



**River Bend Center: River Bend 2**  
**Stunning Three-Story Riverside Office Building**

**River Bend 2** overlooks the Noroton River and tributary pond. Enter each floor from a glass elevator in the grand, three-story atrium. This conveniently located office building provides premium workspace in a beautiful campus setting.

**Amenities:**

- 3-Story Atrium with Abundant Natural Light
- Reception Area with Glass Elevator
- Rooftop Deck Overlooking the Noroton River
- Walk-In Security Vaults

<b>Space</b>	<b>Building</b>
Floor 1	15,649 SF
Floor 2	18,245 SF
Floor 3	19,961 SF
<b>Total</b>	<b>53,855 SF</b>

**BUILDING SPECIFICATIONS**

Number of Floors	3
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	175 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; 480 Volt; 1,600 Amps
Generator	1
Elevators	2
Loading Docks	1 loading dock, 1 ramp
Fire Sprinkler System	Yes, with fire pump

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	8' 0"	2.4
To Deck	13' 0"	4.0
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.

**River Bend Center, LLC**  
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