



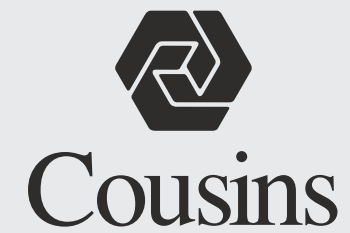
HAYDEN FERRY

L A K E S I D E

40, 60 & 80 E Rio Salado Pkwy

TEMPE AZ





OWNER/MANAGER

Cousins Properties is a fully integrated, self-administered and self-managed real estate investment trust (REIT). Founded in 1958 by Tom Cousins, the Company has extensive expertise in development, acquisition, leasing and property management of Class A office towers. Today the Company currently owns and manages a 15 million-square-foot trophy office portfolio in the high-growth Sun Belt markets of Atlanta, Austin, Charlotte, Tampa and Tempe.



LEASING

JLL is one of the world leaders in real estate services, whose services cover the entire life cycle of real estate. JLL is globally represented with almost 100,000 employees in over 80 countries.



**THE SMART
PLACE TO DO
BUSINESS.**

Hayden Ferry Lakeside's central location is ideal for commuters from across the Valley - with nearby access to all the major Phoenix Freeways, Light Rail, city-wide bus service and is just minutes from Sky Harbor International Airport, one of the busiest airports in the world. Tempe is a workforce importer, with approximately 210,000 people employed in a city of just 161,000 residents.

- [tempe.gov](https://www.tempe.gov)



80 E RIO SALADO

RENOVATIONS

COMPLETED



HFL I- LOBBY

MEETING ROOM
HOSPITALITY ROOM
RESTROOM



60 E RIO SALADO

RENOVATIONS
COMPLETED



SPRING 2026

ROMAN

**NEW PRESTIGIOUS
RESTAURANT**





Cousins TEMPE PORTFOLIO



HAYDEN FERRY
LAKESIDE



TEMPE
GATEWAY



100
MILL



ONE
RIO SALADO



TEMPE
MOST WALKABLE
CITY IN ARIZONA

– Walkscore.com



TEMPE IS NAMED A
BICYCLE FRIENDLY
COMMUNITY

– League of American Bicyclists

2.6 MILLION



POPULATION WITHIN
30 MINUTE COMMUTE.

– ESRI

TEMPE
7TH

BEST
DOWNTOWN
IN U.S.

