

FOR SALE**\$6,500,000 (\$147 SF)**

70% Seller Financing for Qualified Purchaser

FOR LEASE**\$18.50-\$22.00 SF** Full-Service Net of Custodial
Up to 25,000 SF (Including Entire 3rd Floor)**FOR LEASE AND SALE**
COURTYARD CENTRE
6400 E Grant Road, Tucson AZ 85715Richard M. Kleiner, MBA Principal, Office Properties / +1 520 440 2745 / rkleiner@picor.comAlexis Corona, Office Properties / +1 520 501 8218 / acorona@picor.com**PROPERTY HIGHLIGHTS**

- 3 story Class A office with ample parking
- Outstanding design with abundant windows
- Grant Road monument & building signage & covered parking
- Negotiable tenant improvement allowance
- Convenient eastside location

PURCHASE AND LEASE SUMMARY

COURTYARD CENTRE
6400 E Grant Road
Tucson AZ 85715

Cushman & Wakefield | PICOR is pleased to present Courtyard Centre, 6400 East Grant Road, for purchase and lease.

The 44,250 square foot three-story office building is a first-class contemporary multi-tenant professional office located in Tucson's eastside submarket.

Courtyard Centre is located on East Grant Road between North Wilmot and East Tanque Verde, in proximity to services ranging from shopping and dining to medical, leisure and hospitality.

Owner-users and investors have a remarkable chance to own a high-quality office at a purchase price below fifty-percent of replacement cost, along with an existing income stream.

Ownership will finance 70% of the purchase price for a qualified purchaser. The purchaser can leverage their 30% equity while benefiting from in-place cash flow and upside through lease-up and rent growth.

An owner-user can occupy 22,000+ RSF. Refer to pages 7 - 8 to see photos of exceptional improvements in 2nd and 3rd floor suites.

Tenants can lease improved suites from 930 RSF to entire 3rd floor of 15,259 RSF.

Property financials available upon request and execution of Non-Disclosure Agreement



PRICE
\$6,500,000



PRICE PER SF
\$147



BUILDING SF
44,250 SF

\$18.50 - \$22.00 SF
LEASE RATE
FULL SERVICE
NET OF
CUSTODIAL

TENANT	SUITE #	RENTABLE SQUARE FEET	FULL-SERVICE RATE	NOTES
FOR LEASE				
Vacant	300	15,259	\$22.00	Fully Improved
Vacant	250	6,622	\$22.00	Fully Improved
Vacant	130	1,297	\$18.50	Fully Improved
Vacant	120	1,258	\$18.50	Fully Improved
Vacant	100	930	\$18.50	Fully Improved
			START	END
LEASED				
Recovia	170	5,646	2/17/23	7/31/33
ARGUS	200	5,391	9/1/18	2/28/29
Capital Connect	270	3,231	10/30/15	3/31/27
THEMA	150 & 190	2,385	10/1/20	1/31/28
Frontline Software	110	1,747	8/1/16	7/31/31
GSW	140	484	10/26/16	-
TOTAL BUILDING		44,250		

PROPERTY SUMMARY

COURTYARD CENTRE
6400 E Grant Road
Tucson AZ 85715

ADDRESS:	Courtyard Centre 6400 East Grant Road Tucson AZ 85715
PROPERTY TYPE:	Three-Story Professional Office
YEAR BUILT:	1988; Renovated 2015 & 2018
SQ. FT. LEASED:	44,250 SF
ASSESSOR PARCEL:	133-16-024L
2026 REAL ESTATE TAX:	\$65,070 (\$1.47/SF)
SITE AREA:	107,593 (2.47 Acres)
ZONING:	C-2 City of Tucson
PARKING:	203 (79 covered) = 4.6 / 1,000 SF

