

March 13, 2025

**ITEM 217-2009-R0325**

**Request for Authorization to Lease Space in the Molecular BioSciences Building to USGS; Montana State University**

---

**THAT**

Consistent with BOR Policy 1003.6, the Board of Regents of the Montana University System authorizes Montana State University to enter into a new lease agreement in the Molecular BioSciences Building for MSU – United States Geological Survey (USGS).

---

**EXPLANATION**

1. The Molecular BioSciences Building (MBB) is located at 960 Technology Boulevard in Bozeman. The building is owned by MSU and is a mixed-used building consisting of shared MSU occupied lab spaces and offices, as well as 4 suites leased to non-MSU entities.
  2. USGS has requested to enter into a new cooperative lease agreement for rooms 150-152 for a 5-year term.
  3. The lease rate will be \$32/PSF. The rental rate is within the parameters of fair market value.
  4. Rooms 150-152 provide USGS with 1,282 SF to accommodate the office needs of USGS scientists of the Montana Water Center, a water research institute that collaborates with MSU.
  5. Tenant improvements, janitorial and internet costs are the responsibility of USGS.
  6. The lease benefits MSU by supporting the space needs of USGS and satisfies the requirements in BOR Policy 1003.6 by requesting approval for leases that exceed (2) years in duration or for which total lease payments will exceed \$25,000 annually.
- 

**ATTACHMENTS**

Attachment #1: Lease Abstract