

LEASING BROCHURE

# ENGINE WORKS

**YOUR NEW HUB  
FOR INNOVATION  
COLLABORATION  
AND GROWTH.**



**SPACE AVAILABLE FROM  
1,000 - 20,000+  
SQUARE FEET**







# AMENITIES FOR A MODERN WORKPLACE



## TRAINING ROOM

Our Training Room is designed for growth—perfect for workshops, seminars, and professional development.



## SECURE

Seamlessly move throughout EngineWorks with the comfort of knowing your space and information remain secure.



## VERSATILE BUILDOUTS

EngineWorks was built to be flexible. Our expansive core-and-shell spaces give ample room for whatever you can dream up.



## INDOOR/OUTDOOR OFFICE SPACE

Blend between indoor and outdoor spaces with secure operable exterior walls allowing you to expand, or just get some fresh air.



## DIVERSE MEETING SPACES

Comfortably collaborate in our breakout and conference rooms offering a variety of unique spaces to hold big or small meetings.



## SPACIOUS AMPHITHEATER

EngineWorks' amphitheater is a vibrant space for community events, where people and ideas come together.



## GRAB & GO

Fuel up fast with EngineWorks' Grab & Go, offering fresh food and drinks to keep you energized on the go.

# A LOCATION UNLIKE ANY OTHER

## IT'S MORE THAN JUST A WORKPLACE— IT'S A LAUNCHPAD FOR WHAT'S NEXT.

EngineWorks offers businesses a unique opportunity to lease space within Montana State University's Innovation Campus—Bozeman's leading hub for research, technology, and growth. With direct access to MSU's world-class talent and research network—and surrounded by Bozeman's unmatched lifestyle—EngineWorks helps firms compete for, recruit, and retain top talent while placing their business at the center of innovation and inspiration.



### THE BOZEMAN ADVANTAGE



Nestled among mountain ranges, Bozeman blends small-town charm with big-city energy, offering world-class outdoor recreation, a vibrant downtown, and a strong sense of community. Its excellent schools, growing economy, and unique lifestyle help attract talent from all over, allowing today's innovative businesses to thrive.

### A LAUNCHPAD FOR INNOVATION



Located in one of Bozeman's fastest-growing areas, the 42-acre MSU Innovation Campus is designed to accelerate tech, biotech, and entrepreneurial growth. When complete, it will feature over 750,000 SF of space, including specialized labs, research offices, and light manufacturing facilities—creating a dynamic hub for forward-thinking companies seeking a vibrant ecosystem.

### THE POWER OF MSU



Montana State University brings unmatched human capital to the Innovation Campus, offering companies access to top researchers and a talented student pipeline. As the only university in a five-state region classified as “very high research activity” by the Carnegie Foundation, MSU fuels innovation and tech partnerships. EngineWorks serves as the magnet that draws talent and opportunity together.



