



Scientific Hub within the Montana State University Innovation Campus

PIONEERING SCIENCE DISCOVERING FRONTIERS

SPACE AVAILABLE FOR LEASE

1060 & 1080 Invention Drive



Bozeman, Montana



Developed by:





Bridger Bowl Ski Area

19 miles



Yellowstone River

23 miles



Downtown Bozeman

1 mile

**INNOVATE &
INSPIRE IN
MONTANA'S
BEAUTIFUL
LANDSCAPE**

AN UNBEATABLE LIFESTYLE WITH EXCEPTIONAL BALANCE

INNOVATION UNDER THE BIG SKY

From best-in-class facilities to direct access to 80 miles of hiking trails, fly fishing on the Yellowstone River and two world class ski resorts, discover what makes Bozeman one of a kind. Located in the Gallatin Valley, the MSU Innovation Campus is less than one mile from Montana State University, the second-fastest-growing university research enterprise in the nation over the past decade. The city offers a reduced cost of doing business for scientific companies to realize their competitive advantage for operations, recruitment, and connectivity. The combination of natural and intellectual resources in an entrepreneurial ecosystem has led to over \$20.9B of private investment and attracted companies such as GSK and Oracle.

JOIN OTHER COMPANIES IN THE MONTANA ECOSYSTEM



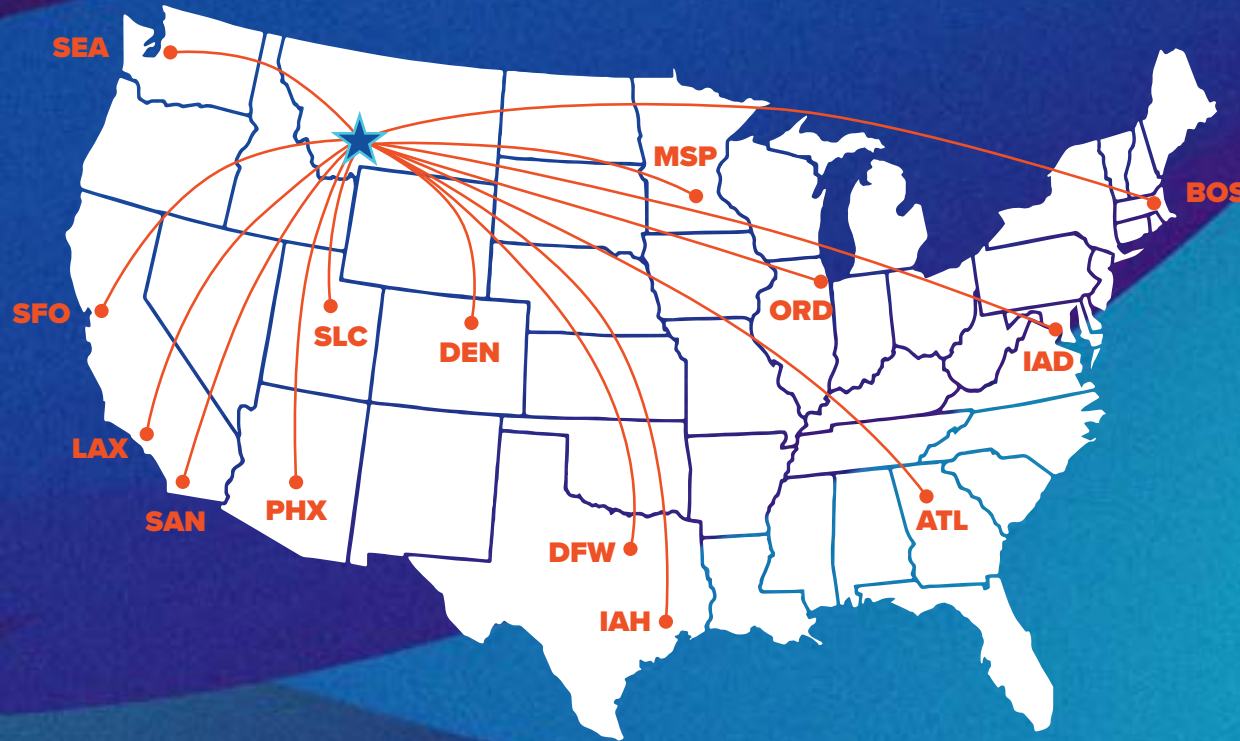
WRAITHWATCH



ACCESS & TRAVEL

Direct flights to Bozeman (BZN):

