



River Bend Center: River Bend 9
High Ceilings and Large, Open Office Spaces

River Bend 9 is a two-story split level building well suited for corporate headquarters or a research center requiring a high percentage of dedicated office space. A large courtyard in the center of the building adds to River Bend 9's comfortable work environment.

Details:

- Ideal for communications or high technology usage
- Advanced communications capabilities include fiber optic loops and direct connections to uplink satellite dishes
- Redundant power supply and communication lines
- Card-key secured access
- Ample parking

Space	Building
Floor 1	32,793 SF
Floor 2	18,582 SF
Total	51,375 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	Brick and Stucco
Roof	Energy Efficient White Reflective Rubber
HVAC	Gas heat; 16 energy efficient AC heating units
Electrical System	2 Services: 3 Phase; 480 Volt; 200 and 2,200 Amps
Generators	1
Elevators	1 (3,500 lbs. weight capacity)
Loading Docks	2 docks + 1 drive-in ramp
Fire Sprinkler System	Yes - 2 mains

Ceiling Height	Feet	Meters
To Finished Ceiling	10' 0"	3
To Deck	14' 0"	4.3
To Under Steel	12' 0"	3.7

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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