



HAYDEN FERRY LAKESIDE

40, 60 & 80 E Rio Salado Pkwy
TEMPE AZ



RATE

Starting at \$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



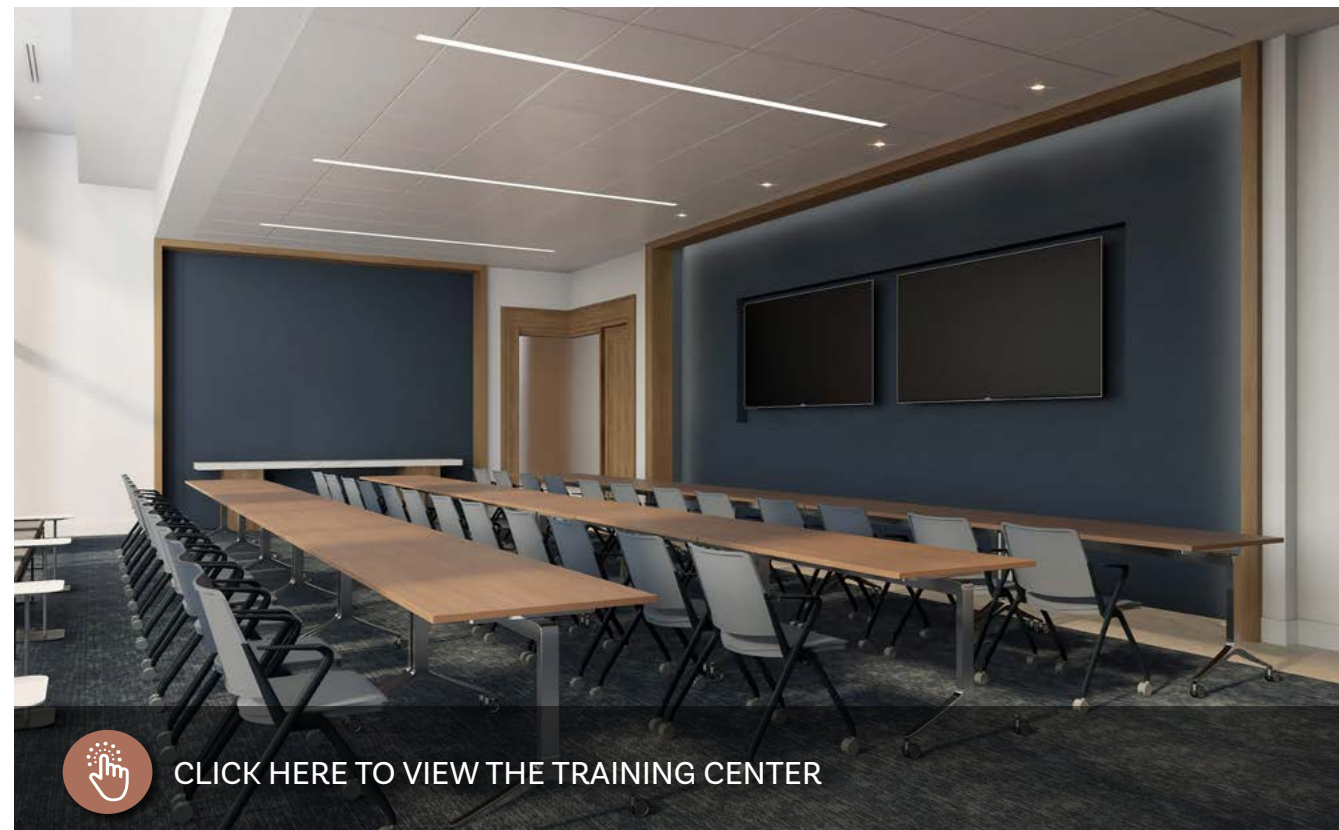
CLICK HERE TO VIEW NEW LOBBY IMAGES



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	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