- ✈ **Seattle (SEA)**
1 hour 37 minutes
- ✈ **Denver (DEN)**
1 hour 45 minutes
- ✈ **San Francisco (SFO)**
2 hours 15 minutes
- ✈ **San Diego (SAN)**
2 hours 30 minutes
- ✈ **Los Angeles (LAX)**
2 hours 15 minutes
- ✈ **Boston (BOS)**
5 hours 15 minutes



KEY FACTS

128,711

Population

2024 residents of Bozeman Region

13.78%

Population Growth

Expected increase of 17,795 through 2028

105.1

Cost of Living Index

-40.2% less than the top three bio hubs

18.3

Commute Time (min)

Avg, one-way drive time to/from place of work

\$230M

Research Expenditures

2nd fastest growing university research enterprise

2,858

Advanced Degrees

41.32% of Montana's higher education degrees in STEM

\$109,475

Scientific Industry Average Earnings

-51.54% less than San Francisco

0%

Sales Tax Rate

One of four states without state sales tax



BUILT FOR RESEARCH



Building Rendering

PROJECT

OVERVIEW

Life Science & Research Hub at MSU Innovation Campus

Set in the vibrant MSU Innovation Campus in Bozeman, Montana, this project features two modern buildings dedicated to flexible lab and research and development, aiming to boost the campus' role in technology and scientific innovations. These facilities will be the first Class A, new construction, scientific real estate options in Montana's history.

BUILDING 1: 1060 Invention Drive

- 94,800 square foot, three-level structure.
- Designed to accommodate lab, research and development (R&D), and light manufacturing activities.
- Features large floor plates and high ceilings for a flexible work environment.
- Includes 141 parking spaces at grade.

BUILDING 2: 1080 Invention Drive

- Plans for a 109,600 square foot, four-level building.
- Continues the innovative design tailored for advanced R&D and light manufacturing.
- Includes structured parking to meet increased demand.



AT MSU INNOVATION CAMPUS

MEET THE NEIGHBORS

Bozeman, Montana is home to the Center for Biofilm Engineering (CBE), a world-recognized transdisciplinary bio-research center, over 1,300 clinical trials at sites such as the Billings Clinic and has one of the lightest tax burdens in the country. The MSU Innovation Campus is in Montana's Headwaters Tech Hub, with far-reaching applications for life sciences, photonics, autonomous vehicles, precision agriculture, and defense, evolving into a destination for innovation.



EngineWorks currently has locations in Bozeman, Salt Lake City, Denver and Detroit, with more on the way. Construction began in 2021, with plans to open in 2025.

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.



Aurora, the modern, 78,000 square foot, two-story facility will include research and development laboratories, a world-class manufacturing space and clean room facility, and more. In collaboration with MSU, Aurora also plans to open a new, state-of-the-art lidar test range.

QUANTUM CORE



Applied Quantum CORE is funded with a \$26.7 million grant from the U.S. Air Force and aims to advance quantum applications in cybersecurity, communications technology, and national defense. ORCA Computing will provide at least two PT-1 quantum systems.



Center for Biofilm Engineering (CBE)
For nearly 35 years, the CBE has supported transdisciplinary research teams in the exploration of scientific inquiry to solve the industry's greatest biofilm challenges.



Hoplite Industries, Inc. based in Bozeman, Montana, was founded in 2013 to develop advanced cloud and network security technologies.

AREA OVERVIEW



MSU INNOVATION CAMPUS



SITE PLAN

BUILDING SPECIFICATIONS

BUILDING 1: 1060 Invention Drive

- 3 levels of labs
- 94,800 SF total
- 141 parking spaces provided

BUILDING 2: 1080 Invention Drive

- 4 levels of labs
- 109,600 SF total
- Parking garage to be constructed



Heavy power
(3,000kVA)



Emergency
backup
generator
(natural gas
powered)