PROPERTY HIGHLIGHTS

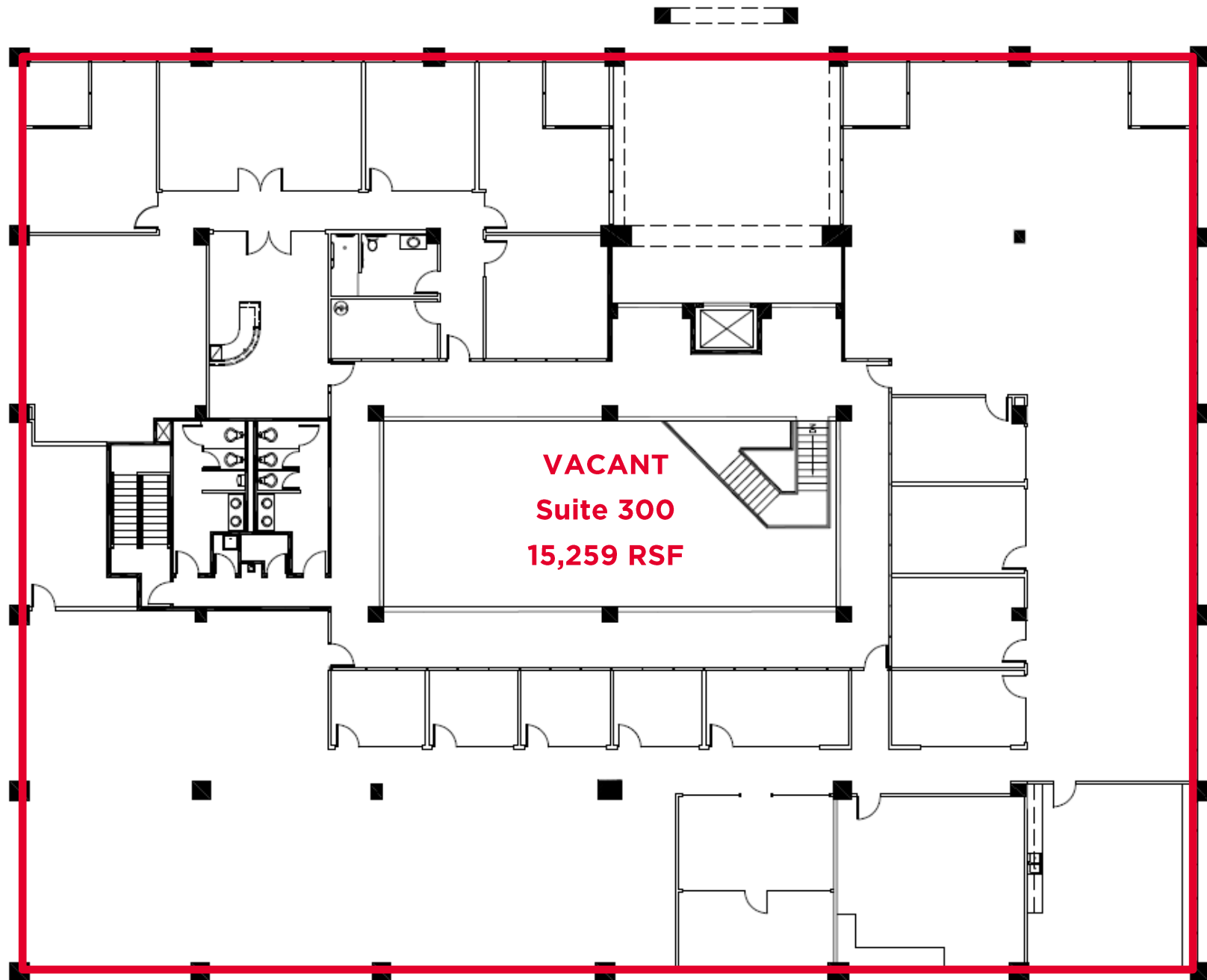
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