

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 750,000 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.

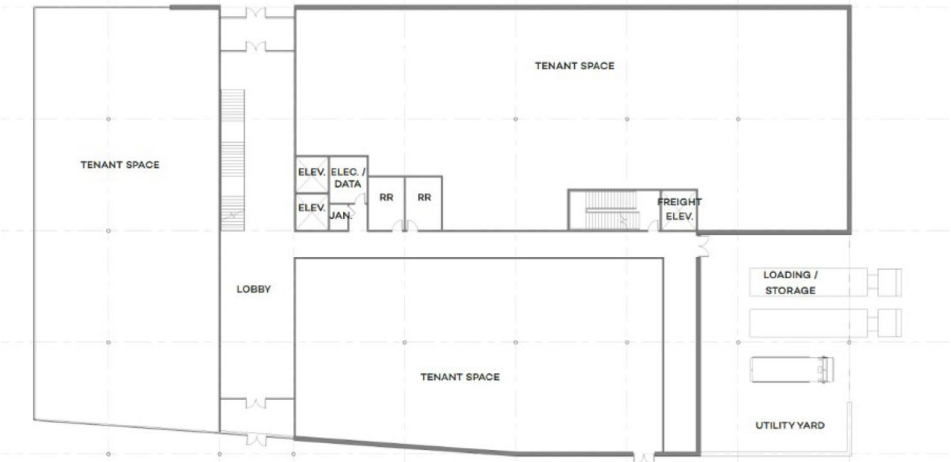
MSU Innovation Campus is offering 10,000 SF – 150,000 SF office space and build to suite opportunities for lab, medical, high tech businesses to join a fantastic campus environment. Located in close proximity to Montana State University, the project offers access to MSU student population as well as 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.



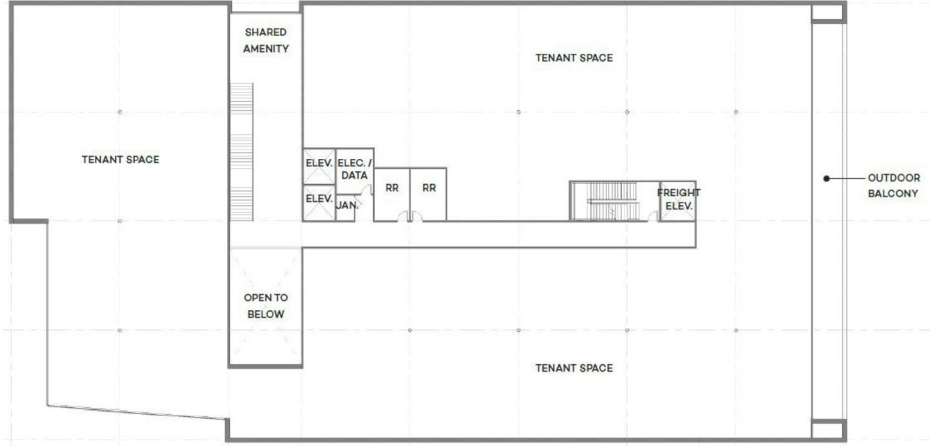
INNOVATION CAMPUS POTENTIAL LAYOUT - 545,000 SF



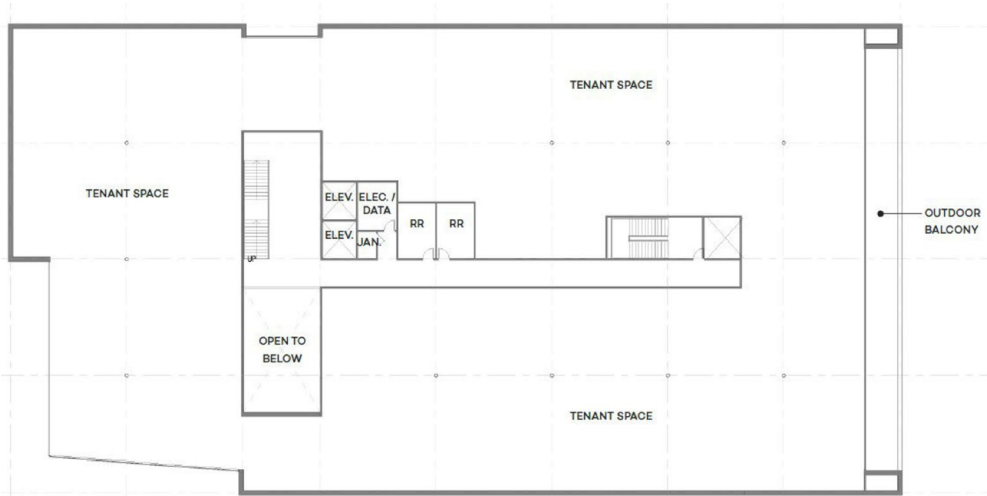
BIG SKY SCIENCE CENTER - BUILDING 1 FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BIG SKY SCIENCE CENTER - ELEVATION