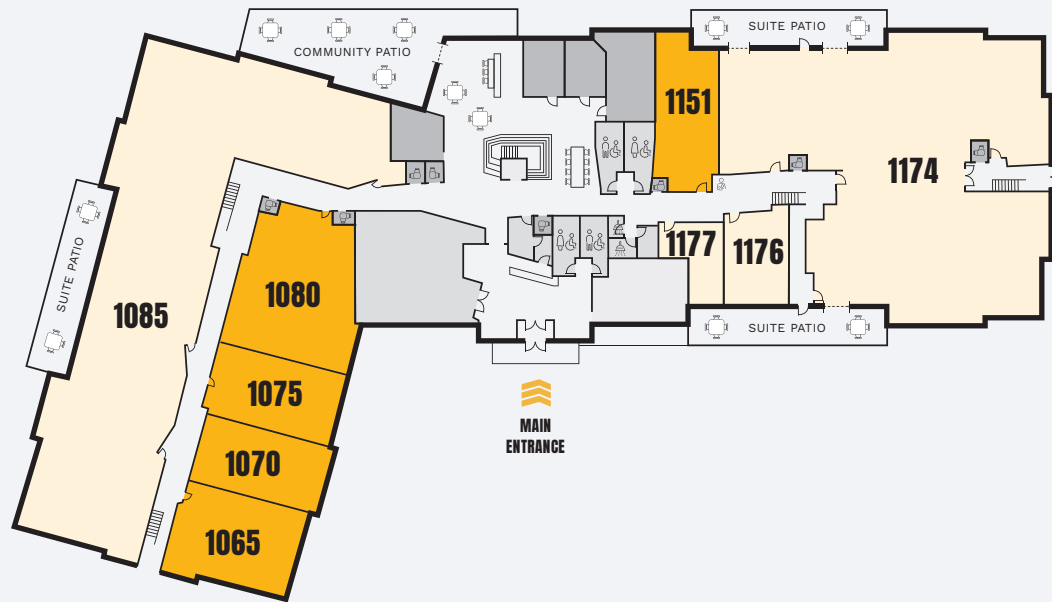
**BUILD  
TO SUIT**



# SUITE AVAILABILITY

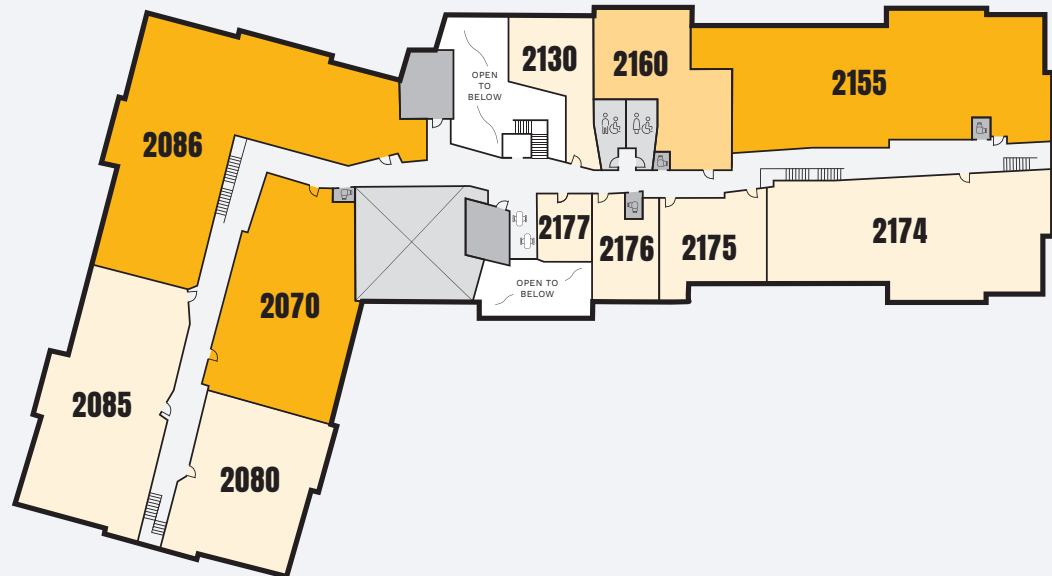
AS OF 12/25

## LEVEL 1



SUITE	SQ.FT.	AVAILABILITY
1080	3,020	AVAILABLE
1075	1,597	AVAILABLE
1070	1,466	AVAILABLE
1065	1,946	AVAILABLE
1085	-	LEASED
1151	1,718	AVAILABLE
1174	-	LEASED
1176	-	LEASED
1177	-	LEASED