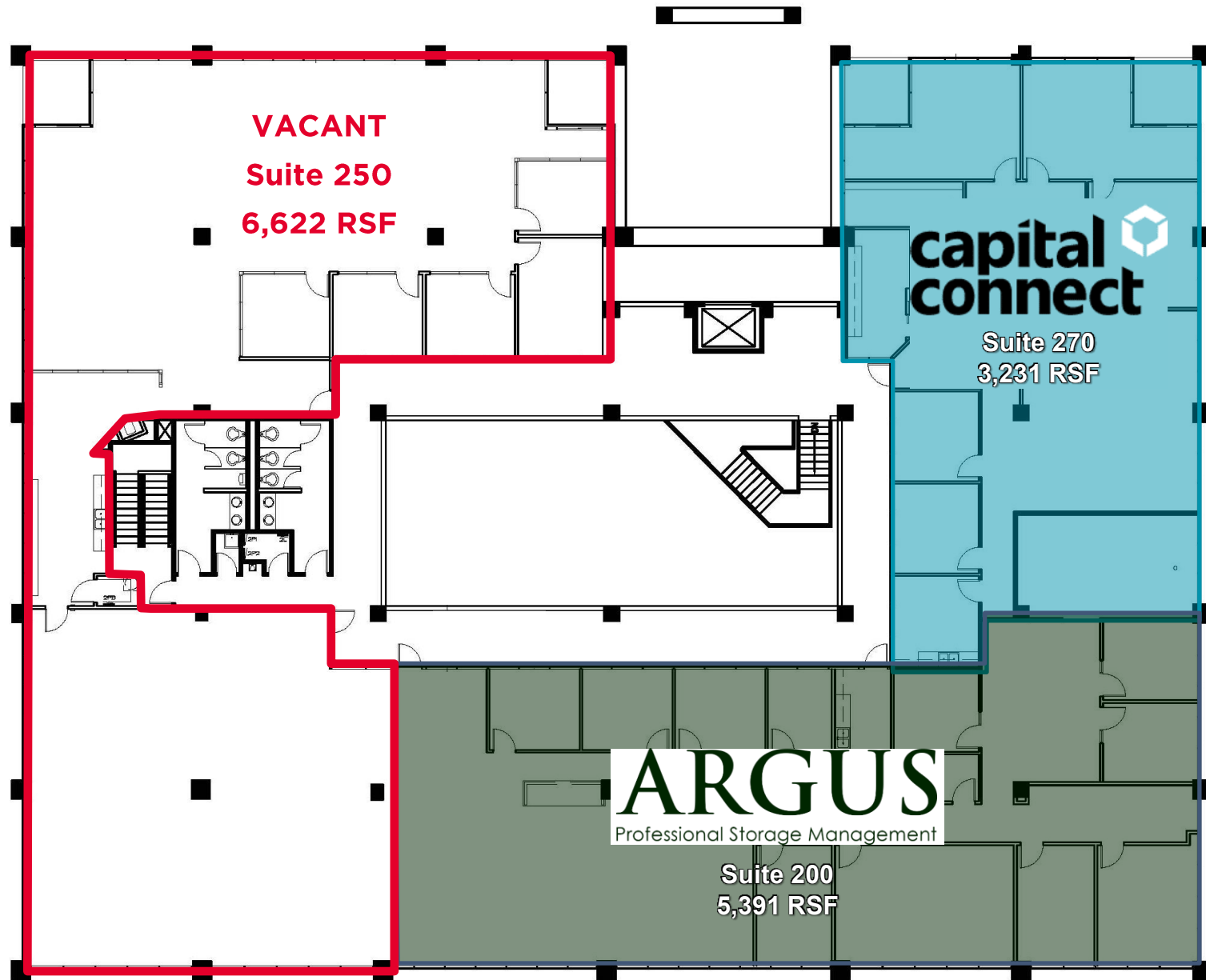
THIRD FLOOR | FLOOR PLAN

