

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.

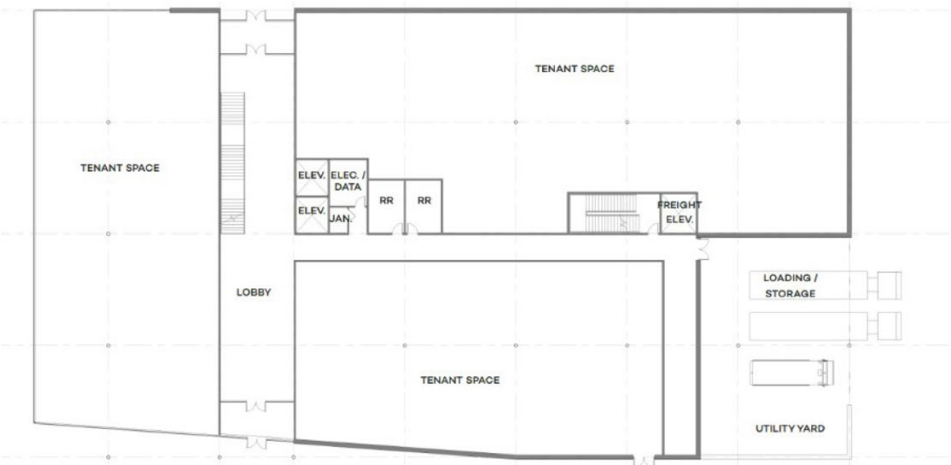
MSU Innovation Campus is offering 10,000 SF – 150,000 SF office space and build to suite opportunities for lab, medical, high tech businesses to join a fantastic campus environment. Located in close proximity to Montana State University, the project offers access to MSU student population as well as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



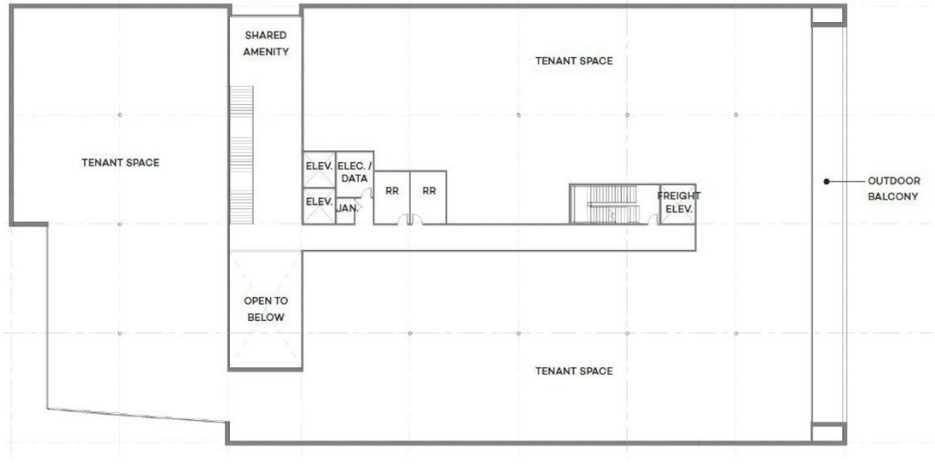
INNOVATION CAMPUS POTENTIAL LAYOUT - 545,000 SF



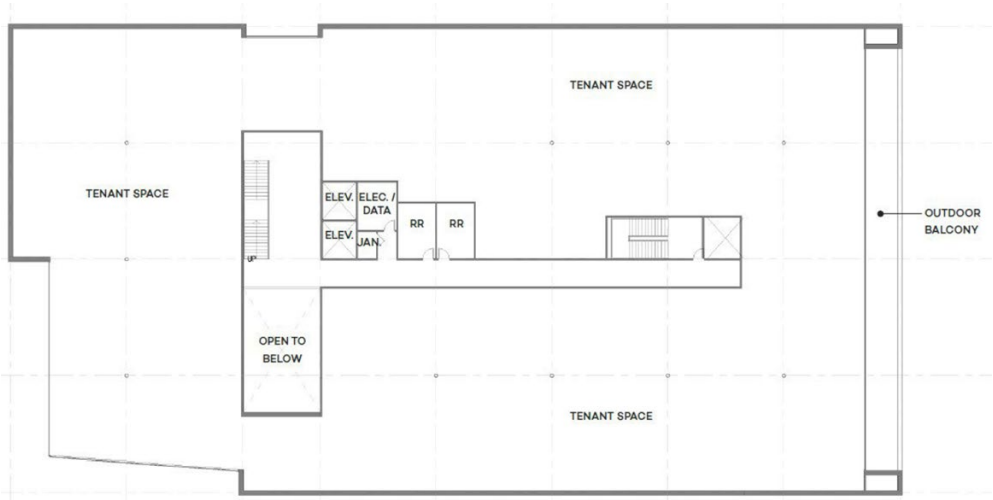
BIG SKY SCIENCE CENTER - BUILDING 1 FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BIG SKY SCIENCE CENTER - ELEVATION