DEMOGRAPHICS AT 3, 5 AND 7 MILE RADIUS

3 MILE RADIUS:



Total Population: **58,375**
 Households: **24,876**
 Daytime Population: **45,717**
 Median Age: **29.6**



Average Household Income: **\$120,336**
 Median Household Income: **\$84,718**

5 MILE RADIUS:



Total Population: **68,870**
 Households: **29,071**
 Daytime Population: **53,158**
 Median Age: **31.5**



Average Household Income: **\$131,012**
 Median Household Income: **\$92,663**

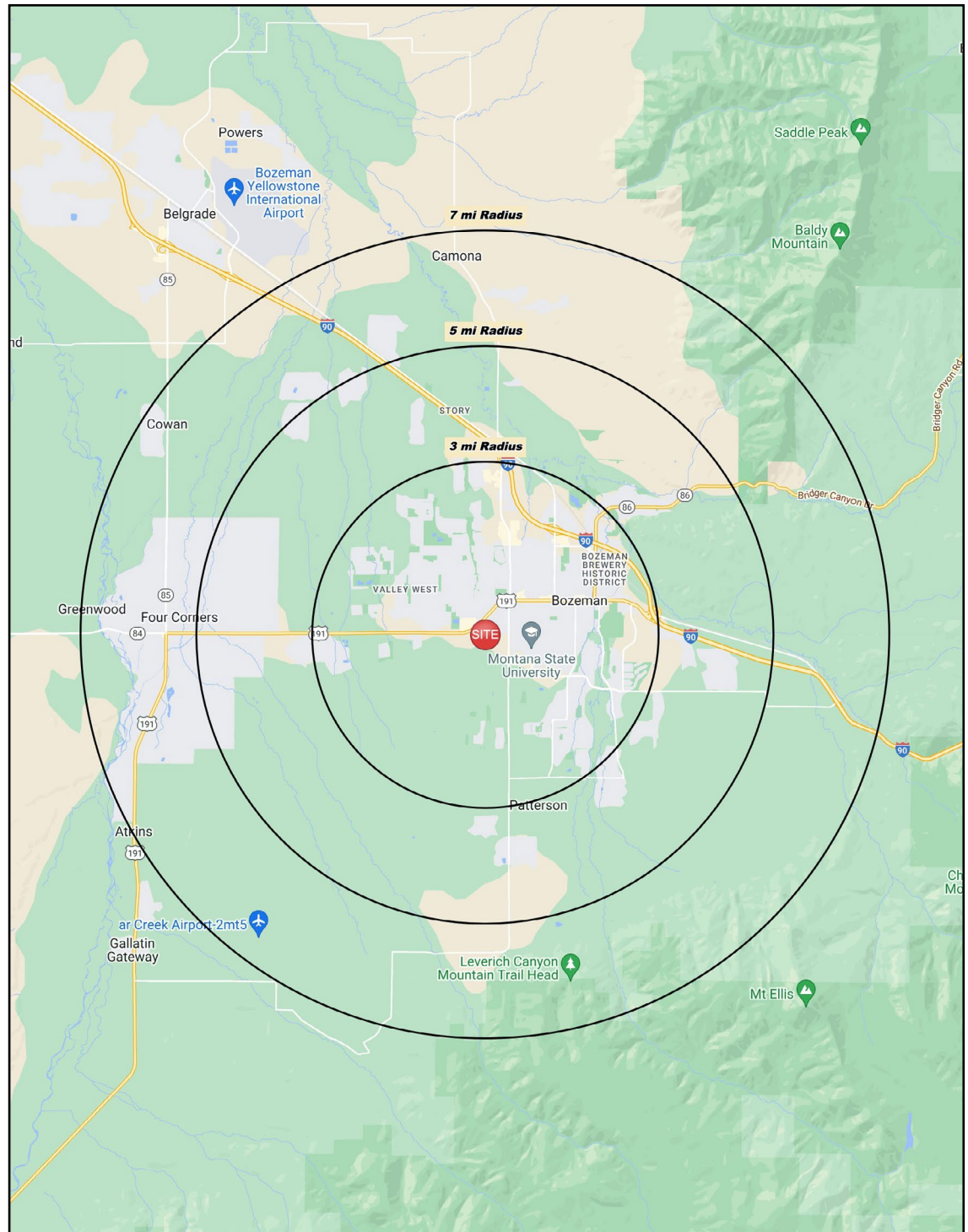
7 MILE RADIUS:



