



**River Bend Center: River Bend 5**  
Modern Business Continuity and Data Center Space

**River Bend 5** is a modern, two-story office building with a unique Grand Pavilion/Conference Room that can accommodate up to 200 people. Divided with soundproof folding-panel walls for smaller groups, the pavilion is perfect for receptions, training, meetings, and presentations.

**Amenities:**

- Glass-enclosed computer room with Environmental control system and power protection
- Grand pavilion with seating for 200+
- Fully air-conditioned
- High-Quality open office space
- Subdivided space available upon request

<b>Space</b>	<b>Building</b>	<b>Available</b>
Floor 1	12,617 SF	0 SF
Floor 2	15,400 SF	0 SF
<b>Total</b>	<b>28,017 SF</b>	<b>0 SF</b>

**BUILDING SPECIFICATIONS**

Number of Floors	2
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Block
Roof	Energy Efficient White Reflective Rubber
HVAC	Gas Heat; 3 energy efficient A/C heating units
Electrical System	Floor 1: 3 Phase; 208 Volt; 1,200 Amps Floor 2: 3 Phase; 208 Volt; 600 Amps
Generators	1
Elevators	1
Loading Docks	1
Fire Sprinkler System	Yes

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	10' 0"	3.1
To Deck	14' 6"	3.8
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.