



River Bend Center: River Bend 12
Beautiful Office Suites

River Bend 12 is ideal for corporate offices, research and development, data centers, or business continuity use. River Bend 12 features backup generators, redundant fiber optic cabling, and 3 elevators for convenient access to all three floors.

Details:

- New elevator lobby with 3 elevators
- Ample parking
- Easy access to Springdale train station
- Backup generators

| Space | Building |
|--------------|-----------------|
| Floor 1 | 39,248 SF |
| Floor 2 | 38,129 SF |
| Floor 3 | 9,720 SF |
| Total | 87,097 SF |

BUILDING SPECIFICATIONS

| | |
|-----------------------|---|
| Number of Floors | 3 |
| Parking Spaces | 1,457 spaces on campus (4/1,000 sq. ft.) |
| Floor Loading | 150 lbs./sq. ft. |
| Foundation | Concrete |
| Exterior | Brick and Block |
| Roof | Energy efficient white reflective rubber |
| HVAC | 2 Boilers, 8 energy efficient HVAC units, 5 air handling units, 3 condenser units |
| Electrical System | 3 Phase; 480/277 Volts; 2,000 Amps |
| Generators | 1 |
| Elevators | 3 |
| Loading Docks | 2 docks |
| Fire Sprinkler System | Yes |

| Ceiling Height | Feet | Meters |
|-----------------------|-------------|---------------|
| To Finished Ceiling | 10' 0" | 3 |
| To Deck | 13' 0" | 4 |
| To Under Steel | 13' 0" | 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.

River Bend Center, LLC
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