

# ENGINEWORKS

»» BOZEMAN

2425 Technology Blvd  
Bozeman, MT 59718

Location within MSU's Innovation Campus

AVAILABLE SPACE FROM 1,000 SF - 20,000+ SF



MSU INNOVATION  
CAMPUS



CHARTER  
REALTY









EngineWorks Bozeman will provide more than 80,000 square feet of customizable officespace for tenants varying in size while offering access to shared amenities and resources at the Innovation Campus.

## SHARED AMENITIES



Conference Rooms



Coffee, Tea, & Kombucha



Outdoor Space



Recreation Areas



Event Space



Dog Friendly







**MSU INNOVATION  
CAMPUS**

## 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.





# ENGINEWORKS BUILDING - LEVEL 1 & 2 SUITES

## TENANTS / AVAILABILITY

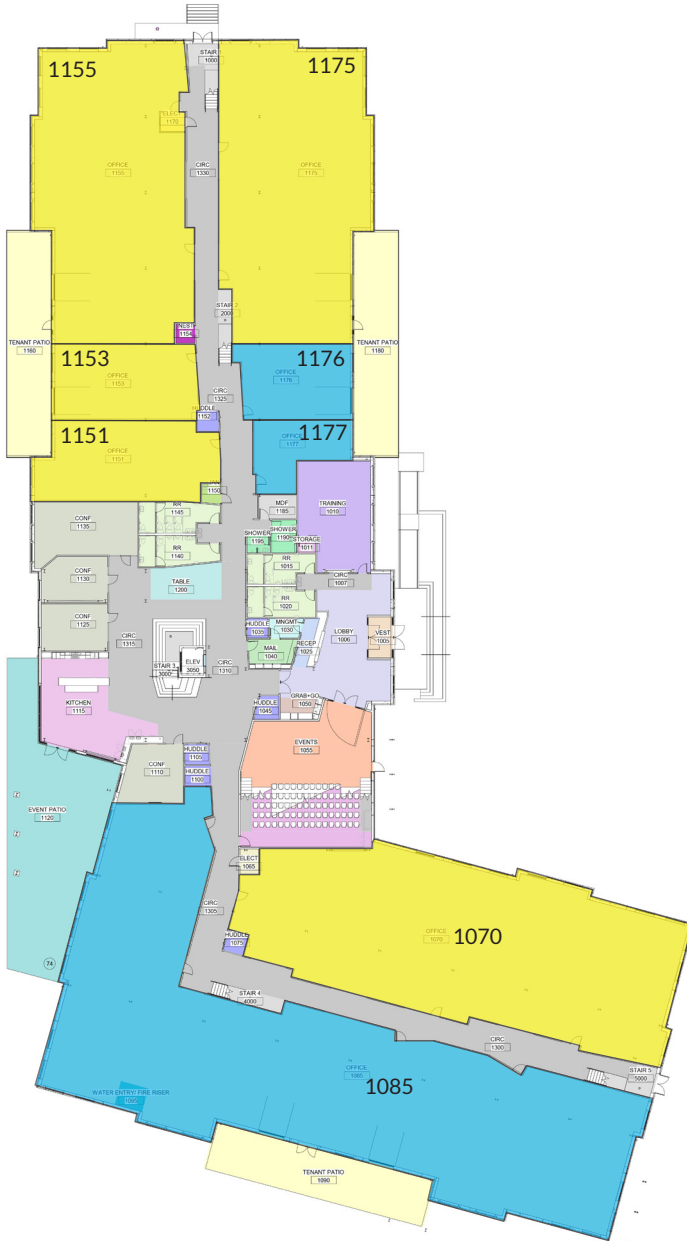
### LEVEL 1 SUITES

#	TENANT	Sq. Ft.
1070	Available	8,883
1085	Leased	13,874
1151	Available	1,912
1153	Available	1,500
1155	Available	5,925
1175	Available	5,828
1176	Leased	1,163
1177	Leased	732

