

NEWLY SIGNED **Aurora** 78,000 SF



MSU

**INNOVATION  
CAMPUS**

MONTANA STATE UNIVERSITY

BOZEMAN, MT









## BOZEMAN, MT

MSU Innovation Campus is a 42-acre development in fast growing Bozeman, Montana. Once complete, the campus will be home to more than 500,000 SF of tech, bio-tech, and office space. The project plans include more than a dozen potential buildings, including specialized labs, research offices and manufacturing spaces. The goal of the campus is to support the research, technology transfer, entrepreneurial, and economic development activities of the university, the region and the state.

MSU Innovation Campus is offering 10,000 SF – 150,000 SF office space and build to suite opportunities for lab, medical, high tech businesses to join a fantastic campus environment. Located in close proximity to Montana State University, the project offers access to MSU student population as well as state of the art research and world class professors. Companies that locate on the campus will have opportunities to explore working relationships with the only “very high research activity” university, as defined by the Carnegie Classification of Higher Education, in a five-state region and one of the top 100 public research universities ranked by the National Science Foundation.





# INNOVATION CAMPUS POTENTIAL LAYOUT - 545,000 SF





# DEMOGRAPHICS AT 3, 5 AND 7 MILE RADIUS

## 3 MILE RADIUS:



Total Population: **58,309**  
Households: **24,133**  
Daytime Population: **44,220**  
Median Age: **29.2**



Average Household Income: **\$109,723**  
Median Household Income: **\$82,392**

## 5 MILE RADIUS:



Total Population: **69,596**  
Households: **28,574**  
Daytime Population: **51,573**  
Median Age: **31.4**



Average Household Income: **\$120,281**  
Median Household Income: **\$90,009**

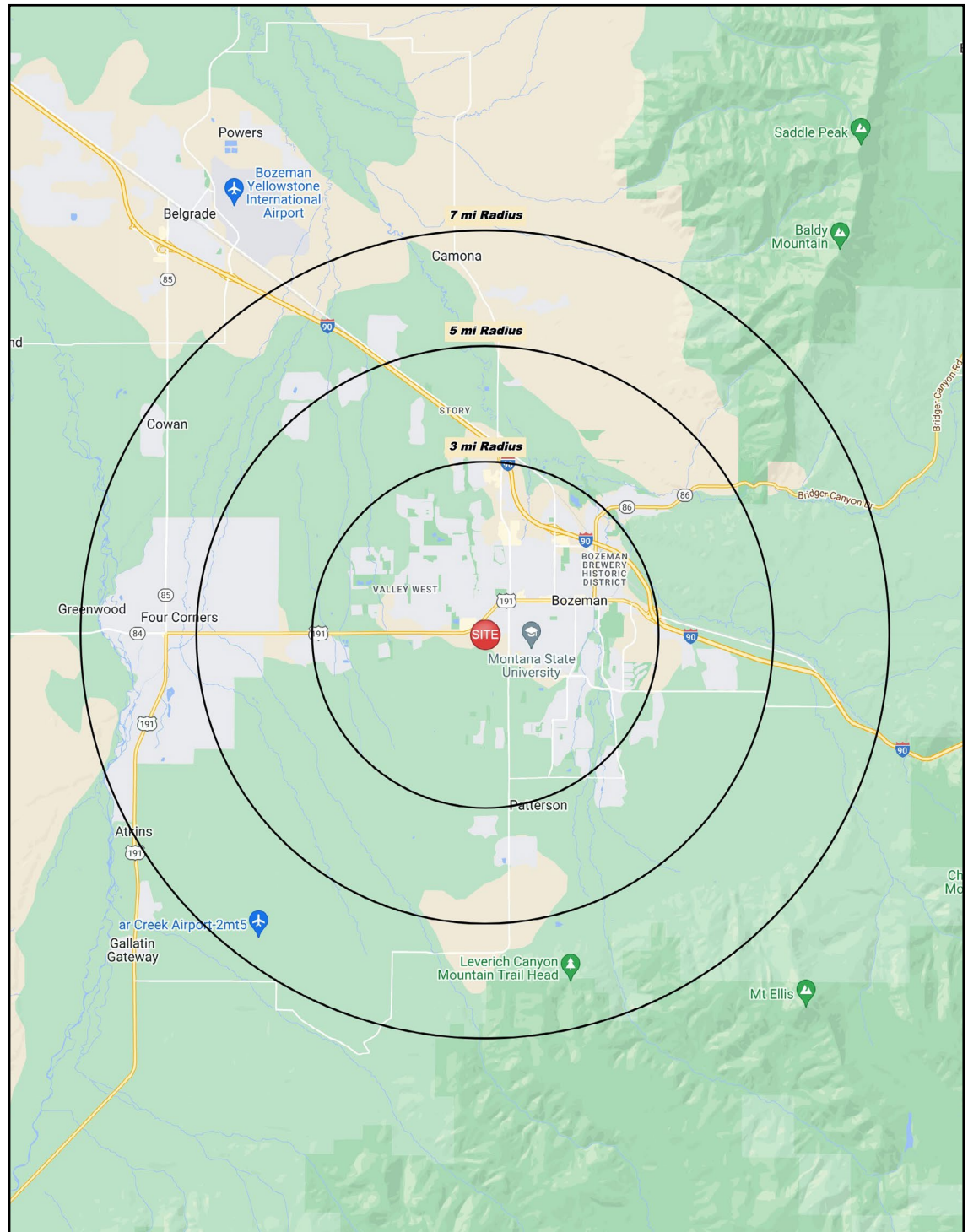
## 7 MILE RADIUS:



