



HAYDEN FERRY

L A K E S I D E

40, 60 & 80 E Rio Salado Pkwy

TEMPE AZ

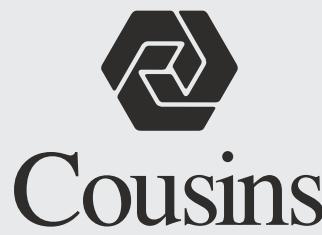


Cousins



JLL





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.**

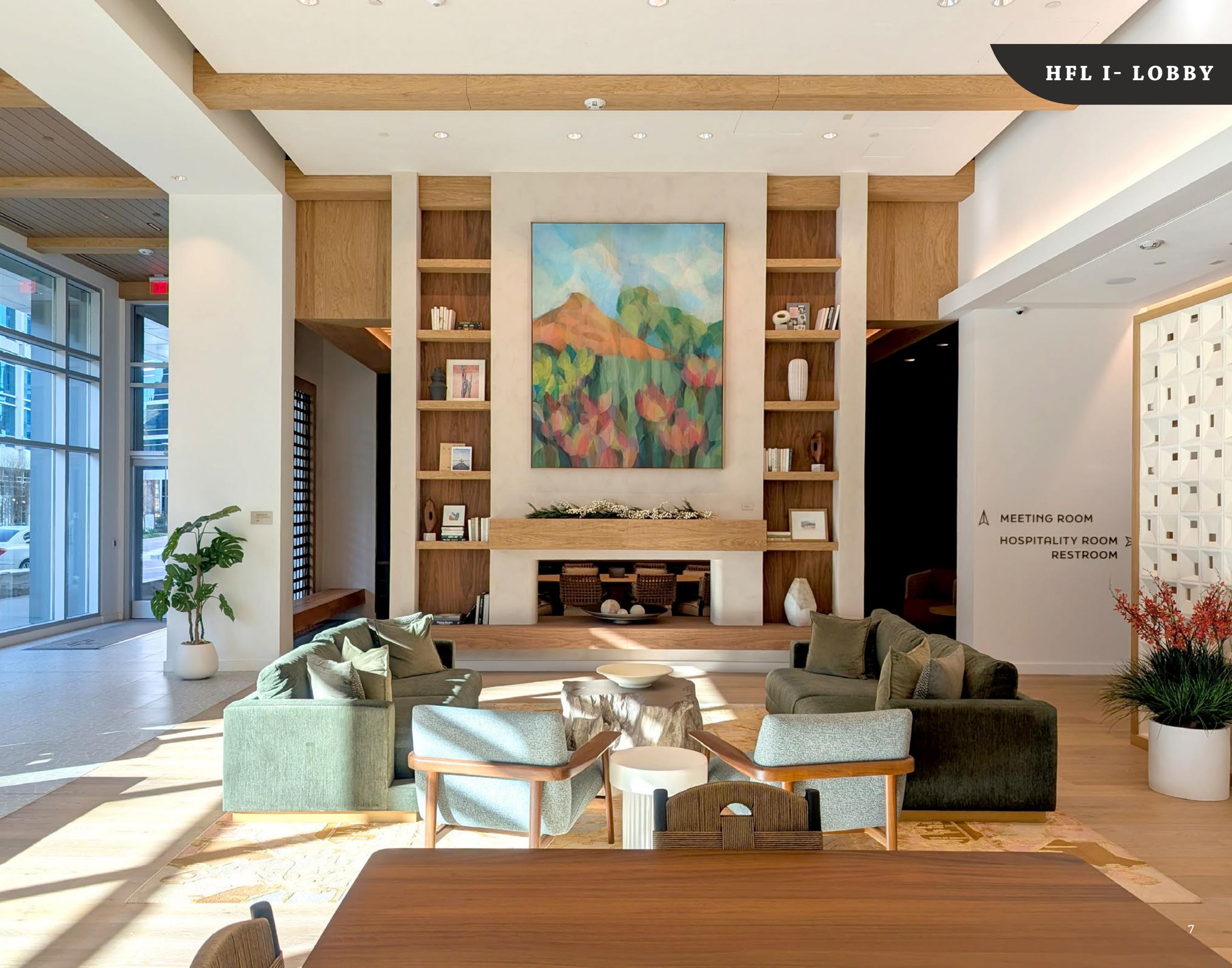
Hayden Ferry Lakeside's central location is ideal for commuters from across the Valley - with nearby access to all the major Phoenix Freeways, Light Rail, city-wide bus service and is just minutes from Sky Harbor International Airport, one of the busiest airports in the world. Tempe is a workforce importer,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