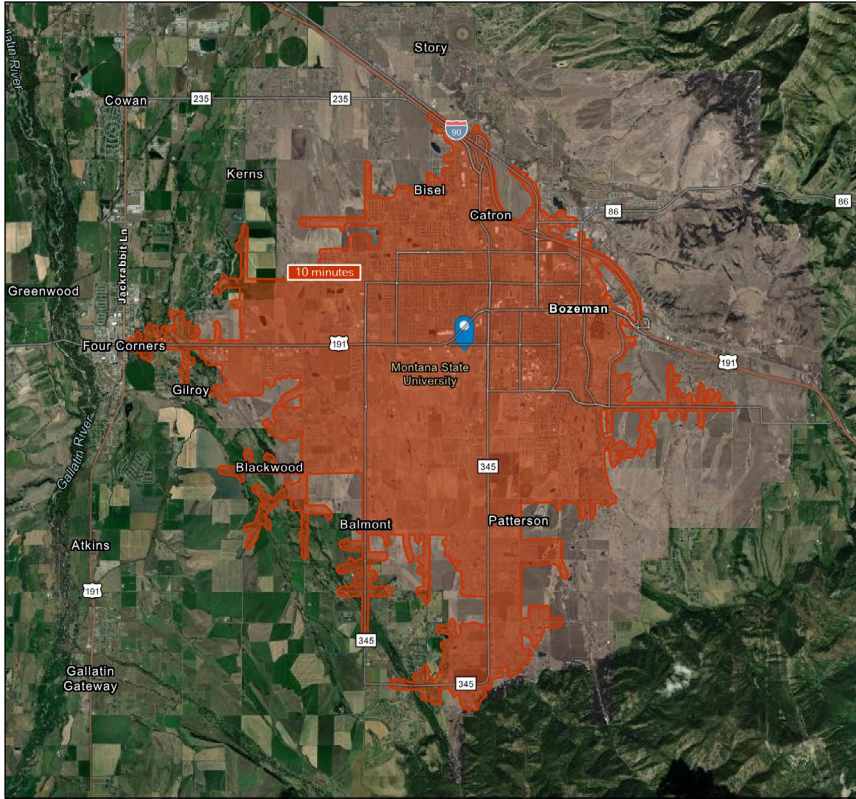
Total Population: **81,182**
 Households: **33,948**
 Daytime Population: **60,573**
 Median Age: **33.1**



Average Household Income: **\$135,325**
 Median Household Income: **\$96,281**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$678,152,334

EDUCATION

Bachelor's Degree or Higher



64%

OWNER OCCUPIED HOME VALUE

Average



\$584,219

KEY FACTS

62,734

Population

31.4

Median Age

\$72,303

Median Household Income

68,513

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>Socioeconomic Traits About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p>Socioeconomic Traits Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p>Socioeconomic Traits 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>Household Types These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p>Household Types Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.</p>	<p>Household Types Single-person and nonfamily types make up over half of all households.</p>
<p>Typical Housing Multi-unit Rentals; Single Family</p>	<p>Typical Housing Single Family; Multi-units</p>	<p>Typical Housing Single Family; Multi-units</p>

ANNUAL HOUSEHOLD SPENDING

\$4,284

Eating Out

\$2,521

Apparel & Services

\$7,438

Groceries

\$315

Computer & Hardware

\$7,698

Health Care

LOCAL RETAIL



AURORA BUILDING RENDERINGS



RECENT MSU INNOVATION CAMPUS LEASES SIGNED

ENGINEWORKS

ENGINEWORKS Bozeman is joining the Innovation Campus, with an 87,000 SF facility. ENGINEWORKS is a leading provider of modern-day, custom, innovative workspaces, which are customizable for its tenants. ENGINEWORKS 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.