– Livability

#7



AFFORDABLE
TOP TECH TOWN

– Realtor.com

THE TEMPE
AVERAGE
RESIDENT

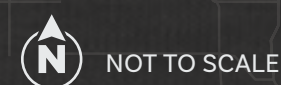


AGE IS 28.1

– ESRI



10 MINUTES FROM
SKY HARBOR
AIRPORT





STATE FARM CAMPUS

ASU CAMPUS

HAYDEN FERRY
LAKESIDE

100
MILL

TEMPE BEACH PARK

PHOENIX LIGHT RAIL

MILL AVE

BIKE PATHS

TEMPE CENTER
FOR THE ARTS

202

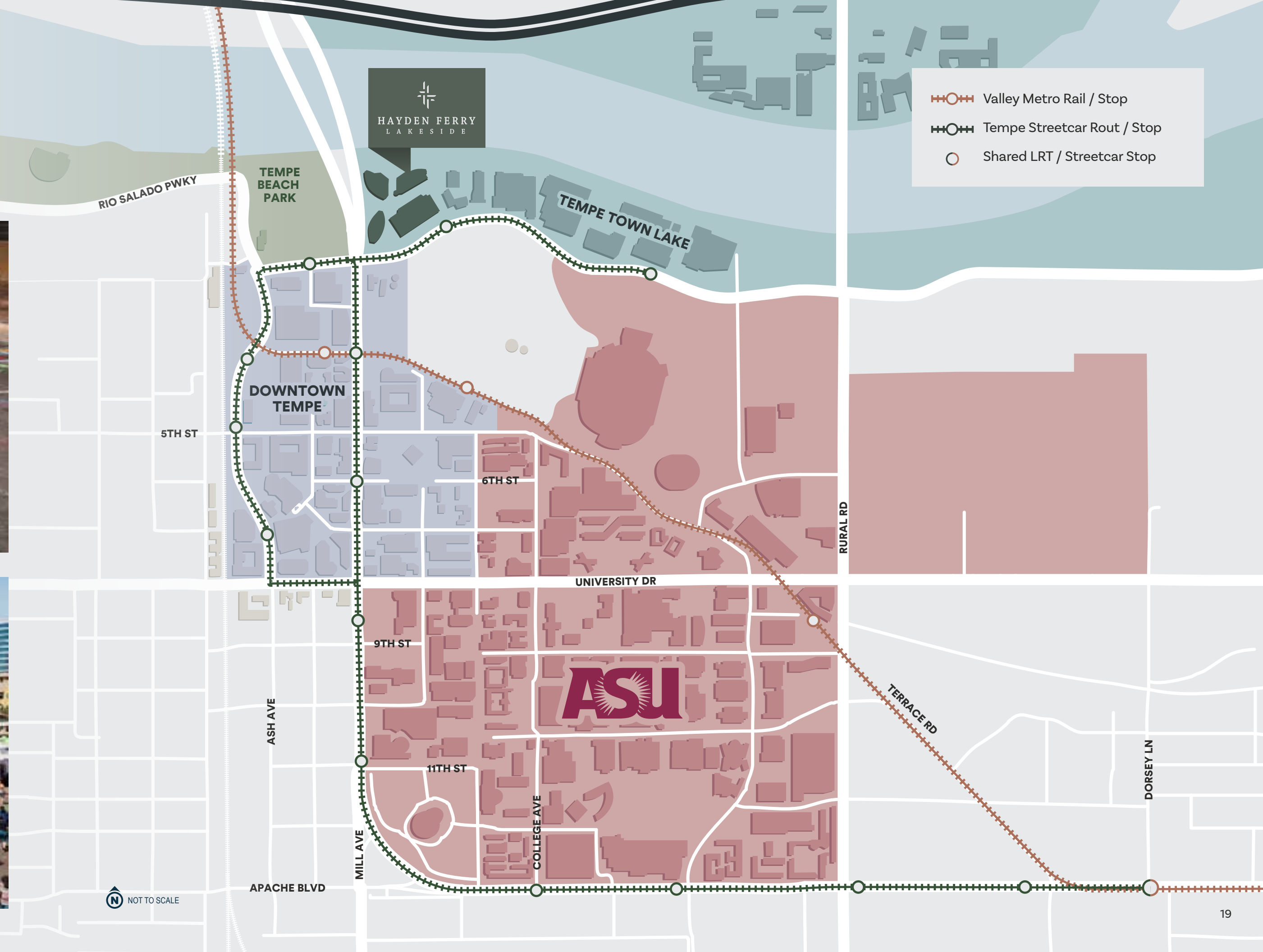
N NOT TO SCALE

DOWNTOWN TEMPE

Downtown Tempe is Arizona's progressive urban hotspot with multiple new developments, expanding mass-transit and an extensive list of national corporations looking to have a footprint in Tempe.



-tempe.gov



DINING

Over 40 restaurants within walking distance.

- Filthy Animal
- North Italia
- Blanco Cocina + Cantina
- Electric Pickle
- Alter Ego
- Terra Tempe Kitchen & Spirits
- Ghost Ranch
- Il Bosco Pizza
- Chop Shop
- Zipps Sports Grill
- Caffe Boa
- Postino
- Daily Jam
- Culinary Dropout
- Snooze
- Pita Jungle
- Casey Moore's
- Mellow Mushroom
- Ike's Love & Sandwiches
- Starbucks
- Chick-fil-A
- First Watch
- Cartel Coffee Lab
- Pita Pit
- Jimmy John's
- Five Guys
- Poke2U
- Sparky's Old Town
- The Chuckbox
- Hot N Juicy Crawfish
- Med Fresh Grill
- Mr. Mesquite Taqueria
- Morning Squeeze
- Nekter Juice Bar
- Sauce Pizza and Wine
- Otto Pizza & Pasty
- Snakes & Lattes
- Slices
- Sunbar



Daily Jam



POSTINO



FLOWER CHILD



NOW OPEN

NORTH ITALIA



BLANCO TACOS + TEQUILA




ON-SITE AMENITIES

AC
HOTELS
MARRIOTT

On-Site Hotel
160 ROOM




**40-person
training
room**




**Fitness
Center**



WALKABLE ACTIVITIES



URBAN RESIDENTIAL

Hayden Ferry Lakeside is within 1 mile or less of Tempe's growing list of luxury apartments. 4,793 units have been delivered since 2016, with 2,108 units under construction.

SALT

the standard
apartment homes

L | D LAKESIDE DRIVE

union
Tempe Apartments

HOTELS

Hayden Ferry Lakeside's proximity to several hotels provides an easy commute for visiting executives.

moxy
HOTELS

TEMPE MISSION PALMS

AC
HOTELS
MARRIOTT

Graduate
TEMPE

WESTIN®
HOTELS & RESORTS

NIGHTLIFE

Over 30 bars within walking distance.

Casey Moore's
Oyster House

C.A.S.A.
TEMPE

Sunbat

DEVIL'S
HIDEAWAY

PEDAL
HAUS
BREWERY

- 414 Pub
- CASA Tempe
- Casey Moore's Oyster House
- Devil's Hideaway
- El Hefe
- Fat Tuesday
- Loco Patron
- Low Key Piano Bar
- Mill Cue Club
- Pedal Haus Brewery
- The Lodge
- The Yard
- Varsity Tavern
- Zuma

LIFESTYLE

Hayden Ferry Lakeside's proximity to some of the area's most prominent recreational and cultural attractions promote a healthy lifestyle for tenant's and their employees.

- Tempe Festival of the Arts
- Boots in the Park
- 6th Street Market
- Innings Festival
- Ironman Arizona
- Rock 'n' Roll Arizona Marathon
- Cactus League Spring Training
- Oktoberfest
- Events at Tempe Center of the Arts



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