

SELLER FINANCING AVAILABLE

**\$6,500,000 (\$147 SF)
Investor or Owner-User
44,250 RSF Multi-Tenant Office**



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AERIAL TOUR](#)

 CUSHMAN & WAKEFIELD  PICOR

**OFFERING MEMORANDUM
COURTYARD CENTRE**
6400 East Grant Road
Tucson, Arizona 85715

 CUSHMAN & WAKEFIELD

 **PICOR**

INVESTMENT SUMMARY

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

Cushman & Wakefield | PICOR is pleased to present the opportunity to acquire Courtyard Centre, 6400 East Grant Road, a 77% leased multi-tenant professional office situated in Tucson's eastside submarket, whose offering price is below fifty-percent of replacement cost.

The 44,250 square foot three-story office building is enhanced by first-class contemporary interiors, and large windows with remarkable views across the Catalina Mountains and the foothills. This real estate opportunity offers owner-users and investors a remarkable chance to own a high-quality office with an existing income stream at sizable discount to market. There are 7 tenants, of whom six have been leasing in the building longer than five years. The project offers a professional office environment for a variety of businesses including financial, health management, product development and sales.

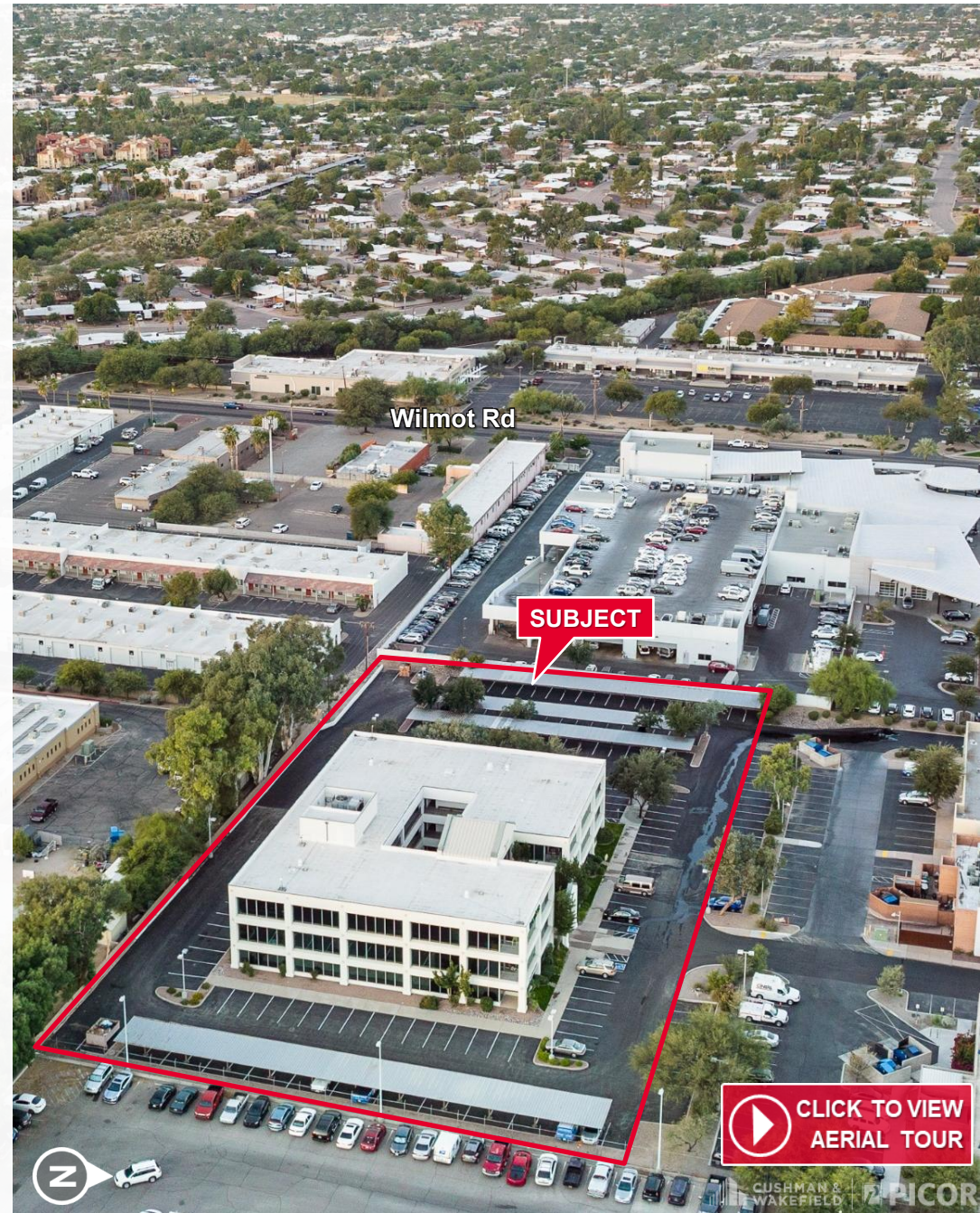
The seller will finance 70% of the purchase price, requiring only 30% equity from a qualified buyer. This financing structure creates an attractive opportunity for investors to leverage their equity while benefiting from the property's in-place cash flow and future upside through lease-up and rent growth.

