



River Bend Center: River Bend 1
Mixed-Use Building

River Bend 1 is comprised of 19,478 sq. ft. including high ceiling flex and mezzanine space. This state-of-the-art mixed-use building provides a variety of space options.

Amenities:

- Dark fiber connection
- 24/7 Card-Key access
- Kitchenette
- Bathrooms with Showers
- Meeting and Conference Rooms

Space	Building
Floor 1	12,124 SF
Floor 2	7,354 SF
Total	19,478 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; 6A/C energy efficient heating units
Electrical System.	3 Phase; 208 Volt; 2,000 Amps
Generators.	2
Elevators.	1 Freight, 5000 lbs.
Loading Docks.	1
Fire Sprinkler System.	Yes

Ceiling Height	Feet	Meters
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.

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