ENGINEWORKS currently has locations in Salt Lake City, Denver and Detroit, with more on the way.



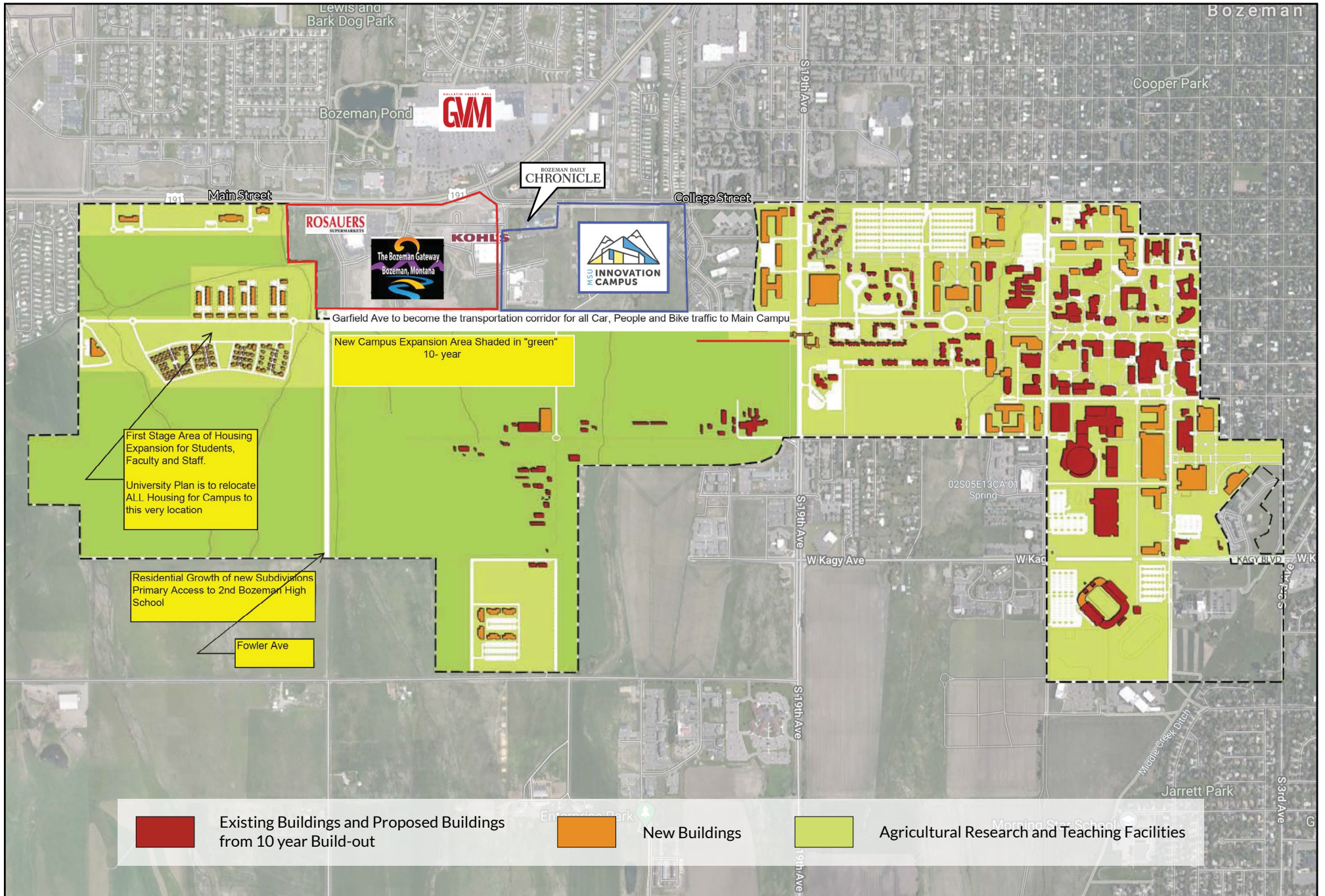
APPLIED RESEARCH LAB

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.



Bozeman, Montana		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**



CHARTER REALTY

Dan Zelson | (203) 227-2922 | Dan@CharterRealty.com

Adam Friedman | (406) 219-0838 | Adam@CharterRealty.com

www.CharterRealty.com

Montana State University | Bozeman, MT 59717