

September 18, 2025

**ITEM 220-2004-R0925****Request for Authorization to Lease Additional Space in the Engineworks Building Located in the MSU Innovation Campus on Behalf of a Defense Innovation OnRamp HUB; Montana State University**

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**THAT**

Consistent with BOR Policy 1003.6, the Board of Regents of the Montana University System authorizes Montana State University to enter into an additional lease agreement in the Engineworks Building.

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**EXPLANATION**

1. The Engineworks Building is located at 2425 Technology Blvd. in Bozeman. The building is third-party owned, and MSU's Quantum Core facility is currently leasing a portion of the building.
2. MSU and MilTech are pursuing a partnership with the U.S. Department of Defense (DoD) to establish a Defense Innovation Unit (DIU) OnRamp Hub in Montana by providing a vital gateway for commercial and dual-use innovators across the region to engage with the DoD, including goals of synchronizing warfighter needs with commercial capabilities, lowering barriers to entry, and catalyzing a unified innovation ecosystem.
3. The base lease rate will be \$37.50/PSF for an initial term of 18-24 months to lease approximately 5,063 SF. The rental rate is within the parameters of fair market value for a short-term lease in a state-of-the-art building and will be funded by a combination of grants and federal funds.
4. Tenant improvements and all operating expenses will be the responsibility of the DIU OnRamp Hub.
5. The lease benefits MSU by supporting the explicit space needs required by the DoD, OnRamp Hub, and enhancing MSU's visibility in the mission to accelerate the adoption of commercial technology into the DoD.
6. BOR Policy 1003.6 requires approval for leases that exceed two (2) years in duration or for which total lease payments will exceed \$25,000 annually.

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**ATTACHMENTS**

Attachment #1: Lease Abstract