DEMOGRAPHICS AT 3, 5 AND 7 MILE RADIUS

3 MILE RADIUS:



Total Population: **48,474**

Households: **20,104**

Daytime Population: **45,184**

Median Age: **30.4**



Average Household Income: **\$129,786**

Median Household Income: **\$90,337**

5 MILE RADIUS:



Total Population: **66,976**

Households: **28,181**

Daytime Population: **53,443**

Median Age: **31.2**



Average Household Income: **\$132,550**

Median Household Income: **\$96,219**

7 MILE RADIUS:



Total Population: **76,321**

Households: **31,891**

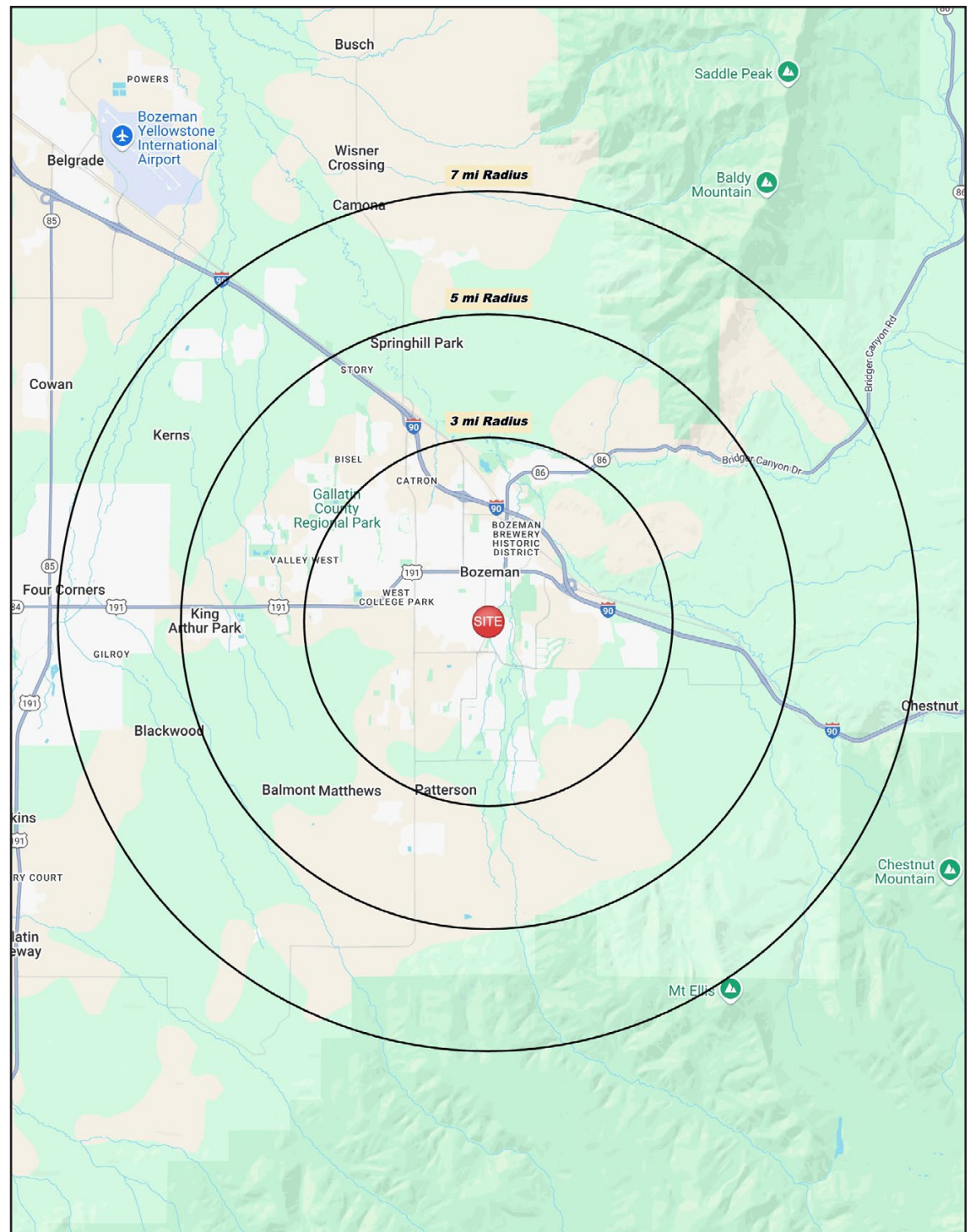
Daytime Population: **58,953**

Median Age: **32.7**

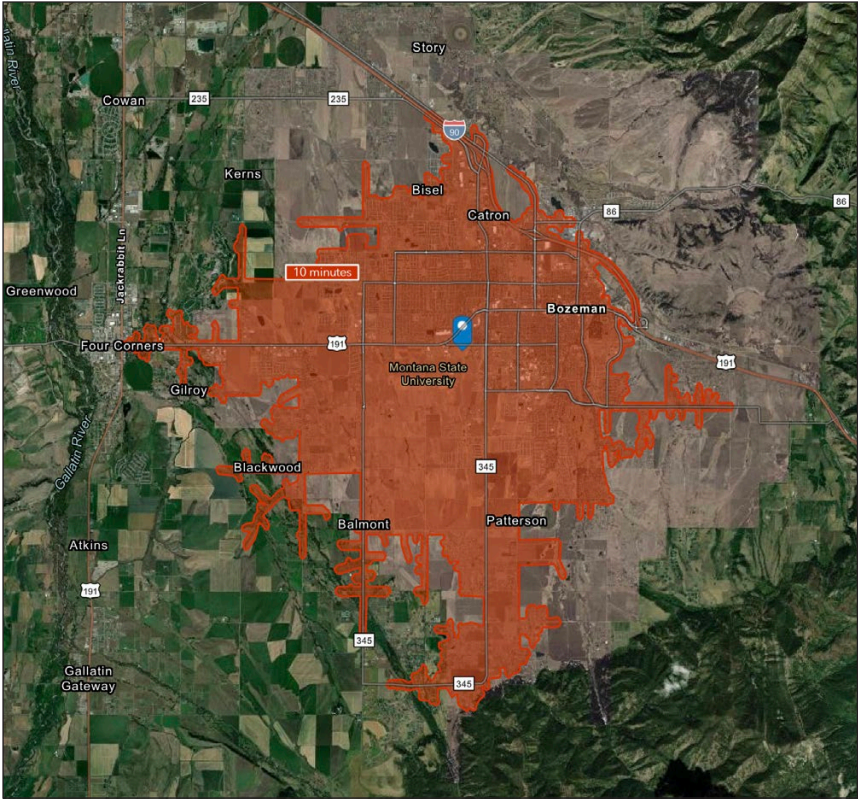


Average Household Income: **\$138,359**

Median Household Income: **\$99,606**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$532,781,249

EDUCATION

Bachelor's Degree
or Higher



67%

OWNER OCCUPIED HOME VALUE

Average



\$900,403

KEY FACTS

47,309

Population

28.8

Median Age

\$80,378

Median Household Income

60,713

Daytime Population

TAPESTRY SEGMENTS

| College Towns <i>8,276 households</i> | Emerging Hub <i>2,781 households</i> | City Greens <i>1,622 households</i> |
|--|--|---|
| Socioeconomic Traits These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities. | Socioeconomic Traits These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible. | Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values. |
| Household Types Singles living alone; singles with roommates | Household Types Singles living alone; married couples with no kids | Household Types Married couples; singles living alone |
| Typical Housing Multi-Units | Typical Housing Multi-Units | Typical Housing Single Family |

ANNUAL HOUSEHOLD SPENDING

\$4,472

Eating
Out

\$2,687

Apparel &
Services

\$7,889

Groceries

\$265

Computer &
Hardware

\$7,634

Health
Care

LOCAL RETAIL



BOZEMAN AREA OVERVIEW



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.



