



## HAYDEN FERRY LAKE SIDE

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**



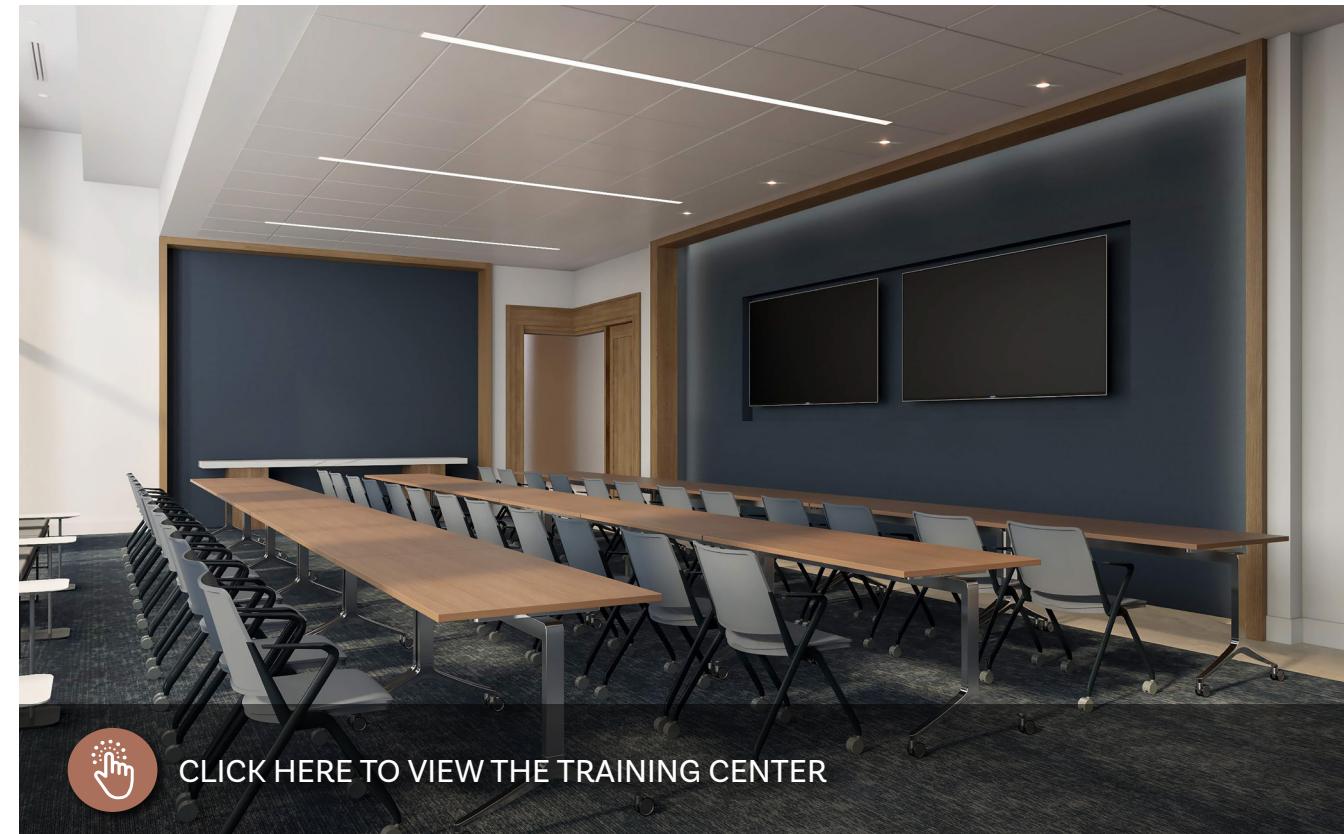
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FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS
7th Floor	±12,987 SF	Shell	Half of 7th Floor	<ul style="list-style-type: none"> <li>• Shell</li> </ul> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> <a href="#"> PHOTOS</a> </div>

## 60 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 201	±4,891 SF	Future Spec Suite	Located on the South side of the building, directly off the 2nd floor lobby facing West	<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> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> </div>	Delivering Q3 2026
Suite 208	±4,806 SF	Future Spec Suite	Located on the South side of the building, directly off the 2nd floor lobby facing West	<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> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> </div>	Delivering Q3 2026
Suite 218	±3,398 SF	Future Spec Suite	Located on the North side of the building directly off the 2nd floor lobby facing West	<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> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> </div>	Delivering Q3 2026

## 40 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS
Suite 425	±12,919 SF	Second Generation	Located on the West side of the 4th floor, directly off the lobby	<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> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> </div> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> VIRTUAL TOUR</a> </div> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> PHOTOS</a> </div>

## 74 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS
Suite 200	±7,554 SF	Plug & Play	Entire 2nd Floor	<div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> FLOOR PLAN</a> </div> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> VIRTUAL TOUR</a> </div> <div style="display: flex; justify-content: space-around; width: 100%;"> <a href="#"> PHOTOS</a> </div>