

ENGINEWORKS

»» BOZEMAN

2425 Technology Blvd
Bozeman, MT 59718

Location within MSU's Innovation Campus

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

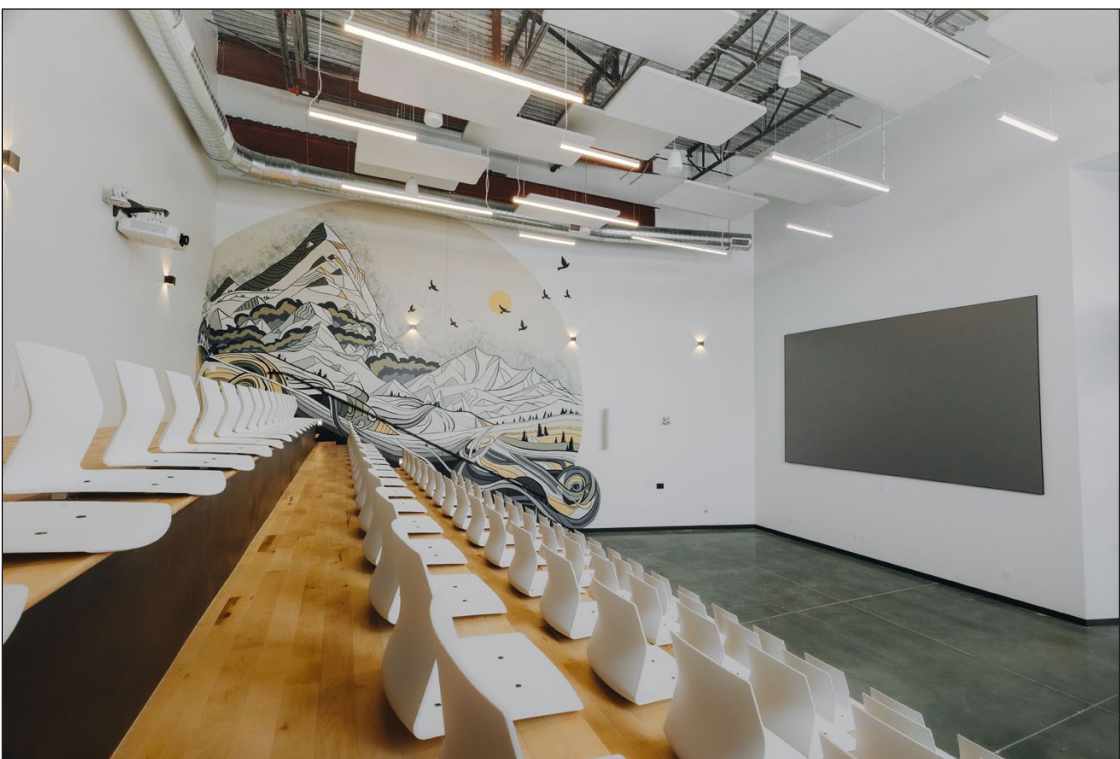
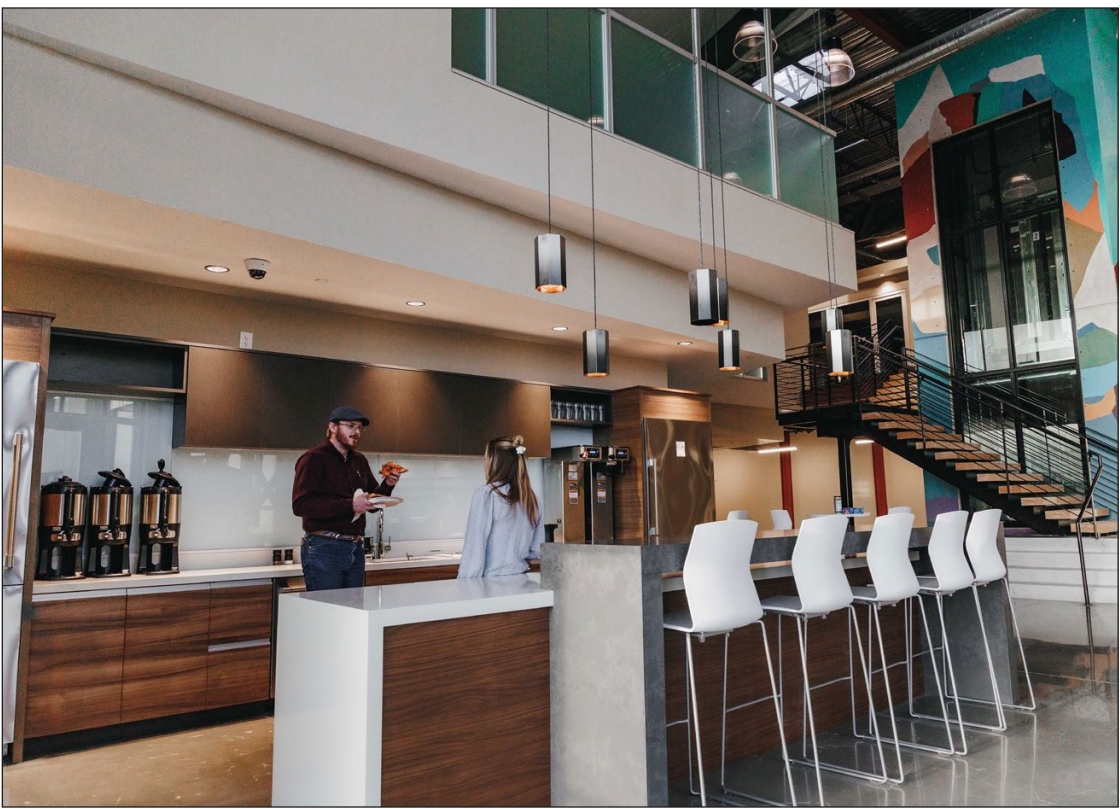


