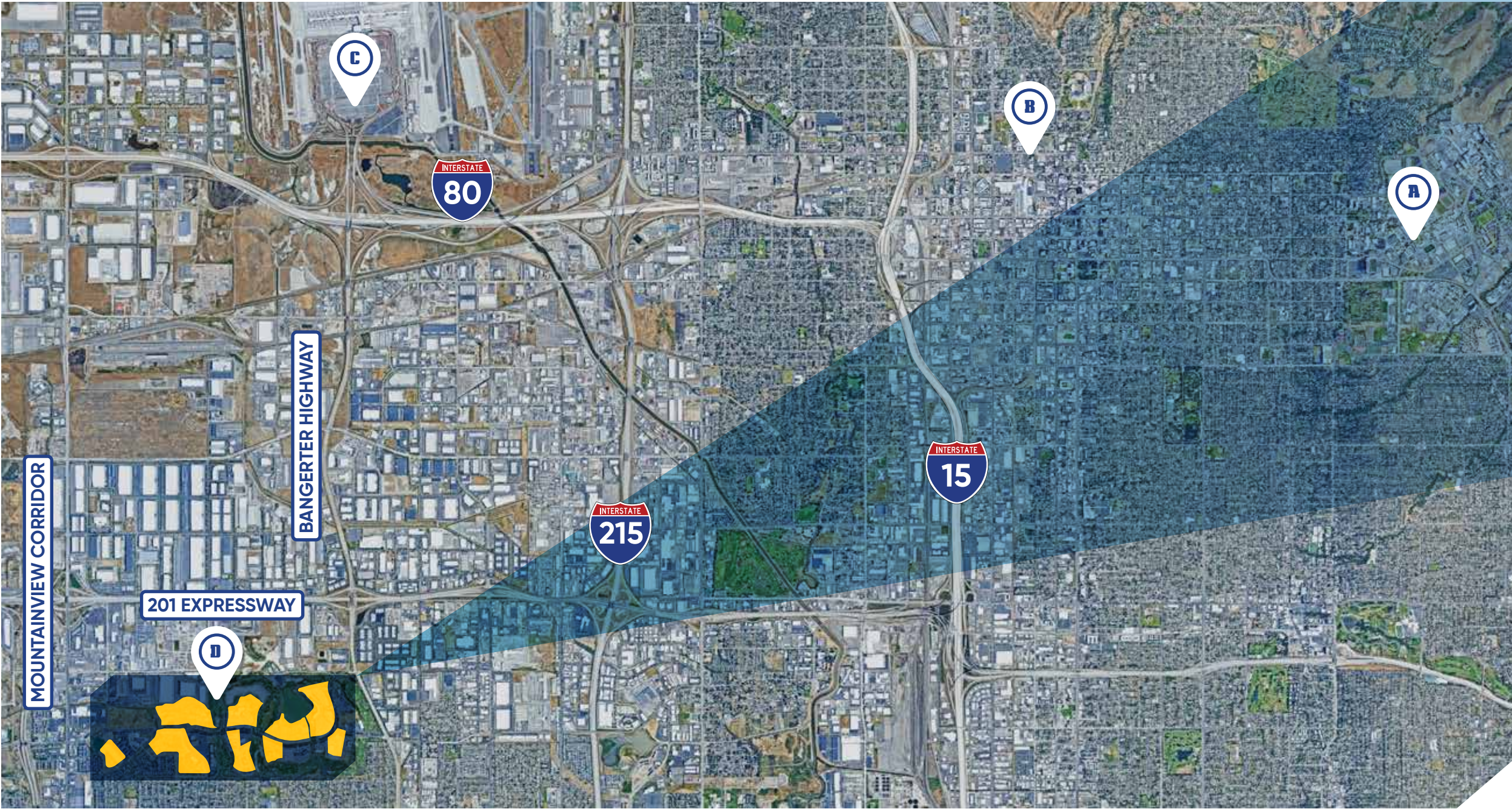
- **Advance** life-saving research and innovation
- **Support** groundbreaking clinical trials and therapies
- **Provide** clinical research laboratories and testing space
- **Inspire** collaborative work areas for research teams
- **Build** administrative and study coordination offices