[- tempe.gov](http://tempe.gov)

RENOVATIONS COMPLETED

80 E RIO SALADO









60 E RIO SALADO

RENOVATIONS COMPLETED





ROMAN

SPRING 2026
NEW PRESTIGIOUS
RESTAURANT





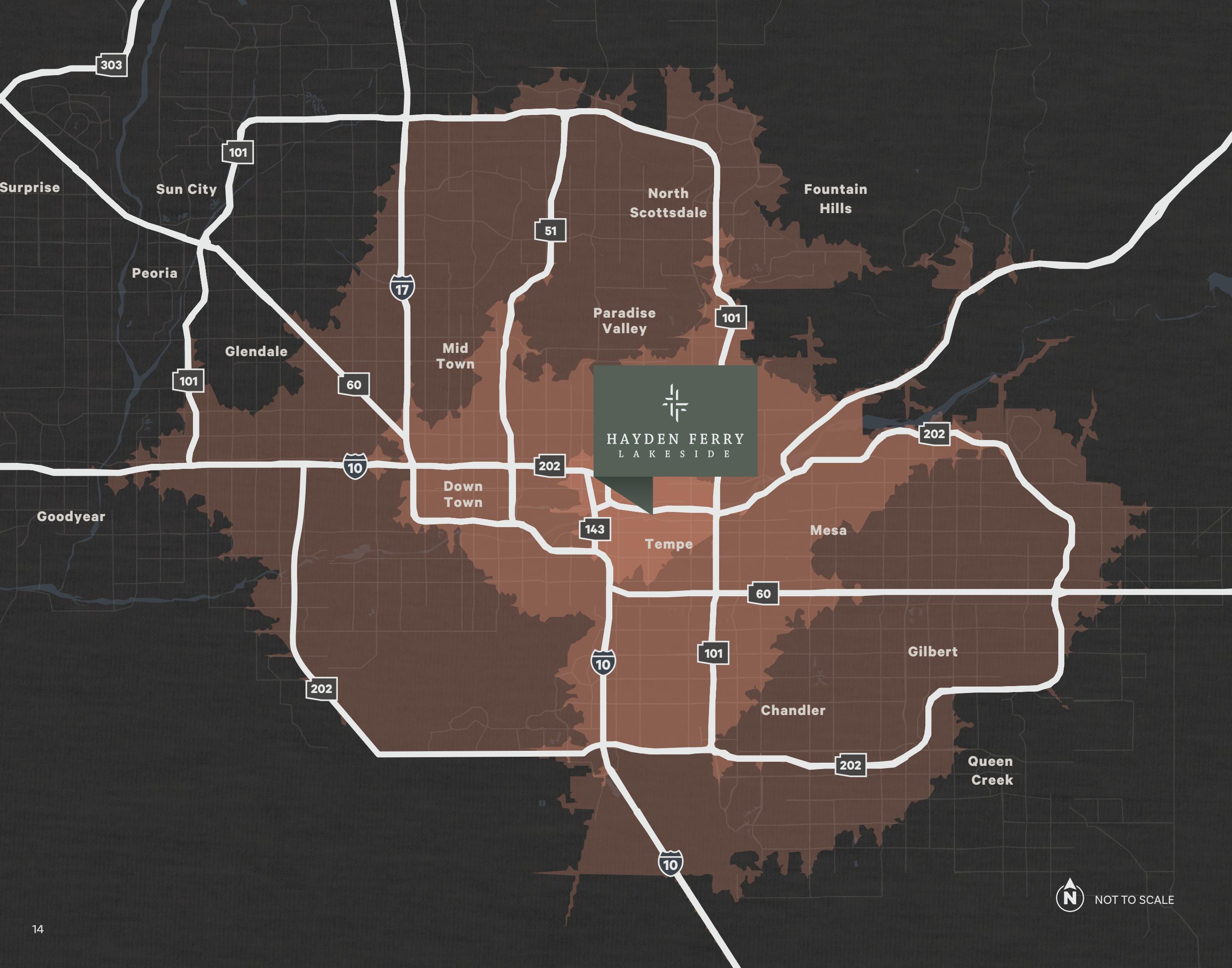
Cousins TEMPE PORTFOLIO



HAYDEN FERRY
LAKE SIDE

 NOT TO SCALE







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.