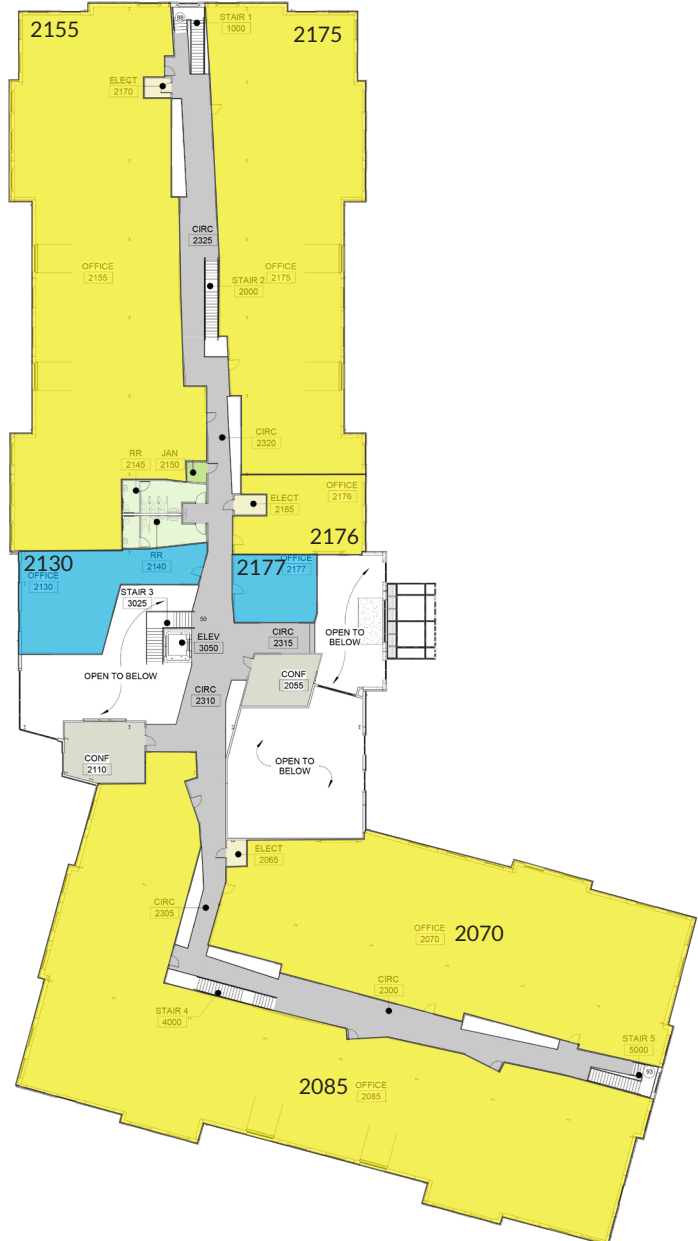
### LEVEL 2 SUITES

#	TENANT	Sq. Ft.
2070	Available	8,947
2085	Available	13,920
2130	Leased	1,643
2155	Available	10,512
2175	Available	7,896
2176	Available	1,229
2177	Leased	727

