



River Bend Center: River Bend 2
Stunning Three Story Riverside Office Building

River Bend 2 overlooks the Noroton River and tributary pond. Enter each floor from a glass elevator in the grand, three story atrium. This conveniently located office provides premium work space in a beautiful campus setting..

Details:

- 3 story atrium featuring abundant natural light
- Reception area with glass elevator
- Rooftop wood deck overlooking Noroton River and pond
- Walk-in security vaults
- Subdivided space available upon request
- Modern architecture and furnishings

| Space | Building | Available |
|--------------|------------------|------------------|
| Floor 1 | 15,649 SF | 15,649 SF |
| Floor 2 | 18,245 SF | 18,245 SF |
| Floor 3 | 19,961 SF | 19,961 SF |
| Total | 53,855 SF | 53,855 SF |

BUILDING SPECIFICATIONS

- Number of Floors.....3
- Parking Spaces.....1,457 spaces on campus (4/1,000 sq. ft.)
- Floor Loading.....175 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.....3 Phase, 480 Volt, 125 Amps
- Elevators.....2
- Loading Docks.....1 loading dock, 1 ramp
- Fire Sprinkler System.....Yes, with fire pump

| Ceiling Height | Feet | Meters |
|-----------------------|-------------|---------------|
| To Finished Ceiling | 8' 0" | 2.4 |
| To Deck | 13' 0" | 4.0 |
| 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.