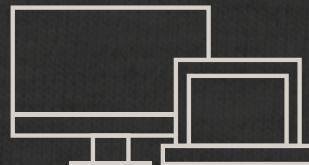
– ESRI

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

202



NOT TO SCALE

DOWNTOWN TEMPE

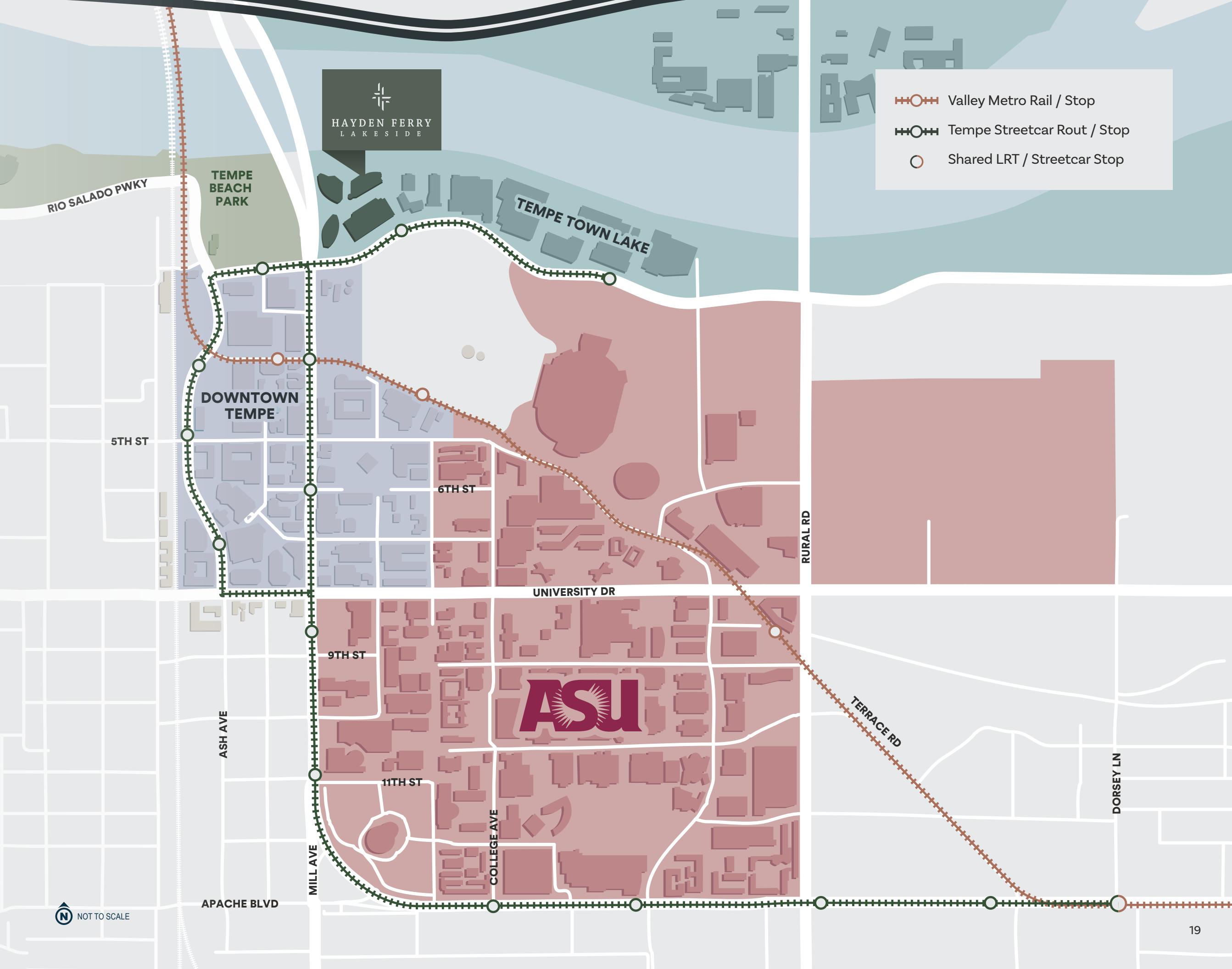
Downtown Tempe is Arizona's progressive urban hotspot with multiple new developments, expanding mass-transit and an extensive list of national corporations looking to have a footprint in Tempe.



