

November 18-19, 2021

**ITEM 197-2003-R1121**

**Request for Authorization to Add Square Footage to Existing Off-Campus Lease 900 Technology Boulevard; Montana State University**

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**THAT**

Consistent with the provisions of BOR Policy 1003.6, the Board of Regents authorizes Montana State University to add square footage to an existing off-campus lease.

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**EXPLANATION**

1. Montana State University (MSU) is requesting to amend an existing lease for the purposes of adding space to accommodate growing needs for research, laboratories, and offices for existing campus departments.
2. MSU received approval for the master lease as part of BOR Item # 176-2003-C0717. MSU has an existing lease with Nopper Building, LLC for 36,645 square feet within 910 and 920 Technology Blvd. The third pod of this building (Nopper 900) comprises 22,431 square feet and will be vacated by the current tenant by December 31, 2021. Renovations and space improvements may be needed for specific users.
3. MSU intends to relocate departments that are in other leased facilities into Nopper 900 to consolidate our leased facilities with more favorable lease terms. Additionally, relocating some campus functions to Nopper Building will allow MSU to re-purpose existing space for increased utilization and efficiency.
4. MSU will incorporate the available square footage into the existing master lease at a rate not to exceed \$8.88 per square foot (\$199,197.28 per year) plus utilities, janitorial and other operational costs. The lease rate matches the current rates being paid on Nopper 910 and 920 buildings.
5. The term of the master lease expires 8/31/2027.
6. BOR Policy 1003.6.III.B requires Regents' approval for leases that exceed five (5) years in duration or for which total lease payments will exceed \$25,000 per year.

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**ATTACHMENTS**

None