MSU INNOVATION
CAMPUS



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



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

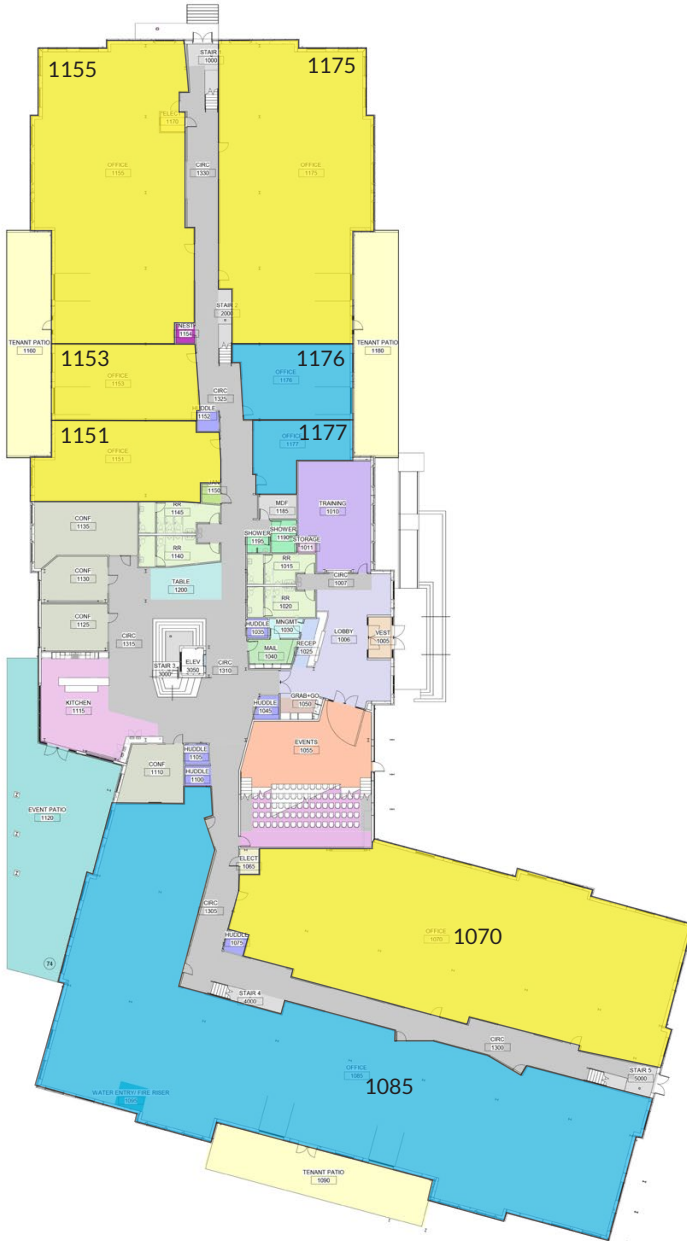
LEVEL 1 SUITES

#	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

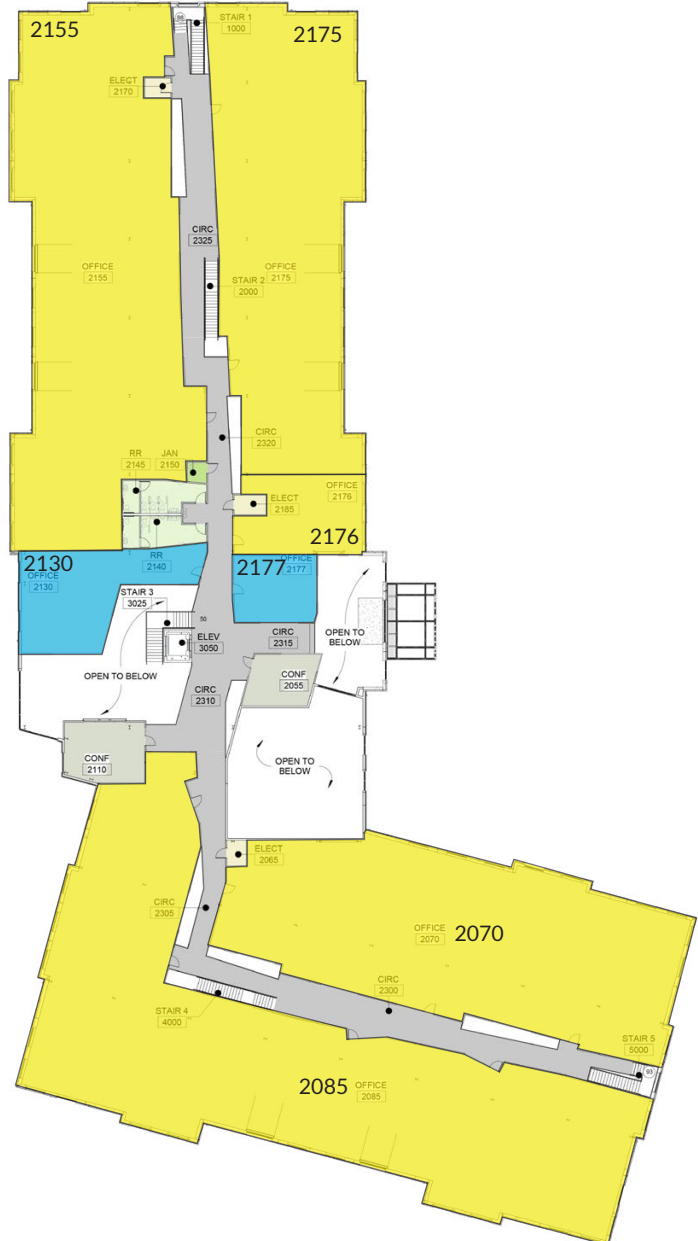
LEVEL 2 SUITES

#	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**

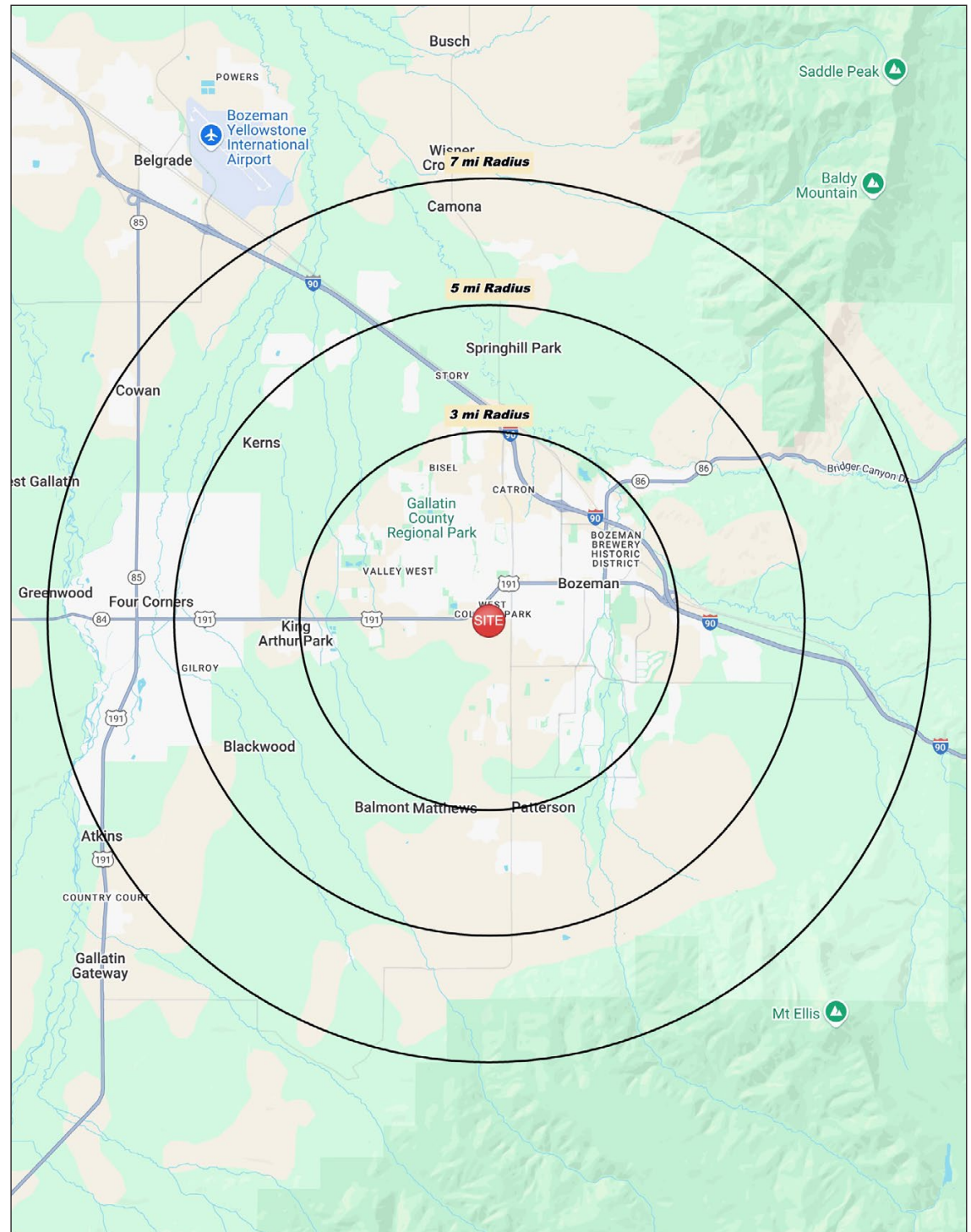
Daytime Population: **62,831**

Median Age: **33.0**

