



River Bend Center: River Bend 8
Flexible Use: Ideal for Business Continuity or R&D

River Bend 8 is a single-story building ideally suited for advanced R&D or corporate offices. River Bend 8 features abundant communication lines and an emergency generator backup.

Details:

Fully leased - contact River Bend for more information

10 Fiber-optic providers

Convenient campus location

24/7 Card-Key access

Space	Building	Available
Floor 1	40,754 SF	0 SF
Total	40,754 SF	0 SF

BUILDING SPECIFICATIONS

Number of Floors	1
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Brick and Steel
Roof	Energy Efficient Rubber
HVAC	Gas heat; 18 energy efficient A/C heating units and 2 gas heating units
Electrical System	3 Services: 3 Phase; 480 Volt; 2500 and 2 x 200 Amps
Loading Docks	6
Fire Sprinkler System	Yes

Ceiling Height	Feet	Meters
To Finished Ceiling	8' 0"	2.4
To Deck	20' 0"	6.1
To Under Steel	19' 0"	5.8

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.

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