A Strategic Location for Life Sciences

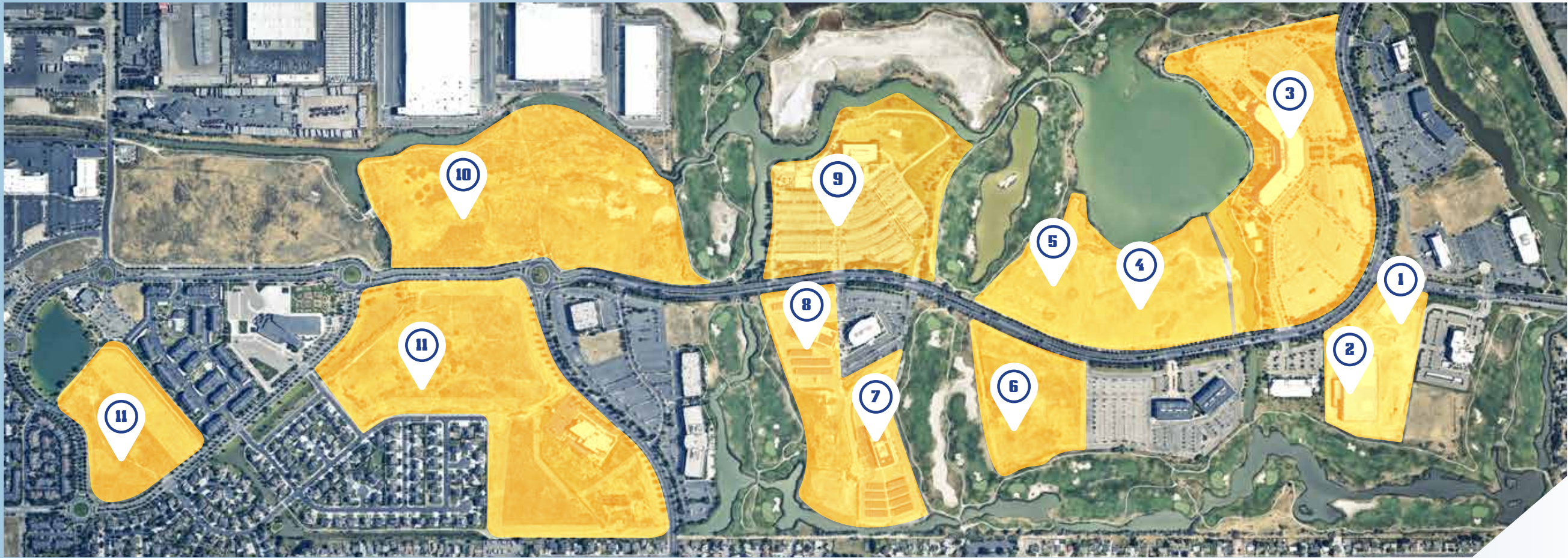
Home to organizations including **Nusano**, **Ratio Therapeutics**, **Sego Therapeutics**, and **Summit Bioservices**, Lake Park offers a collaborative life sciences campus with convenient access to downtown Salt Lake City, the international airport, major highways, and regional research institutions.

Key Regional Locations

- A** University of Utah
- B** Downtown Salt Lake City
- C** Salt Lake City International Airport
- D** Lake Park Medical Innovation Campus



An Overview of Established Industry Leaders and the Growing Ecosystem at Lake Park



- 1 Summit Bioservices**
Provides secure storage for critical biological and research materials.
- 2 Nusano Manufacturing**
Produces advanced radioisotopes for cancer detection and treatment.
- 3 Lake Park Innovation Center**
Offers lab and office space for biotech and life sciences companies.
- 4 Ratio Therapeutics**
Develops targeted radio-pharmaceuticals for precision cancer treatment.
- 5 Medical Research & Development Campus**
Supports research, collaboration, and therapy development.
- 6 Critical Minerals Center**
Supports supply of materials critical to advanced technologies.
- 7 Sego Therapeutics**
Advances targeted therapies to improve cancer treatment outcomes.
- 8 Nusano Headquarters**
Leads innovation in medical isotope technology and cancer care.
- 9 Hansen Clinical Trials Center**
Connects patients, providers, and trials in one purpose-built location.
- 10 West Biomedical Campus**
Expands capacity for biomedical research and development.
- 11 Highbury Residential**
Provides housing to support a connected campus community.

