



10 YEAR WESTINGHOUSE NNN LEASE

51 Bridge Street,
Pittsburgh, PA

- Mission Critical Facility
- Headquarters & Manufacturing for eVinci Microreactor
- Investment Grade Parent Companies - Brookfield Renewable (S&P: BBB+) & Cameco (S&P: BBB-)
- 10 Year NNN Lease
- 20 Miles from Westinghouse Electric Company's Headquarters

\$28,400,000

6.75%
Cap Rate

100%
Leased

10 Years
Lease Term

\$1,917,121
Year 1 NNN Rent

2.0%
Annual Rent Bumps



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