Total Population: **82,925**  
Households: **33,820**  
Daytime Population: **58,834**  
Median Age: **33.1**

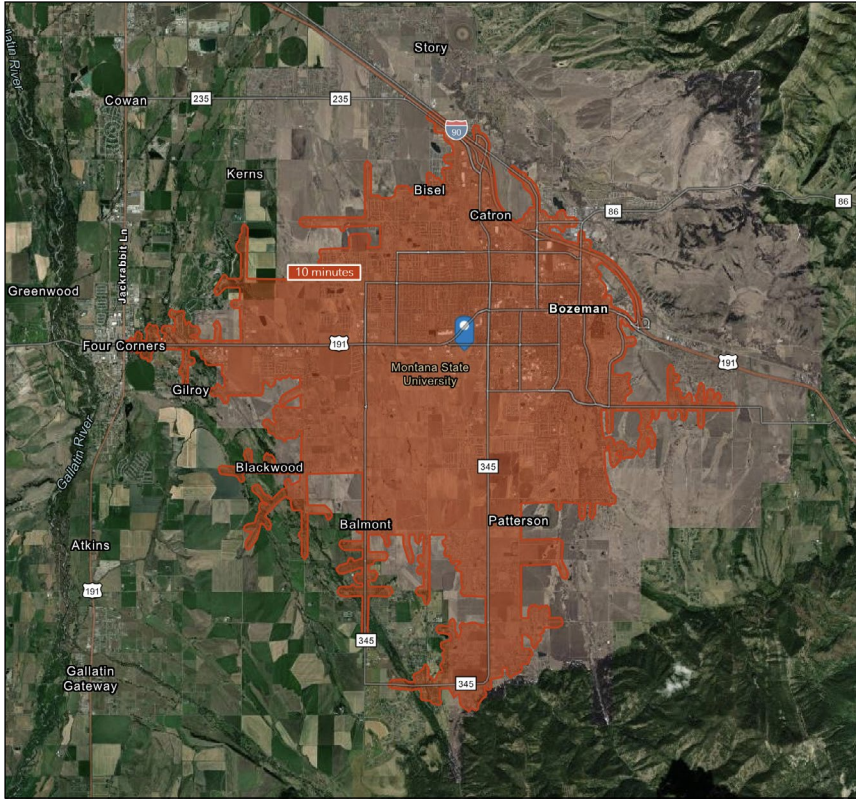


Average Household Income: **\$124,548**  
Median Household Income: **\$92,883**





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$672,164,634

## EDUCATION

Bachelor's Degree or Higher



63%

## OWNER OCCUPIED HOME VALUE

Average



\$582,134

## KEY FACTS

62,178

Population

31.3

Median Age

\$72,755

Median Household Income

68,574

Daytime Population

## TAPESTRY SEGMENTS

College Towns <i>6,268 Households</i>	Bright Young Professionals <i>4,092 Households</i>	Emerald City <i>3,388 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p><b>Socioeconomic Traits</b></p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p><b>Socioeconomic Traits</b></p> <p>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.</p>
<p><b>Household Types</b></p> <p>These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p><b>Household Types</b></p> <p>Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent &amp; single-person households.</p>	<p><b>Household Types</b></p> <p>Single-person and nonfamily types make up over half of all households.</p>
<p><b>Typical Housing</b></p> <p>Multi-unit Rentals; Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>

