



# BPMI

## BECHTEL PLANT MACHINERY HEADQUARTERS

3500 TECHNOLOGY DR  
MONROEVILLE, PA 15146

# NEWMARK

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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## INVESTMENT ADVISORS

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# EXECUTIVE SUMMARY

## Bechtel Plant Machinery Headquarters

Opportunity to acquire the 100% occupied, 269K SF Headquarters facility for Bechtel Plant Machinery, Inc (BPMI). With renovations in 2007, 2009, 2019, and an active TI buildout to outfit more employees, BPMI has been growing and expanding in this facility for over 20 years. This facility is full of high security, specialized infrastructure that helps support a strong mission- the Naval Reactors' Naval Nuclear Propulsion Program (NNPP). There has been over \$4.2B in Department of Defense contracts serviced at this address since 2018. Following the current \$6.2M space optimization project, over 1,300 employees on site will work on the procurement of nuclear propulsion components for Virginia-class attack submarines and aircraft carriers.

- BPMI Monroeville was just awarded an \$812M contract from the Department of War in January 2026
- Build-to-Suit construction for the BPMI Headquarters
- Managing nuclear propulsion systems for the Navy (Over \$4.2B since 2018)
- Little to no work from home capability for secured employees
- High security infrastructure
- Current TI underway to add 150 employees



**SALE PRICE:**

**Contact  
Brokers**



**NOI:**

**\$4,438,500**



**CAP RATE:**

**Contact  
Brokers**



**BUILDING SIZE:**

**269,000 SF**

## PROPERTY INFORMATION

Address 3500 Technology Dr  
Monroeville, PA 15146

Building Size 269,000 SF

Site Size 23.25 AC

Year Built/Renovated 2000/2007/2009/2019

Parking 1,248 spaces

Stories 4

Tenancy Single

Occupancy 100%

Price Contact Brokers

Lease Expiration 03/31/2034

Total Rent \$8,387,741

NOI \$4,438,500

Cap Rate Contact Brokers



# LEASE OVERVIEW



6 BECHTEL PLANT MACHINERY FACILITY

## TENANT OVERVIEW

Since the late 1950s, BPMI has been a dedicated prime contractor – a company that has a direct contract with the federal government – for the Naval Nuclear Propulsion Program (NNPP). BPMI supports the design, purchase, quality control, and delivery of major nuclear propulsion plant components installed on the U.S. Navy’s nuclear-powered aircraft carriers, submarines, and prototype plants.

After delivery and installation of these components, BPMI provides upgraded replacement components in support of refueling and overhaul activities; delivers information technology and operational solutions; and aids in the ultimate storage and disposition of spent naval fuel. These broad services are fulfilled by a workforce of nearly [1,300+] employees ranging in expertise from engineering and information technology to business and supply chain management.

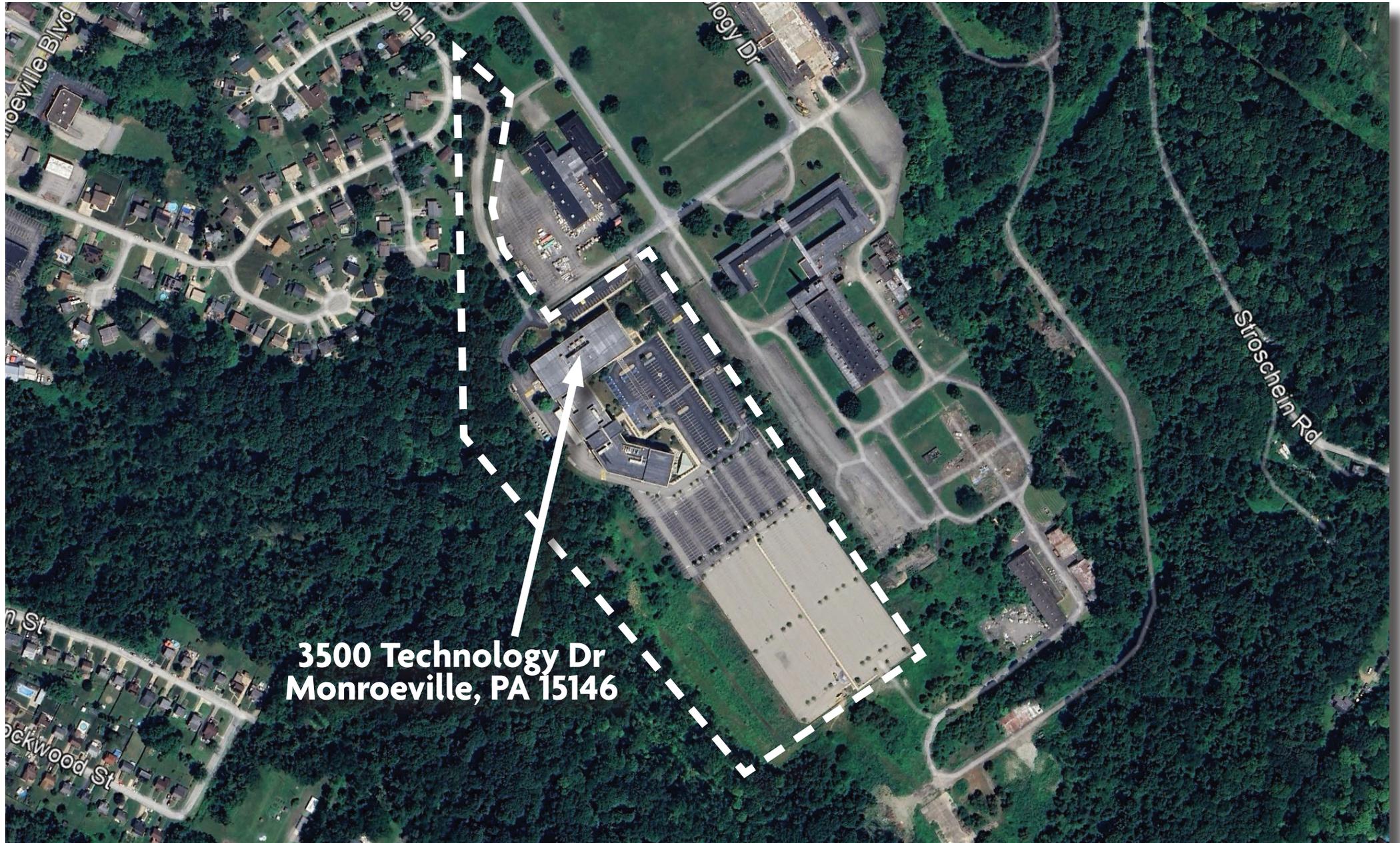
With the new \$812M contract awarded to BPMI in January of 2026, that brings their procurement to ~\$2B of federal contracts received in the past 13 months.

