



**River Bend Center: River Bend 3**  
Modern Corporate Offices

**River Bend 3** features panoramic views of the nature pond and jogging paths. Amenities for all campus residents are located at River Bend 3, including our cafeteria and dining area, auditorium, training and event spaces, multiple conference rooms, and a fitness center.

**Amenities:**

- Full-service conference facilities
- Café with large dining room seating area
- Outdoor patio with seating
- Fitness center
- Glass elevators

<b>Space</b>	<b>Building</b>
Floor 1	17,356 SF
Floor 2	34,356 SF
Floor 3	35,395 SF
Floor 4	28,029 SF
<b>Total</b>	<b>115,136 SF</b>

**BUILDING SPECIFICATIONS**

Number of Floors	4
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Glass & Concrete
Roof	Energy Efficient White Reflective Rubber
HVAC	Gas Heat; 19 energy efficient A/C heating units
Electrical System	3 Phase; 480 Volt; 4,000 Amps or 800 Amps (3rd/4th floors)
Generators	3
Elevators	2 and 1 freight
Loading Docks	1
Fire Sprinkler System	Yes, with fire pump

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	10' 3"	3.1
To Deck	12' 6"	3.8

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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