Garfield Ave to become the transportation corridor for all Car, People and Bike traffic to Main Campus

New Campus Expansion Area Shaded in "green" 10- year

First Stage Area of Housing Expansion for Students, Faculty and Staff. University Plan is to relocate ALL Housing for Campus to this very location

Residential Growth of new Subdivisions Primary Access to 2nd Bozeman High School

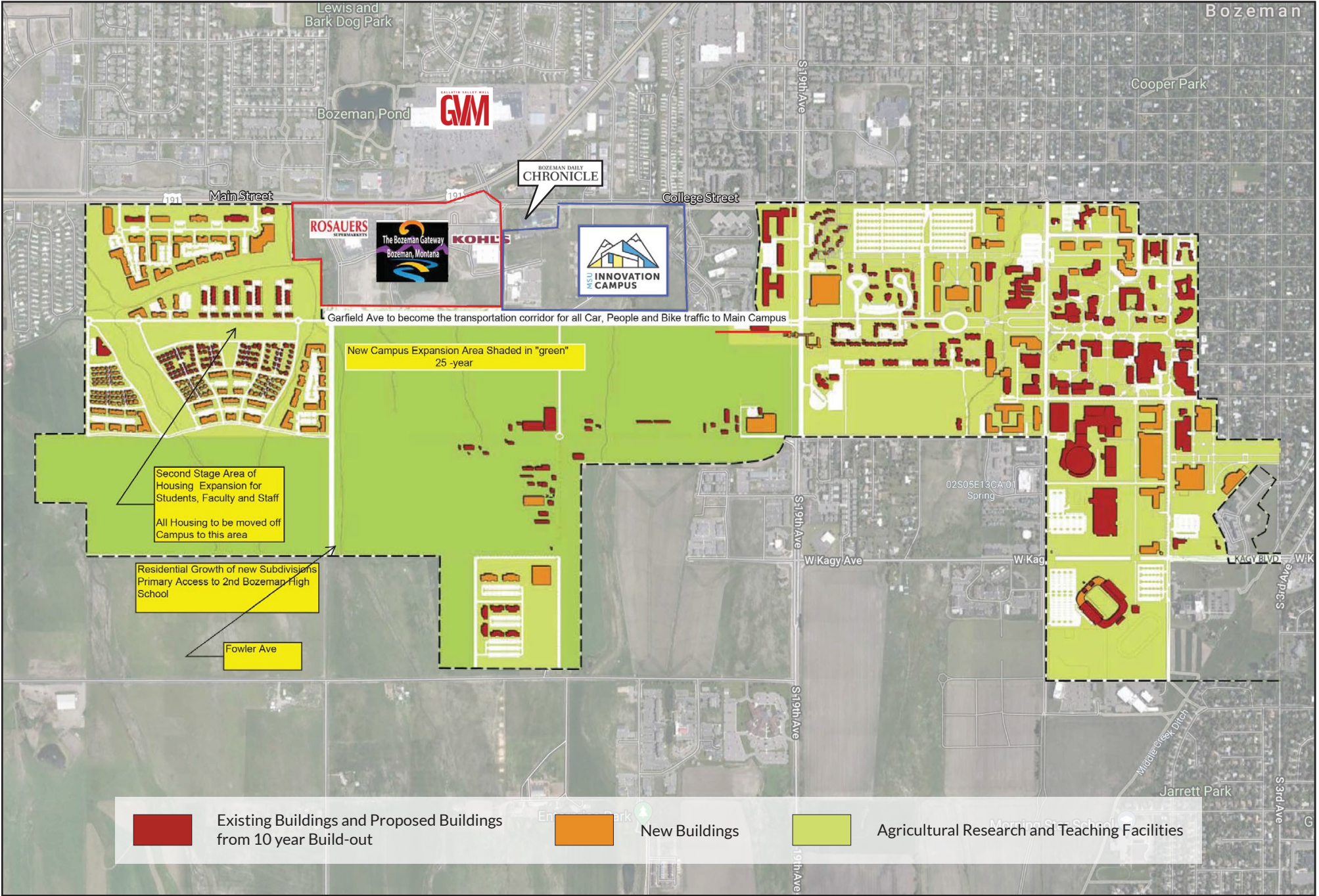
Fowler Ave

Existing Buildings and Proposed Buildings from 10 year Build-out

New Buildings

Agricultural Research and Teaching Facilities

NEW 25 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**



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