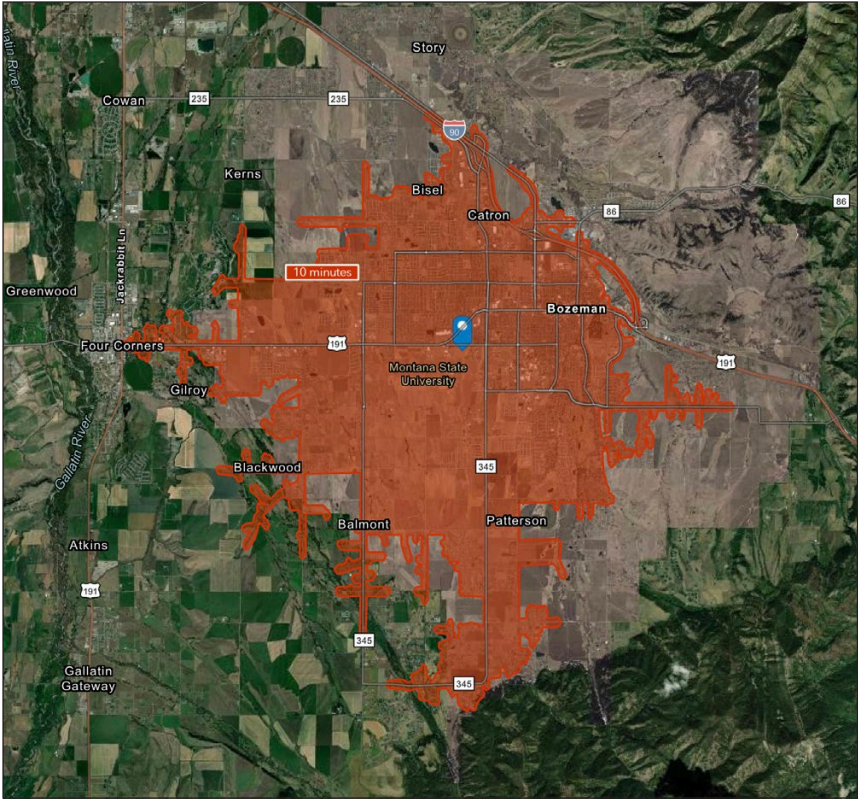


Average Household Income: **\$138,139**

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



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$727,523,457

EDUCATION

Bachelor's Degree
or Higher



64%

OWNER OCCUPIED HOME VALUE

Average



\$878,015

KEY FACTS

64,638

Population

29.6

Median Age

\$89,863

Median Household Income

70,697

Daytime Population

TAPESTRY SEGMENTS

College Towns <i>8,682 households</i>	Modern Minds <i>5,267 households</i>	City Greens <i>3,424 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 Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.	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 Married couples; singles living alone	Household Types Married couples; singles living alone
Typical Housing Multi-Units	Typical Housing Multi-Units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,465