LEVEL 1



LEVEL 2





# DEMOGRAPHICS AT 3, 5 AND 7 MILE RADIUS

## 3 MILE RADIUS:



Total Population: **58,478**

Households: **24,783**

Daytime Population: **47,152**

Median Age: **29.5**



Average Household Income: **\$124,349**

Median Household Income: **\$91,742**

## 5 MILE RADIUS:



Total Population: **69,285**

Households: **29,082**

Daytime Population: **55,077**

Median Age: **31.5**



Average Household Income: **\$134,216**

Median Household Income: **\$97,526**

## 7 MILE RADIUS:



Total Population: **81,501**

Households: **33,897**

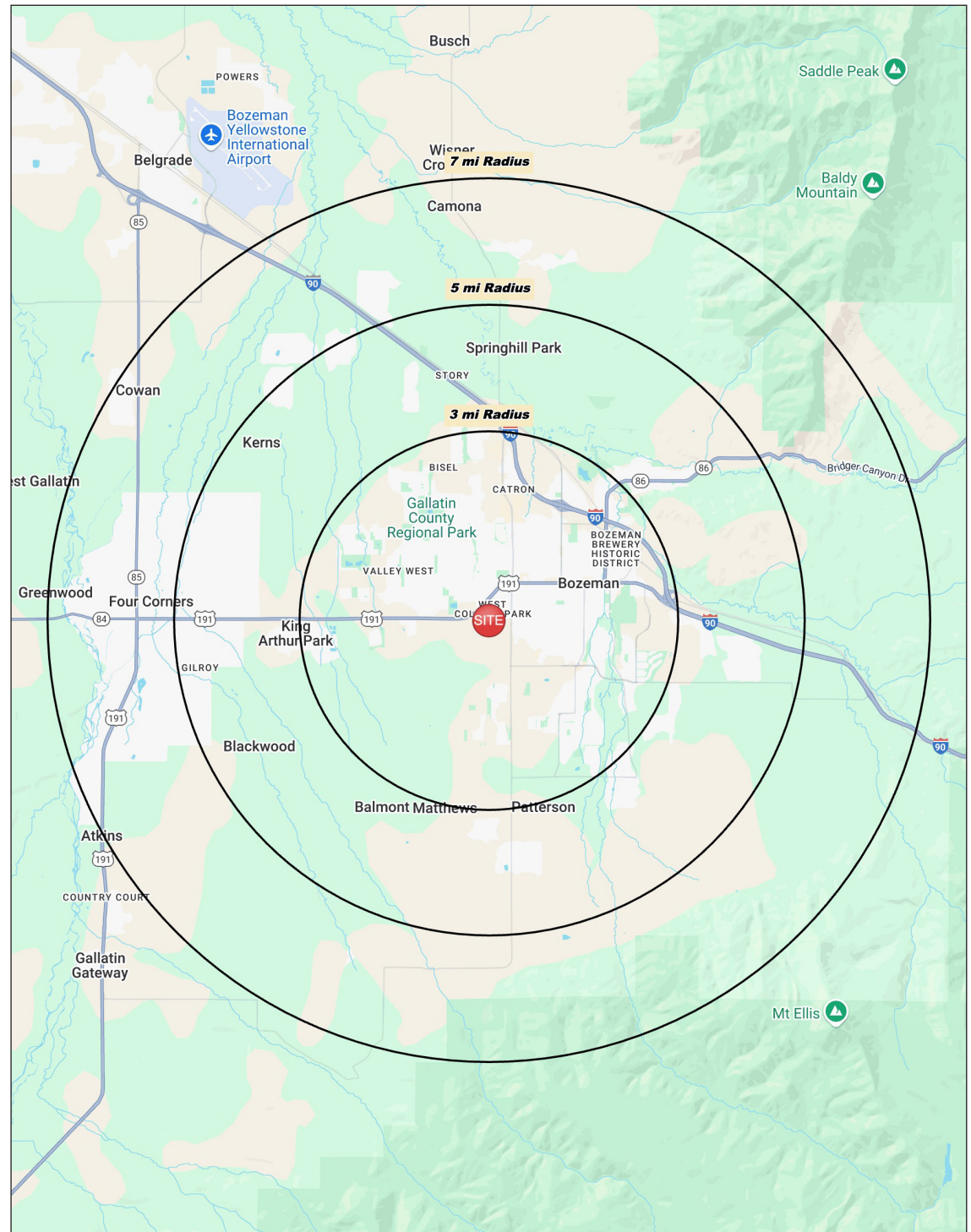
Daytime Population: **62,831**

Median Age: **33.0**



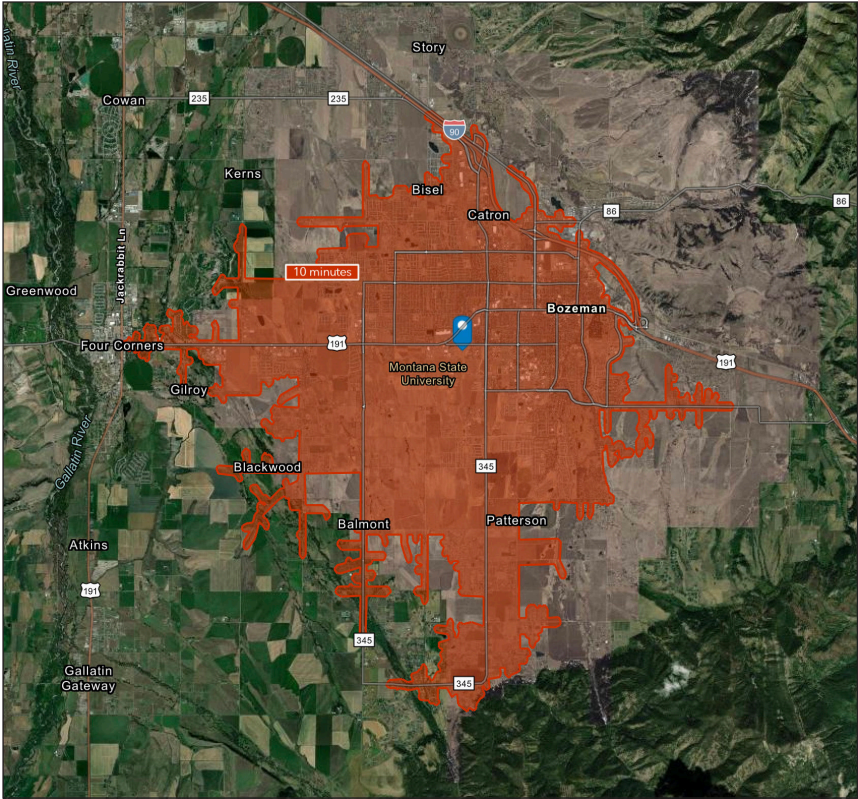
Average Household Income: **\$138,139**

Median Household Income: **\$99,871**





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

## ANNUAL HOUSEHOLD SPENDING

\$4,284

Eating  
Out

\$2,521

Apparel &  
Services

\$7,438

Groceries

\$315

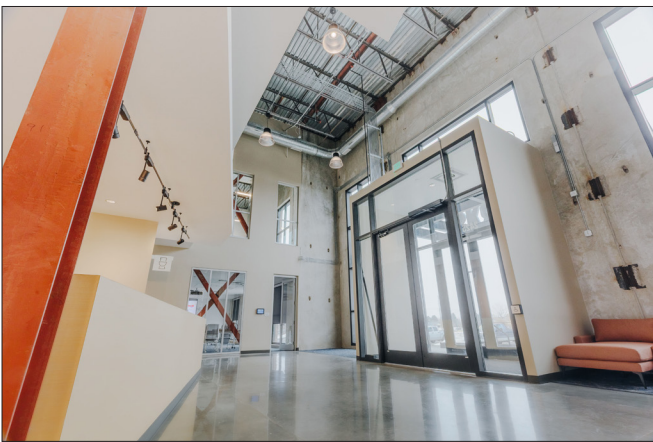
Computer &  
Hardware

\$7,698

Health  
Care



# ENGINEWORKS BUILDING IMAGES





# ENGINEWORKS

» BOZEMAN

Location within MSU's Innovation Campus



**CHARTER  
REALTY**

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