## LEVEL 2



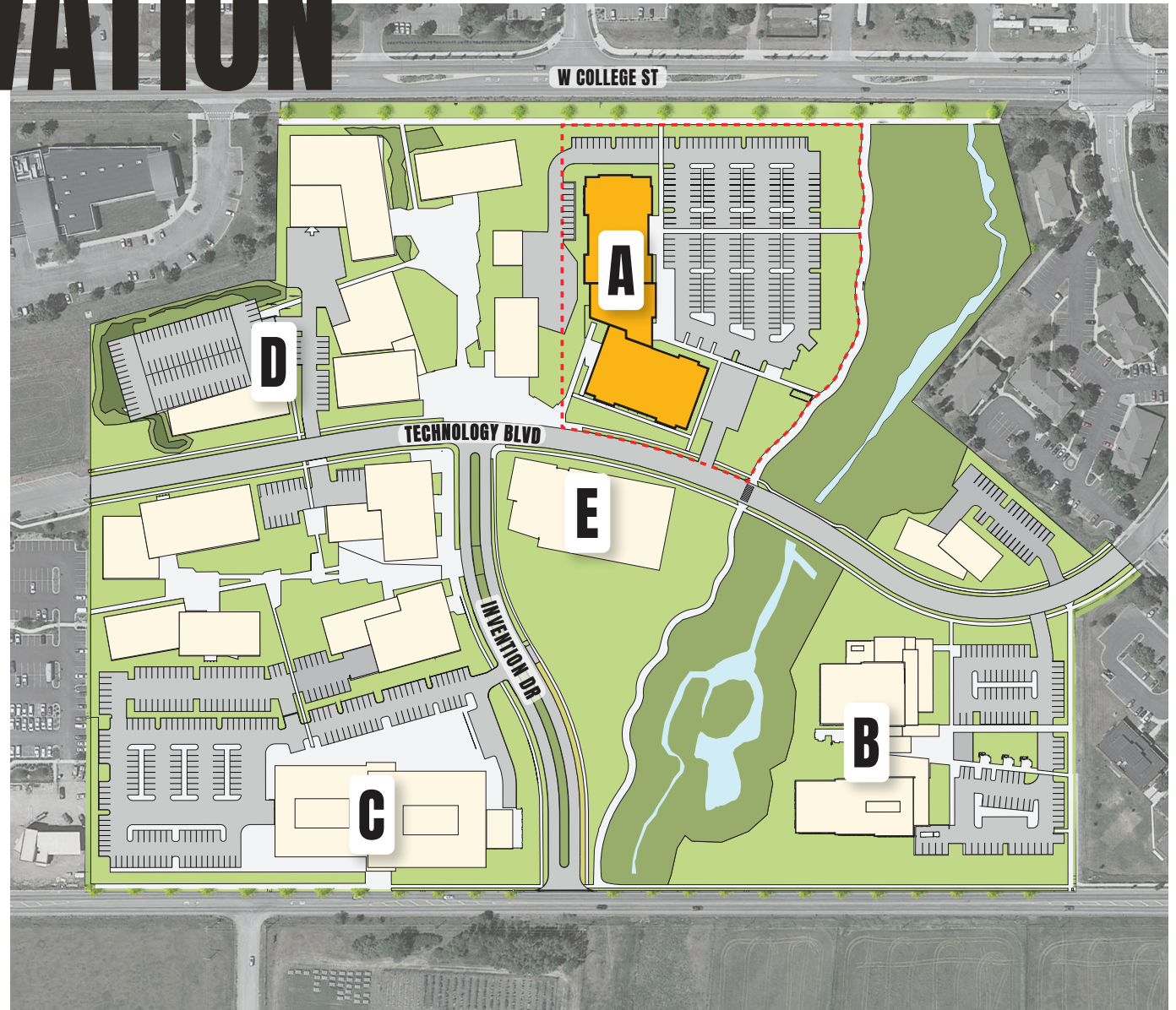
SUITE	SQ.FT.	AVAILABILITY
2070	5,501	AVAILABLE
2080	-	LEASED
2085	-	LEASED
2086	7,468	AVAILABLE
2130	-	LEASED
2155	6,176	AVAILABLE
2160	3,309	LETTER OF INTENT
2174	-	LEASED
2175	-	LEASED
2176	-	LEASED
2177	-	LEASED



# A CAMPUS OF INNOVATION



EngineWorks sits at the core of the MSU Innovation Campus—a growing hub for technology, research, and entrepreneurial excellence. As the centerpiece of this forward-thinking community, EngineWorks offers companies the opportunity to work alongside leading tech minds, industry pioneers, and university-driven innovation. It's a place where ideas are exchanged freely, partnerships are sparked, and breakthroughs happen daily—making it the ideal destination for businesses ready to lead, grow, and shape the future.



## MASTERPLAN OF INNOVATION CAMPUS

<b>A</b>	<b>Engineworks</b>
<b>B</b>	Applied Research Lab
<b>C</b>	Aurora
<b>D</b>	Hoplite Industries
<b>PLANNED</b>	
<b>E</b>	Big Sky Science Center



# CONTACT OUR LEASING AGENT



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