Where it All Began

In 2024, Nusano selected Lake Park for its flagship operations, establishing the campus's first major biomedical anchor.



Supplying the fight against cancer.

Focused on solving the global shortage of critical medical radioisotopes used in advanced cancer therapies and diagnostics, Nusano's 190,000 sq ft production facility is engineered to withstand a 7.0 earthquake and designed to produce more than 40 medical radioisotopes, helping strengthen the domestic supply chain for life-saving medical technologies.

As Nusano leadership said at the ribbon cutting:

“Decades from now, we will look back and say this is the place where it all began.”

Since Nusano's arrival, additional organizations have chosen Lake Park, turning early momentum into a growing community.



Safeguarding Life-Saving Research.

Summit Bioservices provides advanced storage solutions for pharma, biotech, CRO/CDMO, and bio-banking organizations, safeguarding critical materials from ambient conditions to ultra-low -196°C environments.



Advancing Precision Cancer Treatment.

Ratio Therapeutics develops leading-edge radio-pharmaceuticals to treat and monitor cancer, advancing precision therapies that target diseases with greater accuracy.



Where New Cancer Therapies Take Shape.

Sego Therapeutics develops targeted therapies designed to treat cancer more precisely, advancing innovative approaches that improve outcomes for patients.



The Advantages of Lake Park and Salt Lake City

7
minutes
to Salt Lake City
International Airport



10
minutes
to Downtown
Salt Lake City



30
minutes
to "The Greatest Snow on Earth" and countless
premier destinations for outdoor enthusiasts



3
minutes
to on-campus
hotel options



360°
breathtaking view
of the majestic Rocky Mountains
surrounding the campus



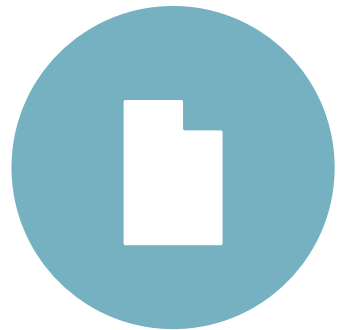
120
acres
Of wetlands, open space and
natural habitats for residents to enjoy



Plugged Into a Thriving Bioscience Network

Through organizations like **BioHive** and **BioUtah**, Lake Park connects companies to Utah's broader bioscience ecosystem, creating access to talent, advocacy, partnerships, and the momentum of one of the nation's fastest-growing innovation communities.





RIGHT TO TRY ADVANTAGE

Utah's forward-looking Right to Try law helps create greater access to promising medical innovation for eligible patients.



PATIENT ACCESS

Access to a diverse and growing regional population supporting research, trials, and patient-centered care.



BUSINESS-FRIENDLY CLIMATE

Utah's supportive regulatory environment helps bring promising therapies closer to patients faster.



ESTABLISHED INDUSTRY LEADERS

Operate alongside pioneering organizations already advancing cancer care, diagnostics, and next-generation therapies.



TOP TALENT PIPELINE

Access a highly educated workforce supported by the University of Utah, BYU, and leading research institutions.



SCALABLE GROWTH

Flexible floorplans, customizable spaces, and room to expand.



PREMIUM CAMPUS SETTING

Adjacent to Stonebridge Golf Course, with open space, waterfront views, walking trails and an emphasis on wellness.



WESTERN REACH

Strategically positioned to serve the Mountain West and beyond with national connectivity and regional access.



PURPOSE-BUILT ENVIRONMENT

A campus designed to support the evolving needs of research, healthcare, and advanced biomedical organizations.

Available Spaces Within the Lake Park Ecosystem

MEDICAL RESEARCH & DEVELOPMENT CAMPUS

The LP Medical Research & Development Center offers nearly 450,000 sq ft across five scalable buildings where organizations can grow alongside established innovators, with Ratio Therapeutics already operating in Building 3.

