



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



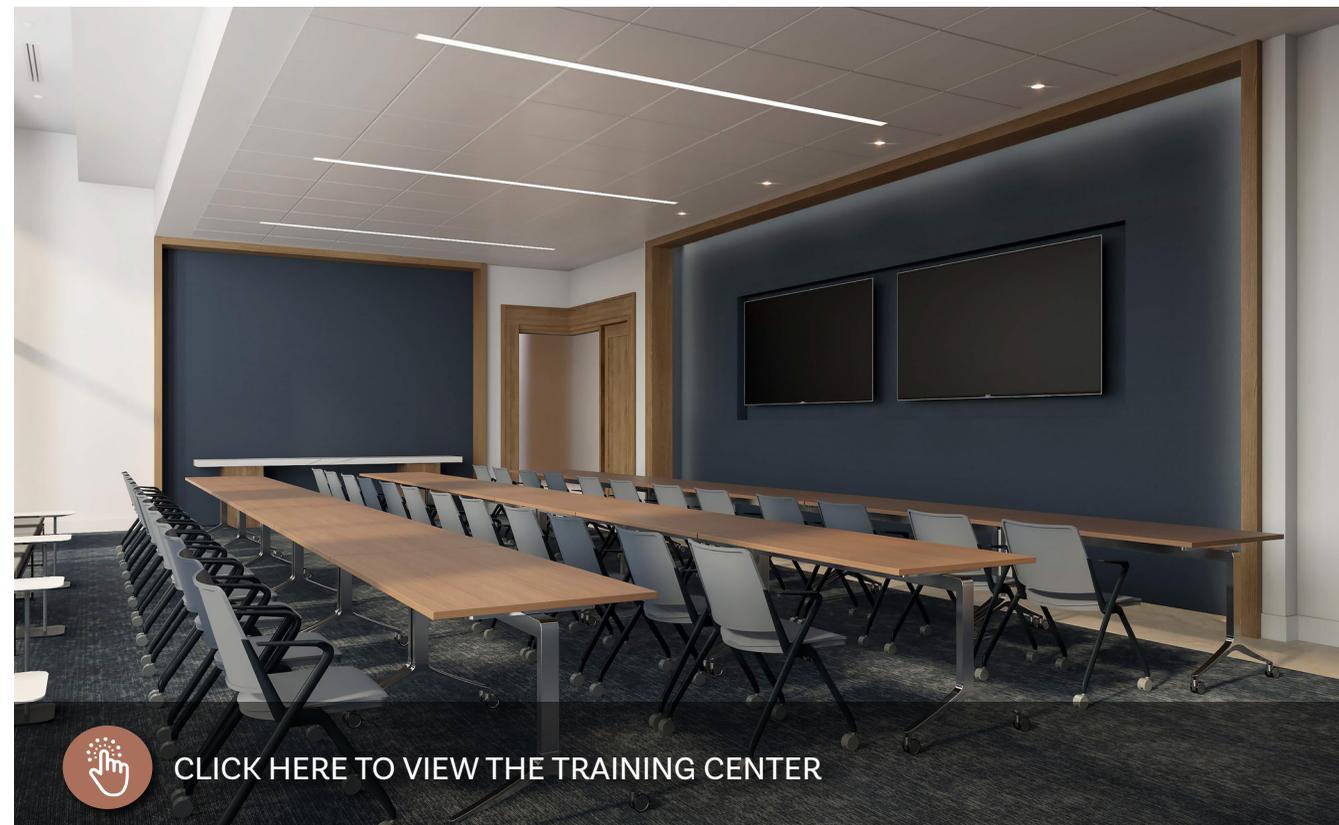
CLICK HERE TO VIEW NEW LOBBY IMAGES



CLICK HERE TO VIEW THE FITNESS CENTER



CLICK HERE TO VIEW THE NEW RESTAURANT RENDERINGS



CLICK HERE TO VIEW THE TRAINING CENTER

80 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
7th Floor	±12,987 SF	Shell	• Shell	FLOOR PLAN PHOTOS	

60 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 201	±4,891 SF	Future Spec Suite	<ul style="list-style-type: none"> • 1 Conference Rooms • 4 Offices • 1 Open Office • 2 Phone Rooms 	<ul style="list-style-type: none"> • 1 Open Office • 1 Break Area FLOOR PLAN	Delivering Q3 2026
Suite 208	±4,806 SF	Future Spec Suite	<ul style="list-style-type: none"> • 1 Reception • 2 Offices • 1 Conference Rooms • 1 Open Office 	<ul style="list-style-type: none"> • 1 Break Area • 1 Patio • 1 Huddle Room FLOOR PLAN	Delivering Q3 2026
Suite 218	±3,398 SF	Future Spec Suite	<ul style="list-style-type: none"> • 4 Offices • 2 Open Offices • 1 Conference Room • 1 Break Area 	<ul style="list-style-type: none"> • 2 Huddle Rooms • 1 Lobby • 2 Phone Rooms FLOOR PLAN	Delivering Q3 2026
Suite 1200	±15,482 SF	Second Generation	<ul style="list-style-type: none"> • 1 Reception • 10 Offices • 1 Training Room / Large Conference Room • 7 Conference Rooms 	<ul style="list-style-type: none"> • 3 Phone Rooms • 1 Private Patio • 3 Break Areas FLOOR PLAN	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"> • 1 Reception • 4 Conference Rooms • 3 Huddle Rooms • 16 Offices 	<ul style="list-style-type: none"> • 1 Break Area • Potential for 26 Workstations FLOOR PLAN VIRTUAL TOUR PHOTOS	
Suite 525	±4,318 SF	Located on the SW t side of the 5th floor	<ul style="list-style-type: none"> • 1 Reception • 1 Conference Room • 9 Offices • 1 Break Room • 1 IT/Storage Room 	FLOOR PLAN	Available 12/1/26

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

Bryan Taute
602.373.7136
bryan.taute@jll.com

Will Mask
563.506.2959
william.mask@jll.com

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