



HAYDEN FERRY L A K E S I D E

40, 60 & 80 E Rio Salado Pkwy
TEMPE AZ



RATE \$64.00 FSG

PARKING 4:1,000

PARKING CHARGES Executive level underground: \$150
Covered, Unreserved: \$100
Building Provides Abundant Visitor Parking



EXTERIOR BUILDING PHOTOS



VIRTUAL TOUR



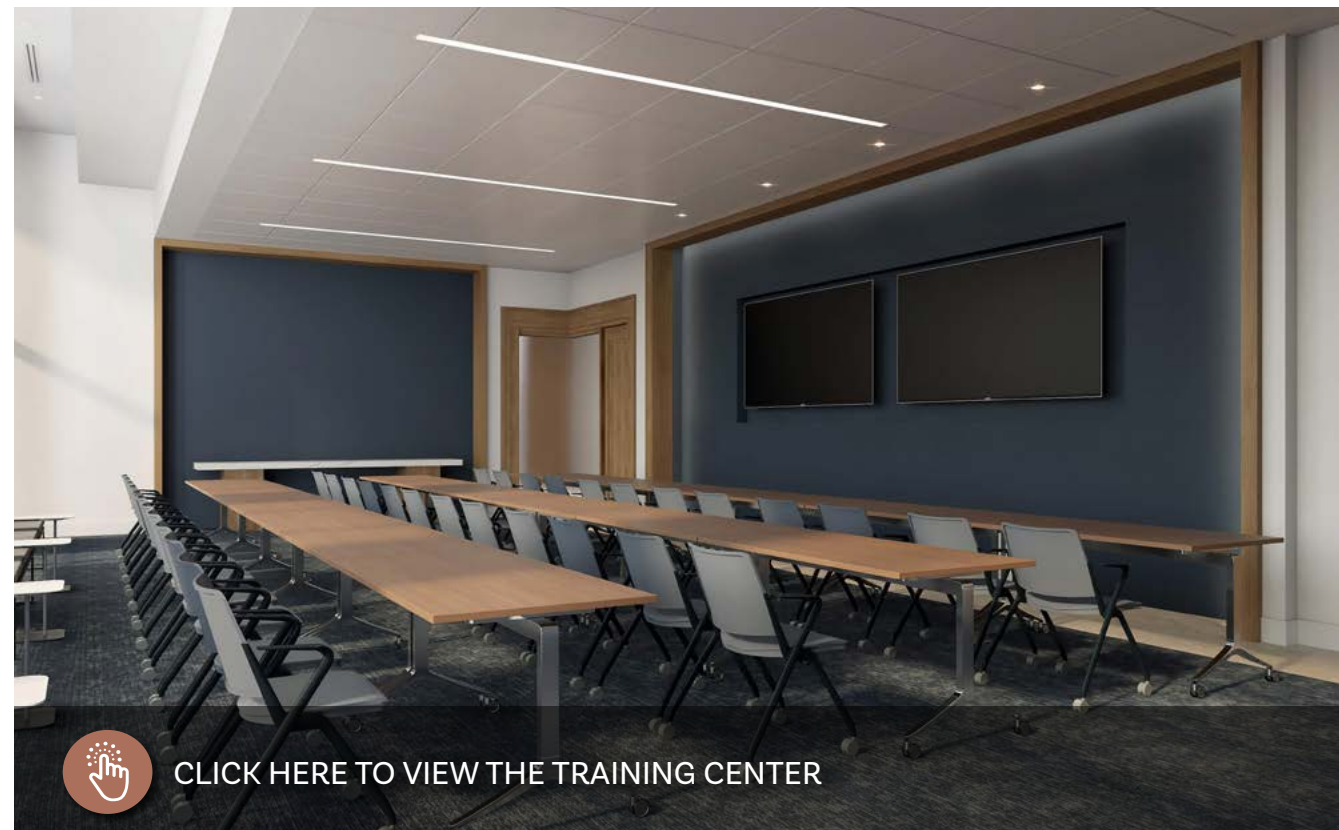
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CLICK HERE TO VIEW THE NEW RESTAURANT RENDERINGS



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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 208	±4,806 SF	Spec Suite	Located on the South side of the building, directly off the 2nd floor lobby facing West 1 Reception 2 Offices 1 Conference Rooms 1 Open Office	1 Break Area 1 Patio 1 Huddle Room FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivered Q2 2026
Suite 218	±3,398 SF	Spec Suite	Located on the North side of the building directly off the 2nd floor lobby facing West 4 Offices 2 Open Offices 1 Conference Room 1 Break Area	2 Huddle Rooms 1 Lobby 2 Phone Rooms FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivered Q2 2026
Suite 1200	±15,482 SF	Second Generation	Located on the NW side of the top floor. 1 Reception 10 Offices 1 Training Room / Large Conference Room 7 Conference Rooms	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	Located on the West side of the 4th floor, directly off the lobby 1 Reception 4 Conference Rooms 3 Huddle Rooms 16 Offices	1 Break Area - Potential for 26 Workstations FLOOR PLAN VIRTUAL TOUR PHOTOS	
Suite 525	±4,318 SF	Second Generation	Located on the SW side of the 5th floor 1 Reception 1 Conference Room 9 Offices 1 Break Room 1 IT/Storage Room	FLOOR PLAN	Available 12/1/26