## ANNUAL HOUSEHOLD SPENDING

\$4,287

Eating Out

\$2,523

Apparel & Services

\$7,441

Groceries

\$316

Computer & Hardware

\$7,695

Health Care



# LOCAL RETAIL





# BOZEMAN AREA OVERVIEW





# AURORA BUILDING RENDERINGS





# RECENT MSU INNOVATION CAMPUS LEASES SIGNED



INDUSTRY Bozeman is joining the Innovation Campus, with an 87,000 SF facility. INDUSTRY is a leading provider of modern-day, custom, innovative workspaces, which are customizable for its tenants. INDUSTRY Bozeman will include 26,000 SF of common space, not including outdoor areas. Within the common space, tenants will have access to shared kitchens, conference/huddle rooms, a reception area, an event stadium and more.

INDUSTRY currently has locations in Salt Lake City, Denver and Detroit, with more on the way. Construction will begin in 2021, with plans to open in 2022.



## APPLIED RESEARCH LAB

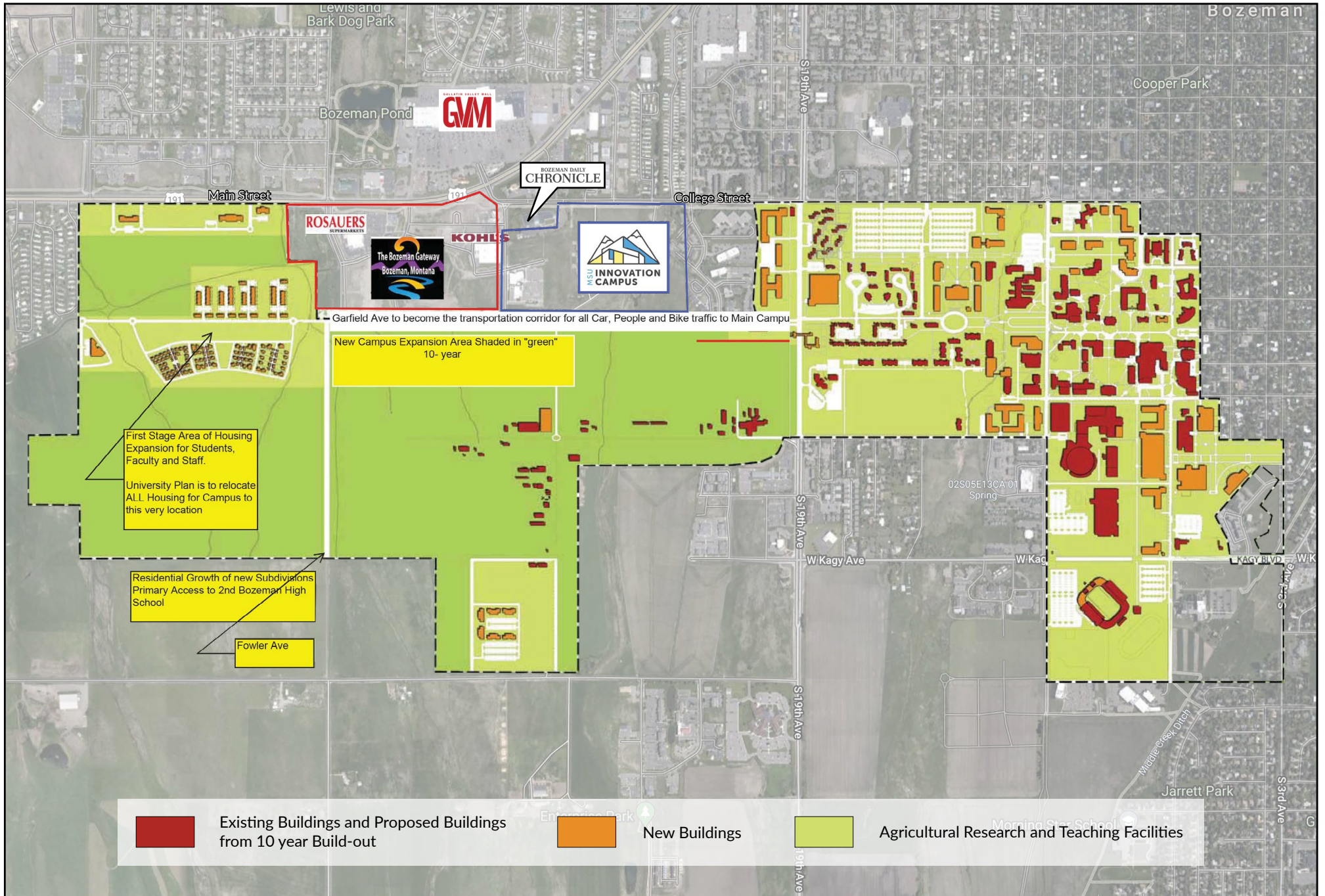
The Applied Research Lab is the first of its kind in the state of Montana and allows university faculty, students and industry partners to work on energy - and defense-related research projects that were previously not possible due to the lack of a secure facility.