Of note, an Owner-User can elect to occupy as much as 6,622 square feet. Please refer to photos on pages 12 -13 to see Class "A" improvements in this exceptional 2nd floor space.

Located on East Grant Road between North Wilmot and East Tanque Verde, Courtyard Centre is in immediate proximity to a host of commercial services ranging from shopping and dining to medical, leisure and hospitality. Average household income within a 3-mile radius is \$92,419.

Noting the below-market offering price along with the quality of the tenants and property, and the added benefit that the seller will provide financing with only 30% equity required from a qualified buyer, Courtyard Centre is a rare investment opportunity for owner-users and investors.

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



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CUSHMAN & WAKEFIELD | PICOR

FINANCIAL HIGHLIGHTS

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



PRICE
\$6,500,000



PRICE PER SF
\$147



BUILDING SF
44,250 SF



OCCUPANCY
77% LEASED

PROPERTY SUMMARY

ADDRESS:	Courtyard Centre 6400 East Grant Road Tucson AZ 85715
PROPERTY TYPE:	Three-Story Professional Office
YEAR BUILT:	1988; Renovated 2015 & 2018
OCCUPANCY:	77%
SQ. FT. LEASED:	44,250 SF
ASSESSOR PARCEL:	133-16-024L
2025 REAL ESTATE TAX:	60,147.77 (\$1.36/SF)
SITE AREA:	107,593 (2.47 Acres)
ZONING:	C-2 City of Tucson
PARKING:	203 (79 covered) = 4.6 / 1,000 SF

TENANT	SUITE #	SQUARE FEET	START	END
*Broadpath	300	15,259	7/1/16	3/31/27
*Recovia	160-180	5,646	2/17/23	7/31/33
*ARGUS	200	5,391	9/1/18	2/28/29
Monotronics	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 LEASED		34,143		
Vacant	250	6,622	-	-
Vacant	130	1,297	-	-
Vacant	120	1,258	-	-
Vacant	100	930	-	-
TOTAL BUILDING		44,250		

*See Primary Tenant Profiles on page 6

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

2025 NET OPERATING EXPENSE SUMMARY

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

KEY INCOME AND NOI HIGHLIGHTS

- There is meaningful upside for new ownership to grow NOI by leasing current vacancies and pushing rents toward market levels as leases roll.
- Average rent per square foot at 6400 E. Grant is competitive with similar full-service Tucson office buildings, supporting a solid in-place income stream.
- Operating expenses are balanced, with utilities and repairs/maintenance comprising just over half of total operating costs.
- The property produces a strong NOI margin, with NOI approaching half of total income.
- This margin highlights 6400 E. Grant as a highly efficient multi-tenant office asset versus many Tucson peers with lower operating profitability.

2025 INCOME	AMOUNT	%	PER SF
RENT	\$816,593	95.3%	\$18.45
CAM & OTHER	\$40,313	4.7%	\$0.91
TOTAL INCOME	\$856,906	100.0%	\$19.37

2025 EXPENSES	AMOUNT	%	PER SF
Utilities	\$118,628	29.1%	\$2.68
Repairs and Maintenance	\$102,286	25.1%	\$2.31
Professional Fees	\$69,890	17.2%	\$1.58
Taxes and Insurance	\$76,564	18.8%	\$1.73
Non-CAM Expenses	\$40,102	9.8%	\$0.91
Total Expenses	\$407,469	100.0%	\$9.21

2025 NOI	AMOUNT	%	PER SF
Net Operating Income	\$449,436	52.4%	\$10.16

2025 Owner Summary on Cash Basis

OPPORTUNITY TO MAXIMIZE YIELD ON EQUITY

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

Seller financing requiring only 30% buyer equity creates a compelling opportunity for investors to acquire Courtyard Centre with attractive leverage against an established in-place income stream. Based on the purchase price of \$6.5 million, a buyer will invest \$1.95 million of equity, allowing the property's current NOI and future lease-up potential to drive returns across a relatively modest cash investment. This structure compares very favorably with conventional office financing, which often requires similar or greater equity and may involve more restrictive underwriting, reserves, and closing conditions for multi-tenant office assets.

- At a purchase price of \$6.5 million, 30% equity equals \$1.95 million of buyer cash.
- Courtyard Centre generated approximately \$449,436 of 2025 NOI, or \$10.16 per square foot, with an NOI margin of roughly 52.4%.
- Before debt service, that NOI equates to an unlevered yield of approximately 6.9% and about 23% on the buyer's equity.
- Because the asset is approximately 77% leased, new ownership has a clear path to increase NOI through lease-up and future rent growth.
- Increasing occupancy from 77% to 90% would add roughly 5,752 square feet of leased area and would significantly raise the current return on buyer equity.

BROADPATH HEALTHCARE SOLUTIONS

Broadpath

6400 E Grant Rd #350, Tucson, AZ 85715

Website <https://broad-path.com/>

Suite # 350

Square Feet: 15,259 SF

Founded 2008

Headquarters Tucson, AZ (Resources in 50 States, Philippines, Australia, New Zealand, + Japan)

Summary:

BroadPath is a specialized business process management company supporting payers, providers, and other organizations within the healthcare sector. By combining cutting-edge technology with significant industry expertise, we offer customized solutions tailored to meet the unique needs of each client.