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](http://tempe.gov)





DINING

Over 40 restaurants within walking distance.

- Filthy Animal
- North Italia
- Blanco Cocina + Cantina
- Eletric 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



alter ego

NOW OPEN

NORTH
ITALIA



BLANCO
TACOS + TEQUILA

FILTHY ANIMAL



BLANCO COCINA + CANTINA



EUREKA



NORTH ITALIA



ON-SITE AMENITIES



On-Site Hotel

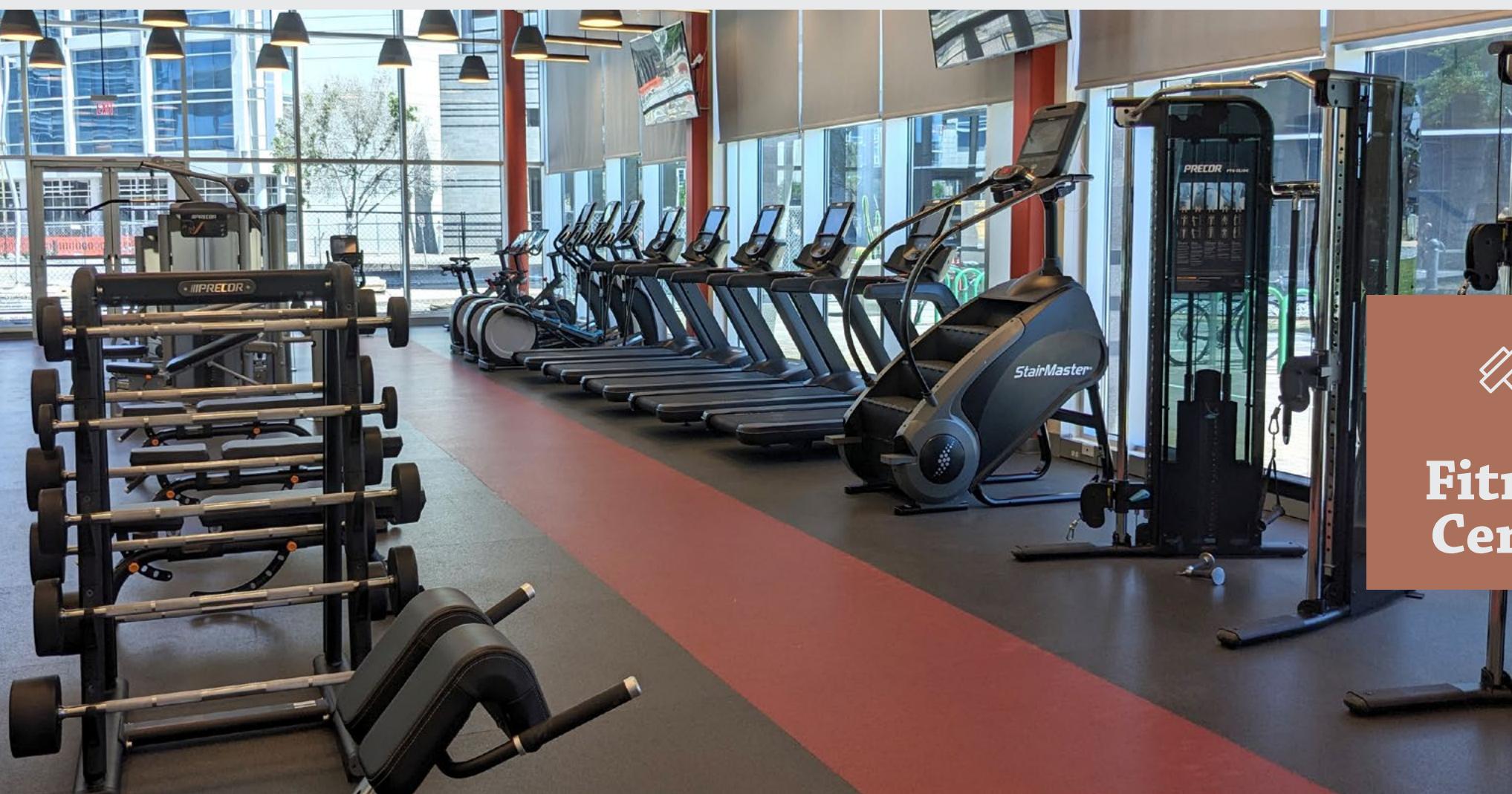
