



River Bend Center: River Bend 3
Modern Corporate Offices

River Bend 3 features panoramic vistas of the nature pond and jogging paths. Amenities for all campus residents are located at River Bend 3, including our cafeteria and dining area, auditorium, training and event spaces, multiple conference rooms, and a fitness center.

Amenities:

- All campus amenities located in building
- Full service conference facilities including Auditorium, Grand Salon, and multiple conference rooms
- Cafeteria featuring hot breakfast and lunch specials daily, as well as catering services
- Fitness center
- Glass elevator

Space	Building
Floor 1	17,356 SF
Floor 2	34,356 SF
Floor 3	35,395 SF
Floor 4	28,029 SF
Total	115,136 SF

BUILDING SPECIFICATIONS

Number of Floors	4
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Glass & Concrete
Roof	Energy Efficient White Reflective Rubber
HVAC	Gas Heat; 19 energy efficient A/C heating units
Electrical System	3 Phase; 480 Volt; 4,000 Amps or 800 Amps (3rd/4th floors)
Generators	1
Elevators	2 and 1 freight
Loading Docks	1
Fire Sprinkler System	Yes, with fire pump

Ceiling Height	Feet	Meters
To Finished Ceiling	10' 3"	3.1
To Deck	12' 6"	3.8

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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