BUILDING 5

SQ FT: **91,214**

AVAILABLE: **Q1 2027**

BUILDING 4

SQ FT: **91,214**

AVAILABLE: **Q1 2027**

BUILDING 3

HOME OF



SQ FT: **32,676**

AVAILABLE: **9.01.2026**

BUILDING 2

SQ FT: **102,625**

AVAILABLE: **5.20.2026**

LAKE PARK INNOVATION CENTER

BUILDING 1

SQ FT: **113,144**

AVAILABLE: **5.20.2026**



LAKE PARK INNOVATION CENTER

With 421,212 sq ft of premium lakefront office and laboratory space, Lake Park Innovation Center offers organizations the opportunity to grow alongside established industry leaders within the larger Lake Park ecosystem.

Abundant Parking: Convenient access for employees and visitors

Strategic Regional Access: Airport, downtown, and University of Utah within minutes

Premium Campus Setting: Adjacent to Stonebridge Golf Course & Club

Flexible Floorplans: Large spaces with natural light and mountain views

On-Site Amenities: Dining, fitness, sports courts, and nearby hotel accommodations



Utah Brings Together Life Sciences Opportunity and a Vibrant Place to Live, Work, and Grow

Fastest Growing States in the U.S.A.

Utah is one of the top 10 fastest growing states in the country.

TOP 10 

Value From Utah's Life Sciences Sector

\$9.3B 

Utah's life sciences industry generates \$9.3 billion in total economic output, with over 40% serving markets beyond Utah.

Best State for Business

#1 Utah has been ranked #1 Best State for Business multiple times by Forbes.



Low Unemployment Rate

3.8% 

Compared to the national average, Utah has maintained a consistently low unemployment rate.

Low Flat Corporate Tax Rate

4.45%
Utah maintains one of the lowest corporate tax rates in the nation.



High Number of Biotech Graduates

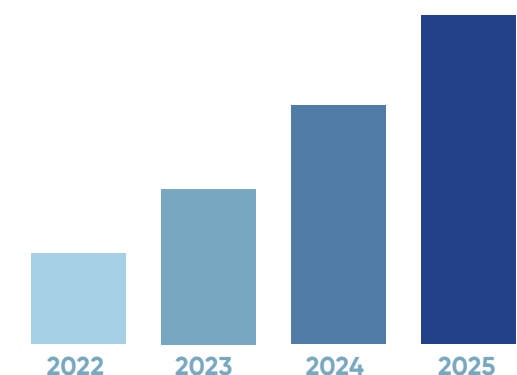
Nearly 2,300 annual life sciences graduates from Utah institutions provide a steady workforce for the sector.

2,300 

Life Science Job Growth Rate

4.5% 

Utah has steady and sustained growth driven by a thriving and expanding bioscience workforce.

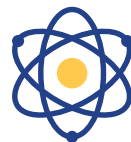


Utah offers a rare combination of innovation, opportunity, and exceptional quality of life, making it an ideal place to grow a business, build a career, and raise a family. With a thriving bioscience community, pro-business environment, access to talent, and expanding research and healthcare networks, the state provides the momentum organizations need to accelerate growth, while offering the lifestyle and community that help attract and retain world-class teams.

Regional Life Sciences Jobs

47,600+

There are 47,600+ life sciences jobs powering Utah's medical innovation growth and economy.



Annual Population Growth

4 MILLION+

Projected Utah population by 2033, growing at a rate of:

1.25% annually

Home of the Mighty 5



5 Utah is home to five iconic national parks and some of the most celebrated outdoor landscapes in the world.



Why Wasatch Group Is the Right Development Partner

For nearly four decades, Wasatch Group has built places that create lasting value for communities. At Lake Park, that vision becomes an opportunity to support biomedical innovation, accelerate life-saving discovery, and help bring hope to patients and families through expanded access to advanced care.

Eight Wasatch Group Advantages

EXPERIENCE

Nearly four decades of proven development leadership across the Mountain West.

INTEGRATION

In-house expertise spanning development, construction, operations, and long-term management.

PARTNERSHIP

A strategic partner invested in your long-term success, not just project delivery.

RELIABILITY

Trusted property management for a seamless occupancy experience.



CUSTOMIZATION

Tailored build-out and space solutions designed around your organization's evolving needs.

FLEXIBILITY

A partner that makes the design and development process adaptable, collaborative, and responsive.

COMMUNITY

A long-standing commitment to creating places that strengthen businesses, families, and communities.

INVESTMENT

Strategic investments in the organizations shaping Lake Park's innovation ecosystem.





