



River Bend Center: River Bend 6
Flexible Use: Ideal for Call Center or Offices

River Bend 6, a two-story, split-rib, block building featuring high ceilings and large, open office spaces, is designed for maximum utilization. Easy access and quality features, including a beautiful reception area, a conference room and cafeteria area, make River Bend 6 a perfect location.

Amenities:

- Formal reception area/atrium
- 2 elevators, including new exterior glass elevator
- Conference room
- Large open office space
- Kitchenette/cafeteria area
- Ideal for business continuity use

Space	Building	Available
Floor 1	12,617 SF	12,617 SF
Floor 2	11,212 SF	11,212 SF
Total	22,424 SF	22,424 SF

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; 3 energy efficient A/C heating units
Electrical System	3 Phase; 208 Volt; 1,200 Amps
Generators	1
Elevators	2
Loading Docks	2 docks + 1 drive-in
Fire Sprinkler System	Yes

Ceiling Height	Feet	Meters
To Finished Ceiling	10' 6"	3.2
To Deck	14' 6"	4.4
To Under Steel	13' 0"	

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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