160 ROOM



**40-person
training
room**

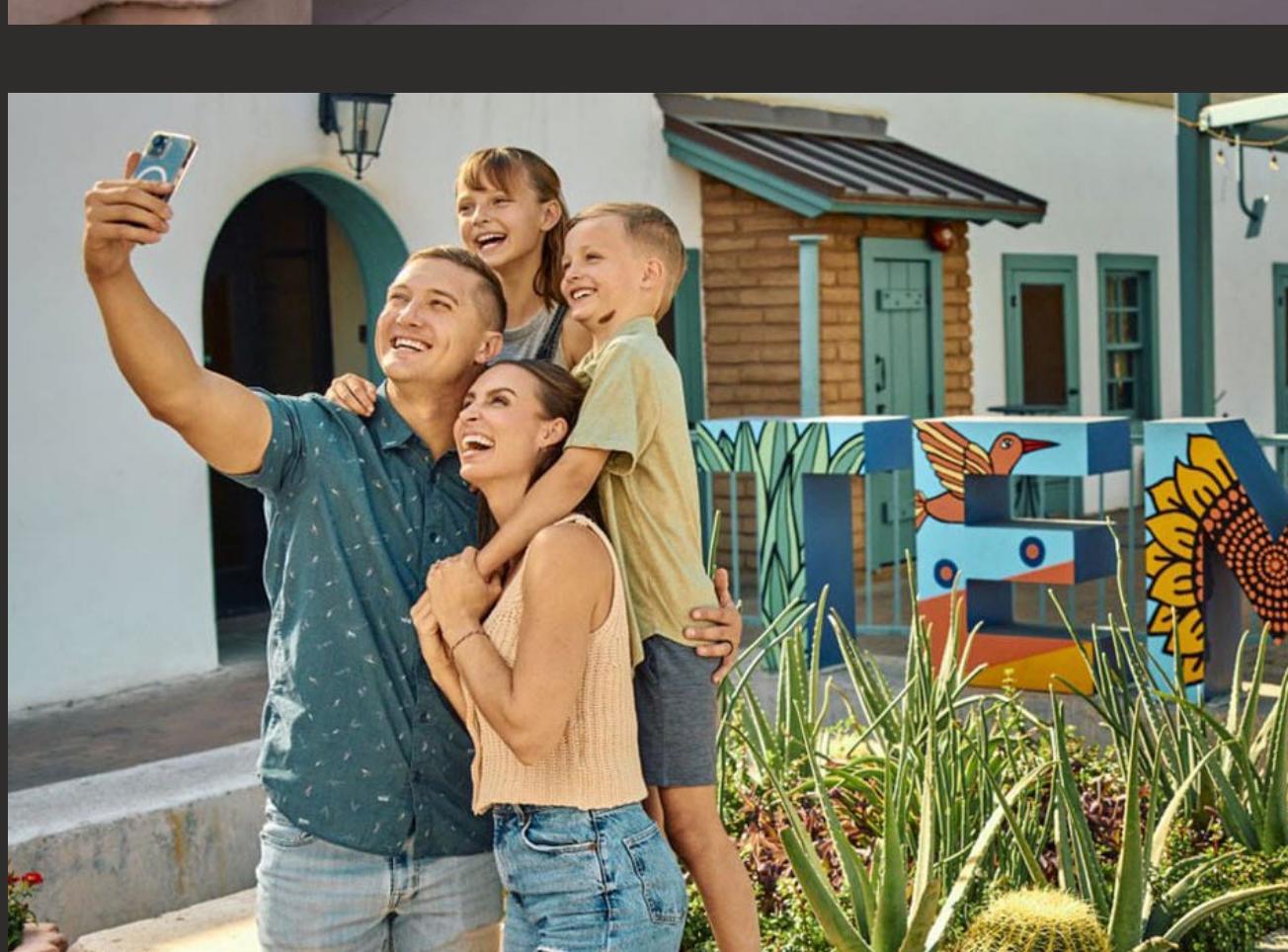


**Fitness
Center**





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.



NIGHTLIFE

Over 30 bars within walking distance.



- 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

HOTELS

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



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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