



# 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
7th Floor	±12,987 SF	Shell	• Shell	<div> FLOOR PLAN</div> <div> PHOTOS</div>

60 East Rio Salado Parkway

FLOOR/SUITE	SPACE CONDITION	LOCATION OF SPACE	SPECS	LINKS	NOTES
Suite 201	±4,891 SF	Future Spec Suite	<div>Located on the South side of the building, directly off the 2nd floor lobby facing West</div> <div><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></div>	<div><ul style="list-style-type: none"><li>• 1 Open Office</li><li>• 1 Break Area</li></ul></div> <div> FLOOR PLAN</div>	Delivering Q3 2026
Suite 208	±4,806 SF	Future Spec Suite	<div>Located on the South side of the building, directly off the 2nd floor lobby facing West</div> <div><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></div>	<div><ul style="list-style-type: none"><li>• 1 Break Area</li><li>• 1 Patio</li><li>• 1 Huddle Room</li></ul></div> <div> FLOOR PLAN</div>	Delivering Q3 2026
Suite 218	±3,398 SF	Future Spec Suite	<div>Located on the North side of the building directly off the 2nd floor lobby facing West</div> <div><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></div>	<div><ul style="list-style-type: none"><li>• 2 Huddle Rooms</li><li>• 1 Lobby</li><li>• 2 Phone Rooms</li></ul></div> <div> FLOOR PLAN</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	<div>Located on the West side of the 4th floor, directly off the lobby</div> <div><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></div>	<div><ul style="list-style-type: none"><li>• 1 Break Area</li><li>• Potential for 26 Workstations</li></ul></div> <div> FLOOR PLAN</div> <div> VIRTUAL TOUR</div> <div> PHOTOS</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> FLOOR PLAN</div> <div> VIRTUAL TOUR</div> <div> PHOTOS</div>