



**River Bend Center: River Bend 6**  
Flexible Use: Ideal for Call Center and Offices

**River Bend 6** is a two-story, split-rib, block building featuring high ceilings and large, open office spaces, designed for maximum utilization. Easy access and quality features, including a beautiful reception area, a conference room and cafeteria area, make River Bend 6 a perfect location.

**Amenities:**

- Formal reception area/atrium
- Large open office space
- Kitchenette/cafeteria area
- Ideal for business continuity use

<b>Space</b>	<b>Building</b>
Floor 1	12,617 SF
Floor 2	11,212 SF
<b>Total</b>	<b>22,424 SF</b>

**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; 3 energy efficient A/C heating units
Electrical System	3 Phase; 208 Volt; 1,200 Amps
Elevators	2
Loading Docks	2 docks + 1 drive-in
Fire Sprinkler System	Yes

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	10' 6"	3.2
To Deck	14' 6"	4.4
To Under Steel	13' 0"	

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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