



**River Bend Center: River Bend 1**  
State-of-the-Art Disaster Recovery Center

River Bend 1 is comprised of 19,478 sq. ft. including high ceiling flex and mezzanine space. This state-of-the-art disaster recovery center provides both private and shared disaster recovery space.

**Amenities:**

- UPS Power Supply with Automatic Transfer Switch (ATS)
- Computer rooms with raised flooring and pre-wired work stations (either private or shared)
- Dark fiber connection to satellite uplink
- 24/7 Card-Key access
- Bathrooms (including showers), and kitchenette
- Meeting and conference rooms available

<b>Space</b>	<b>Building</b>	<b>Available</b>
Floor 1	12,124 SF	4,511 SF
Floor 2	7,354 SF	1,426 SF
<b>Total</b>	<b>19,478 SF</b>	<b>5,937 SF</b>

**BUILDING SPECIFICATIONS**

- Number of Floors.....2
- Parking Spaces.....1,457 spaces on campus (4/1,000 sq. ft.)
- Floor Loading.....150 lbs./sq. ft.
- Foundation.....Concrete
- Exterior.....Block
- Roof.....Energy efficient white reflective rubber
- HVAC.....Gas heat; 6A/C energy efficient heating units
- Electrical System.....3 Phase; 208 Volt; 2,000 Amps
- Generators.....1
- Elevators.....1 Freight, 5000 lbs.
- Loading Docks.....1
- Fire Sprinkler System.....Yes

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	8' 0"	2.4
To Deck	13' 6"	4.1
To Under Steel	11' 0"	3.4

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.