



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 provides premium workspace in a beautiful campus setting.

Amenities:

- 3 story atrium featuring abundant natural light
- Reception area with glass elevator
- Rooftop wood deck overlooking Noroton River and pond
- Walk-in security vaults
- Subdivided space available upon request
- Modern architecture and furnishings

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

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; 208 Volt; 2,000 Amps
Generators	3 Phase, 480 Volt, 125 Amps
Elevators	2
Loading Docks	1 loading dock, 1 ramp
Fire Sprinkler System	Yes, with fire pump

Ceiling Height	Feet	Meters
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.

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