COURTYARD CENTRE
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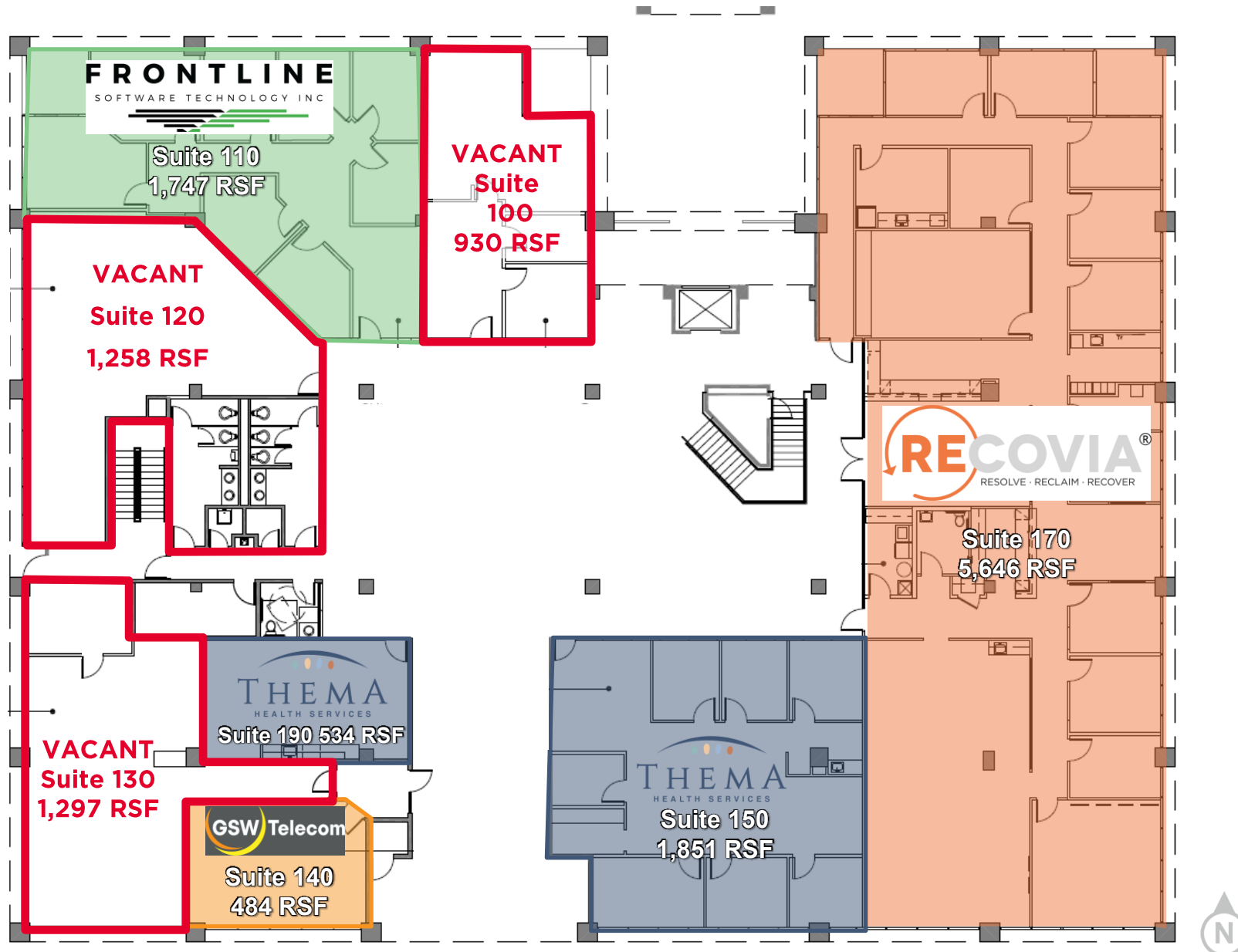
SECOND FLOOR | FLOOR PLAN

