



**River Bend Center: River Bend 12**  
Beautiful Office Suites

**River Bend 12** is ideal for corporate offices, research and development, data centers, or business continuity use. River Bend 12 features backup generators, redundant fiber optic cabling, and 3 elevators for convenient access to all three floors.

**Details:**

- New elevator lobby with 3 elevators
- Ample parking
- Easy access to Springdale train station
- Backup generator

<b>Space</b>	<b>Building</b>	<b>Available</b>
Floor 1	39,248 SF	0 SF
Floor 2	38,129 SF	0 SF
Floor 3	9,720 SF	0 SF
Total	87,097 SF	0 SF

**BUILDING SPECIFICATIONS**

Number of Floors	3
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	150 lbs./sq. ft.
Foundation	Concrete
Exterior	Brick and Block
Roof	Energy efficient white reflective rubber
HVAC	2 Boilers, 8 energy efficient HVAC units, 5 air handling units, 3 condenser units
Electrical System	3 Phase; 480/277 Volts; 2,000 Amps
Generators	1
Elevators	3
Loading Docks	2 docks
Fire Sprinkler System	Yes

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	10' 0"	3
To Deck	13' 0"	4
To Under Steel	13' 0"	4

For more information on leasing at River Bend Center, or to schedule a tour, please contact our Property Manager Jonathan Turner at (203) 359-7657.

**River Bend Center, LLC**  
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