Covered
hydraulic
loading



HAZMAT
control areas



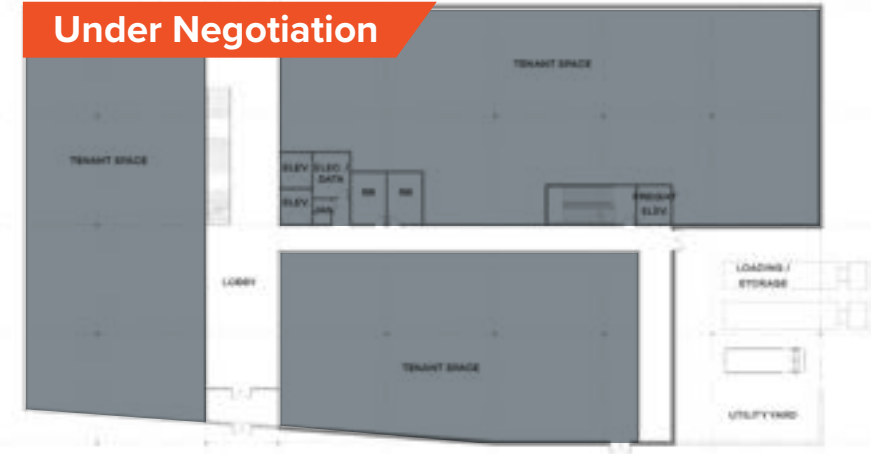
High speed
internet /
fiber optics



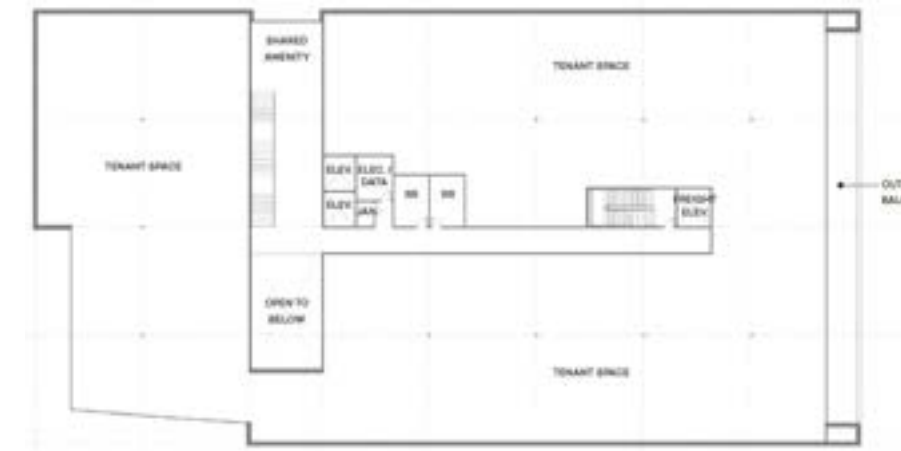
Bike
storage
room

BUILDING 1: 1060 Invention Drive

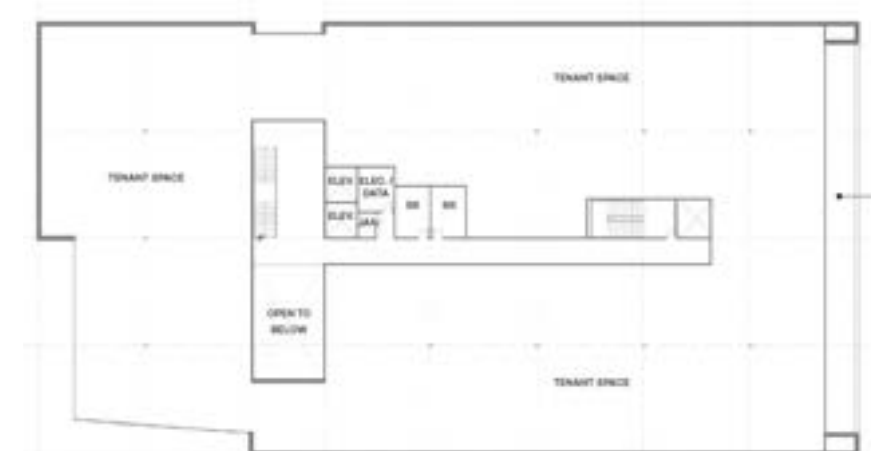
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BRIDGER MOUNTAINS

✈️ **10.7 Miles**

BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT

DOWNTOWN BOZEMAN

MSU CAMPUS

MSU QUANTUM CORE + ENGINEWORKS



APPLIED RESEARCH LAB

BOZEMAN GATEWAY CENTER

- KOHL'S
- QDOBA
- SÔL BARRE
- ROSAUERS
- RED WING SHOE CO.
- TEXAS ROADHOUSE
- HUCKLEBERRY
- NATURAL MARKET
- WHOLE FOODS
- PETCO
- ACE HARDWARE

SITE VIEWS

BIG SKY

SCIENCE CENTER

Bozeman, Montana

FOR MORE INFORMATION:

Adam Friedman

406-314-9005

adam@charterrealty.com



charterrealty.com

Matt Brady

301-980-0641

mbrady@scheerpartners.com



scheerpartners.com

Developed By:



southduvall.com



zelcoproperties.com

Bigskysciencecenter.com