COURTYARD CENTRE
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FIRST FLOOR | FLOOR PLAN

COURTYARD CENTRE
6400 E Grant Road
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PREMISES INTERIOR

COURTYARD CENTRE
6400 E Grant Road
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PREMISES INTERIOR

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AERIALS

COURTYARD CENTRE
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West View from 6400 E Grant



East View from 6400 E Grant



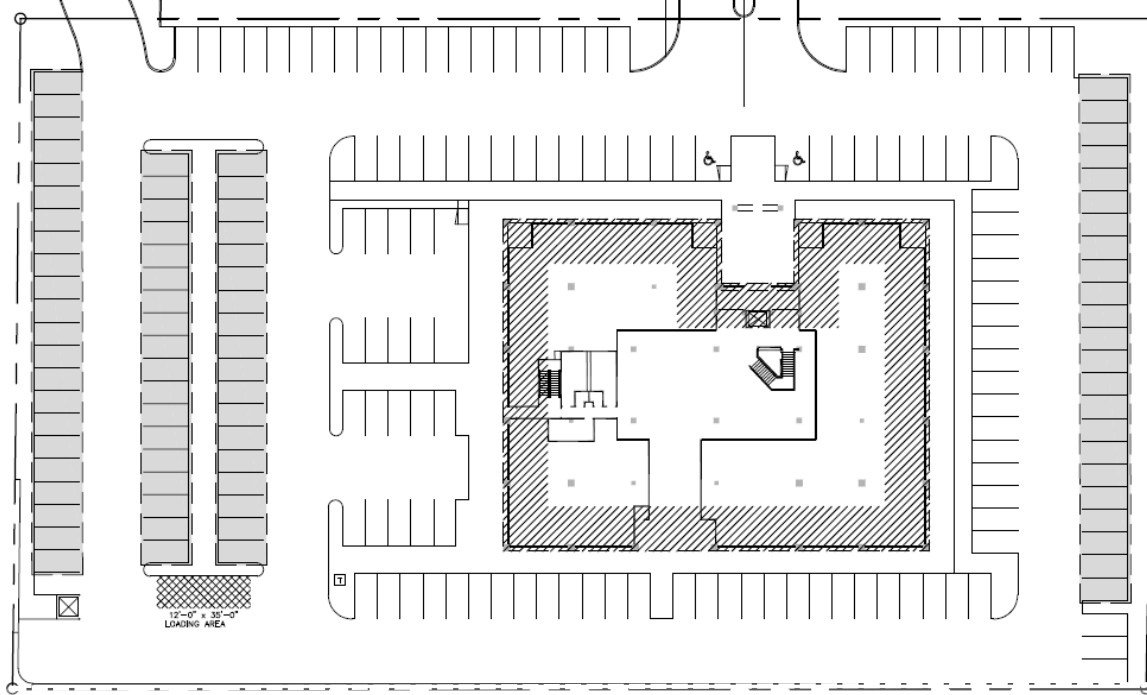
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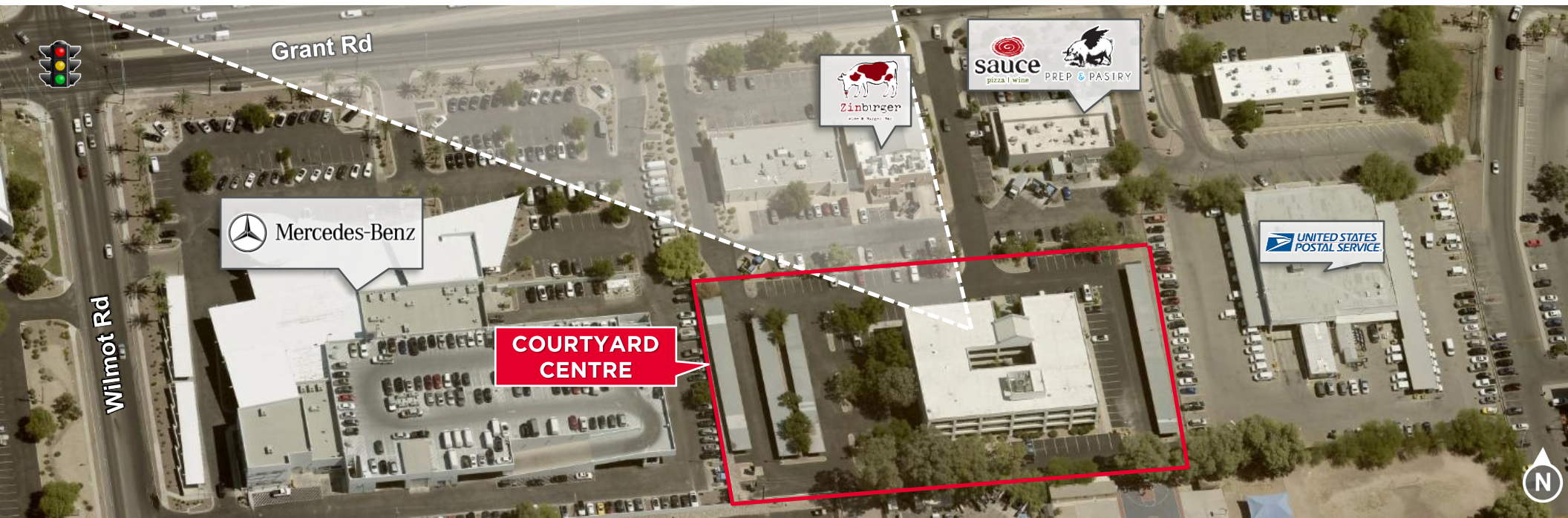
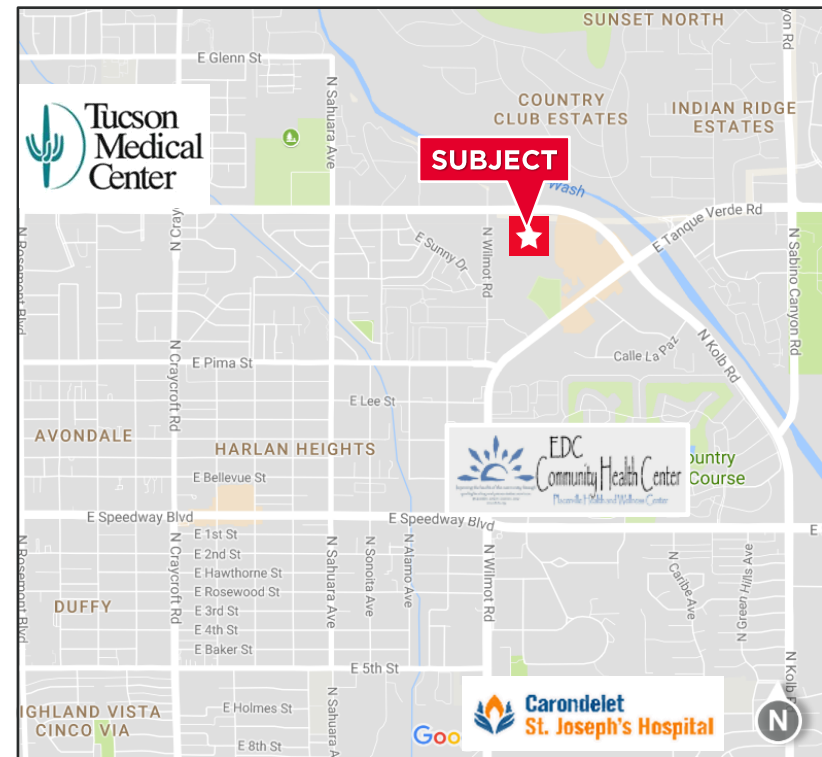
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
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SITE PLAN & AREA MAP