MSU and Gallatin Valley's expertise in lasers and photonics, advanced manufacturing, advanced materials and cybersecurity are being expanded with the departments of Defense and Energy with this facility. The ARL enables work on projects applicable to the nation's energy and defense programs.





# NEW 10 YEAR CAMPUS EXPANSION AREA









# BOZEMAN ACCOLADES



## #10 - Bozeman, Montana

It doesn't get much more scenic than Bozeman, Mont., a picturesque college town nestled between four mountain ranges and located just 90 minutes from Yellowstone National Park. A paradise for outdoor enthusiasts, Bozeman boasts easy access to world-class skiing, fishing, hiking, rafting, and more.

It also offers a charming downtown area and a surprisingly vibrant cultural scene, thanks to the presence of Montana State University and a number of art and music events like the annual Sweet Pea Festival.



<b>Bozeman, Montana</b>		Population 42,435
Median Home Price \$ 313,525	Projected Job Growth 11.4%	
Median Household Income \$ 49,303	Clear Days per Year 186	
Average Commute Time 13 minutes	High School Graduation Rate 86.0%	

But it's also a destination for urban refugees seeking a higher quality of life—some 14% of residents walk or bike to work, and the average commute time is just 13 minutes—with access to great jobs. In the past two decades, the city of (now) 42,000 has become a booming hub for high-tech companies and entrepreneurs. Oracle bought local tech giant RightNow Technologies for \$1.5 billion in 2011, enabling many former employees (and newly minted millionaires) to launch their own startups. The Bozeman Technology Incubator offers free mentoring to all local tech and manufacturing businesses.

The economy is expected to keep expanding; Moody's Analytics predicts 11.4% job growth over the next five years. - *Ismat Sarah Mangla*

*Time.com - Money Magazine - Best Places to Live 2017*

- In 2021, Bozeman was once again ranked the #1 micropolitan city for fourth year in a row.

- Bozeman's population growth rate is 4.25%, the fastest in the nation.

- Bozeman, MT also has a top ten home-building rate.

## Top 20 Most Dynamic Micropolitan Areas in the U.S

- |                        |                          |
|------------------------|--------------------------|
| 1. Pecos, TX           | 11. Uvalde, TX           |
| 2. Summit Park, UT     | 12. Vineyard Haven, MA   |
| 3. Jackson, WY-ID      | 13. Cullowhee, NC        |
| 4. Heber, UT           | 14. Lewisburg, TN        |
| 5. Bozeman, MT         | 15. Key West, FL         |
| 6. Hailey, ID          | 16. Glenwood Springs, CO |
| 7. Findlay, OH         | 17. Edwards, CO          |
| 8. Hood River, OR      | 18. Ellensburg, WA       |
| 9. Breckenridge, CO    | 19. Rexburg, ID          |
| 10. Fredericksburg, TX | 20. Calhoun, GA          |

*Source: Walton Family Foundation*



# BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT





# MSU IC - PICTURES







**MSU INNOVATION  
CAMPUS**



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