Source: <https://www.bpmionline.com/what-we-do>

## LEASE SUMMARY

Tenant:	Bechtel Plant Machinery, Inc.
Space Size:	269,000 SF
Base Rent:	\$7,128,500
Lease Structure:	Tenant reimburses all expenses above a \$10/ SF expense stop
Lease Term:	15 years
Lease Commencement:	04/01/2019
Lease Expiration:	03/31/2034

# AERIAL PHOTO



**3500 Technology Dr  
Monroeville, PA 15146**

# ABOUT THE AREA

## MONROEVILLE, PA

Monroeville, Pennsylvania is a well-established suburban market located approximately 15 miles east of downtown Pittsburgh, serving as a key commercial and employment center within the greater Pittsburgh metropolitan area. The borough benefits from stable demographics, a strong professional workforce, and a long history as a regional hub for office, retail, and healthcare uses.

Monroeville's economy is anchored by major employers and institutions, including Forbes Hospital, a leading full-service medical center operated by Allegheny Health Network, and UPMC East, a modern acute-care hospital serving the eastern suburbs of Pittsburgh. These healthcare institutions serve as primary employment generators and support demand for professional services, medical office, and healthcare-adjacent uses. Monroeville's healthcare ecosystem is complemented by a concentration of corporate offices and service providers that further diversify the local employment base.

The broader Pittsburgh region enhances Monroeville's market fundamentals. Pittsburgh is widely recognized for strengths in healthcare, robotics, advanced technology, and research driven by world-class talent from its two R1 research universities- Carnegie Mellon University and the University of Pittsburgh. This deep labor pool supports innovation-oriented industries and attracts investment across sectors, reinforcing long-term economic resilience.

Monroeville also benefits from exceptional regional access. Located at the intersection of the Pennsylvania Turnpike (I-76) and U.S. Route 22, the borough provides efficient connectivity throughout Western Pennsylvania and direct access to downtown Pittsburgh and Pittsburgh International Airport. Additionally, Parkway East (I-376) serves as a primary regional connector to the subject property, linking the Monroeville employment node with key residential areas, institutional campuses, and major transportation corridors across the metropolitan area. This strategic accessibility positions Monroeville as a durable and well-connected location for long-term commercial investment.



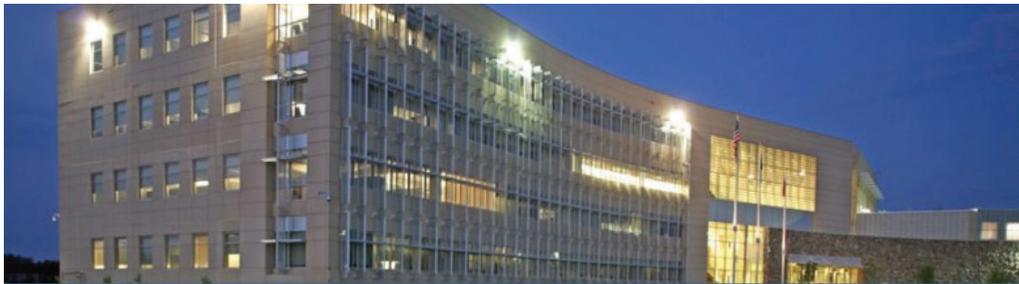
# SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)



State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)

# SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Aerospace Manufacturing Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



TSA & CBP Facility | Atlanta, GA (±98,000 SF)

# GLOBAL REACH

## Newmark by The Numbers

*Newmark's company-owned offices and business partner as of January 30, 2025.*

**8,000+**

PROFESSIONALS

**~170**

OFFICE LOCATIONS

**\$2.8B+**

ANNUAL REVENUES\*

## A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

## Integrated Services Platform

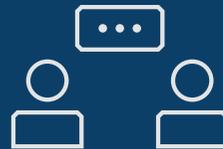
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital  
Markets



Landlord  
Representation



Tenant  
Representation



Global Corporate  
Services



Project  
Management



Valuation &  
Advisory

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# GOVERNMENT LEASED CAPITAL MARKETS

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## DISCLAIMERS

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