



# HAYDEN FERRY LAKESIDE

40, 60 & 80 E Rio Salado Pkwy  
TEMPE AZ



**RATE** \$58.00 FSG

**PARKING** 4:1,000

**PARKING CHARGES** Executive level underground: \$150  
Covered, Unreserved: \$100  
Building Provides Abundant Visitor Parking



**EXTERIOR BUILDING PHOTOS**



**VIRTUAL TOUR**



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## 80 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
7th Floor	±12,987 SF	Shell	• Shell	<a href="#">FLOOR PLAN</a> <a href="#">PHOTOS</a>	

## 60 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 201	±4,891 SF	Spec Suite	<ul style="list-style-type: none"> <li>• 1 Conference Rooms</li> <li>• 4 Offices</li> <li>• 1 Open Office</li> <li>• 2 Phone Rooms</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Open Office</li> <li>• 1 Break Area</li> </ul> <a href="#">FLOOR PLAN</a>	Delivering Q3 2026
Suite 208	±4,806 SF	Spec Suite	<ul style="list-style-type: none"> <li>• 1 Reception</li> <li>• 2 Offices</li> <li>• 1 Conference Rooms</li> <li>• 1 Open Office</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Break Area</li> <li>• 1 Patio</li> <li>• 1 Huddle Room</li> </ul> <a href="#">FLOOR PLAN</a>	Delivering Q3 2026
Suite 218	±3,398 SF	Spec Suite	<ul style="list-style-type: none"> <li>• 4 Offices</li> <li>• 2 Open Offices</li> <li>• 1 Conference Room</li> <li>• 1 Break Area</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Huddle Rooms</li> <li>• 1 Lobby</li> <li>• 2 Phone Rooms</li> </ul> <a href="#">FLOOR PLAN</a>	Delivering Q3 2026
Suite 1200	±15,482 SF	Second Generation	<ul style="list-style-type: none"> <li>• 1 Reception</li> <li>• 10 Offices</li> <li>• 1 Training Room / Large Conference Room</li> <li>• 7 Conference Rooms</li> </ul>	<ul style="list-style-type: none"> <li>• 3 Phone Rooms</li> <li>• 1 Private Patio</li> <li>• 3 Break Areas</li> </ul> <a href="#">FLOOR PLAN</a>	Available 04/01/2027

## 40 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 425	±12,919 SF	Second Generation	<ul style="list-style-type: none"> <li>• 1 Reception</li> <li>• 4 Conference Rooms</li> <li>• 3 Huddle Rooms</li> <li>• 16 Offices</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Break Area</li> <li>• Potential for 26 Workstations</li> </ul> <a href="#">FLOOR PLAN</a> <a href="#">VIRTUAL TOUR</a> <a href="#">PHOTOS</a>	
Suite 525	±4,318 SF	Located on the SW t side of the 5th floor	<ul style="list-style-type: none"> <li>• 1 Reception</li> <li>• 1 Conference Room</li> <li>• 9 Offices</li> <li>• 1 Break Room</li> <li>• 1 IT/Storage Room</li> </ul>	<a href="#">FLOOR PLAN</a>	Available 12/1/26

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 200	±7,554 SF	Plug & Play	Entire 2nd Floor	<a href="#">FLOOR PLAN</a> <a href="#">VIRTUAL TOUR</a> <a href="#">PHOTOS</a>	

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