44,250 SF Three-Story Office
203 Parking Spaces (Including 79 Covered) = 4.6/1,000 SF

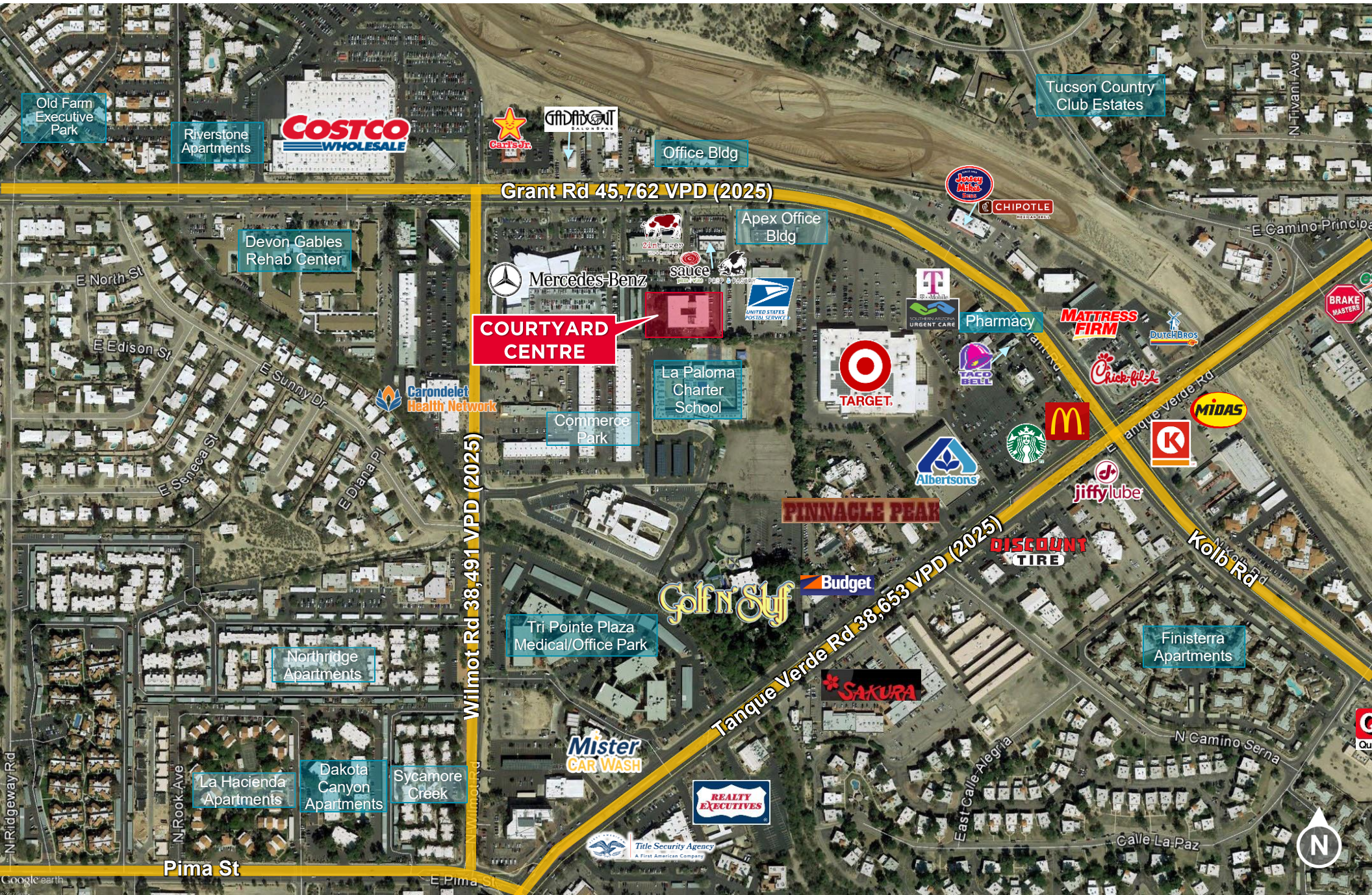


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TRADE MAP

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TUCSON MARKET OVERVIEW

COURTYARD CENTRE
6400 E Grant Road
Tucson AZ 85715



- LOOPNET HAS RANKED TUCSON AS **#1 BEST CITY FOR OFFICE INVESTING IN 2026**, BASED ON A DATA-DRIVEN RANKING OF 50 U.S. MARKETS SCORED ON YIELD, INVENTORY, OFFICE EMPLOYMENT TRENDS, AND BUILDING QUALITY. (SOURCE: LOOPNET)



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE (YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

CONTACTS

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*PROPERTY FINANCIALS AVAILABLE
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