Eating
Out

\$2,687

Apparel &
Services

\$7,857

Groceries

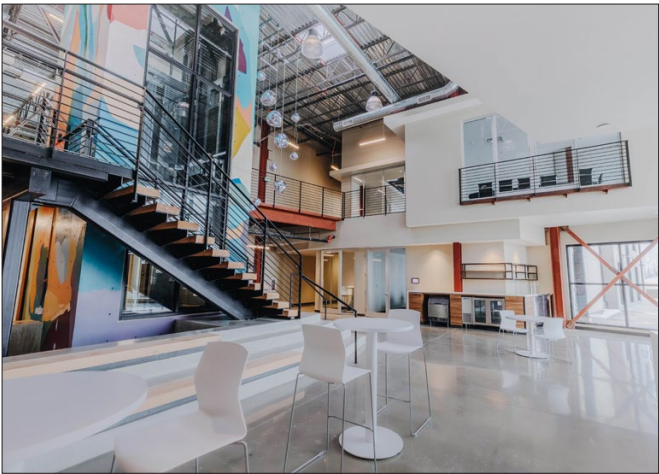
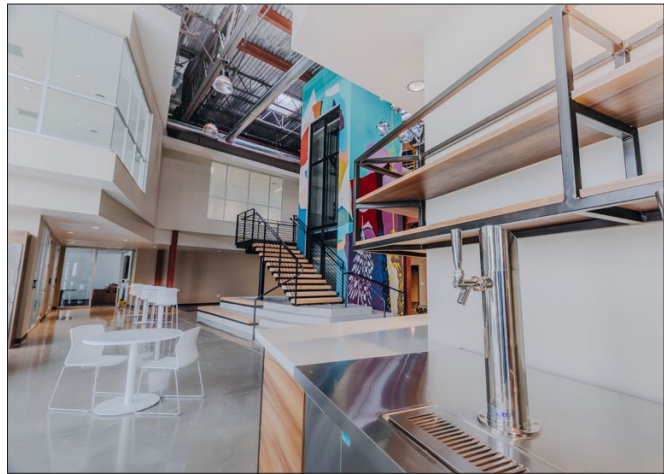
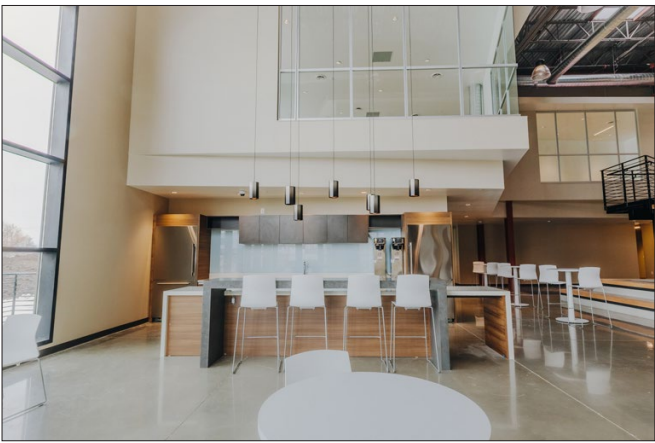
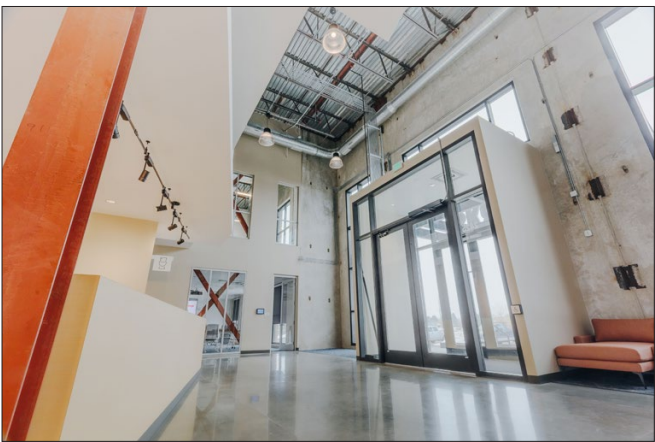
\$263

Computer &
Hardware

\$7,649

Health
Care

ENGINEWORKS BUILDING IMAGES



ENGINEWORKS

» BOZEMAN

Location within MSU's Innovation Campus



**CHARTER
REALTY**

CHARTER REALTY

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**MSU INNOVATION
CAMPUS**

FUEL UP