As broad as we are deep, we support the full range of functions including member acquisition and retention, customer experience management, claims and appeals administration, utilization management, care coordination, and more.

We work with organizations across the industry including regional and national health plans, pharmacy benefit managers, accountable care organizations, Medicare administrative contractors, home health organizations, and healthcare technology providers.



Recovia

6400 E Grant Rd #160, Tucson, AZ 85715

Website <https://www.recovia.com/>

Suite # 160

Square Feet: 5,646 SF

of Locations 9

Summary:

Established in the Spring of 2015, Recovia is based on a biopsychosocial approach to treatment, commonly known as a Functional Restoration Program (FRP). Recovia is an enhanced version of standard FRP with a strong focus on the neurobiology of pain, mental health, and/or substance use.

Behavioral health is integral in every aspect of our functional program. Education, tools, and behavioral strategies result in a deeper understanding of pain and the brain and the development of more natural and effective coping tools to manage pain, mental health, and/or substance use. Clients have access to biological (medical support), psychological (individual and group behavioral health, CBT, EMDR), and social/functional treatment modalities (life skills integration, social support integration, physical therapy, yoga, tai chi) all under one roof. Our providers' coordination of care promotes the most comprehensive and effective treatment environment for clients. The ongoing success of our clients validates our biopsychosocial model as being the "Gold Standard" of healthcare.

ARGUS

Professional Storage Management

Argus

6400 E Grant Rd #200, Tucson, AZ 85715

Website <https://www.argusprofessionalstoragemanagement.com/>

Suite #: 200

Square Feet: 5,391 SF

of Locations 4

Summary:

In 1994, our founder Michael McCune saw the need for specialized brokerage expertise in the self-storage industry. As shifting demographics created increased demand for secure, reliable self-storage facilities, Argus Professional Storage Management filled the gap between entrepreneurial investment and a high-quality customer experience.

Today, Argus Professional Storage Management manages more than 114,000 storage units on more than 250 properties across 27 states. Whether you are in the market for property management of your self-storage properties or you are considering investing in self-storage real estate, Argus can help.

PROPERTY INFORMATION

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

Courtyard Centre is a three-story office building with an interior landscaped courtyard. All tenant suites are accessed from the inside of the courtyard via outside corridors, each of which are canopied. Courtyard Centre provides an attractive environment to small and medium sized tenants with tenant sizes ranging from 484 to 15,259 square feet. It offers an attractive courtyard, inviting landscaping and its parking which surrounds the building is convenient to the building entrances. Located on East Grant Road between North Wilmot and East Tanque Verde, Courtyard Centre is in immediate proximity to a host of commercial services ranging from shopping and dining to medical, leisure and hospitality. The project offers a professional office environment for a variety of businesses including financial, health management, product development and sales.



Project

Courtyard Centre
6400 East Grant Road
Tucson, Arizona 85715



Property Type

One-three story office building which contains an interior courtyard and balconies on each floor that provide access to each tenant space



Size

44,250 rentable square feet per current Rent Roll situated on 2.47 acres (all sizes approximate)



Age Of Improvements

1988; Renovated 2015 & 2018



Foundation/Floor

Floors on the first floor are reinforced concrete over typical compacted fill and concrete over metal deck on the upper floors.



Exterior Walls

Stucco exterior over concrete block construction. The walls surround a floor to ceiling window system on interior elevations of all floors and a floor to ceiling window system on the upper floors on the exterior elevations.



Exterior Patios

Each floor has patios at corners of the building at its north elevation, which provide an added amenity for executive offices, conference rooms or break rooms.



Windows

All exterior windows are dual pane bronze tinted reflective glass and are set in anodized aluminum frames.

PROPERTY INFORMATION (CONTINUED)

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

	Floor Coverings	Tenant suites contain carpeting and tile of various combinations.
	Restrooms	There is a pair of men's and women's restrooms on each floor that is secured by a combination locking system. The restrooms were renovated in 2015. A separate ADA restroom is located on the 1st floor
	Fire Prevention	The entire facility is sprinklered with a wet system. The fire panel is monitored 24 hours a day. Additionally, there are fire extinguishers located throughout the building.
	Doors	Suite entry doors are typically safety glass set in anodized aluminum frames.
	Roof Structure	Plywood deck covered with insulation and a built-up system.
	Non-structural Walls	Metal studs with painted or wall papered dry wall.

	Stairs/Elevation	The building has a main stairway that is located near the north entrance to the courtyard that provides access to each floor. At the same location as the main stairway, the building has one 2500-pound capacity elevator manufactured by Dover. An interior stairwell is just west of the restrooms.
	Ceiling and Ceiling Height	Ceilings in tenant spaces are typically nine foot high and of suspended acoustical ceiling panels. Exposed open ceilings without the grid are also featured prominently (see photos on pages 10 -11).
		The HVAC system consists of 85 water source heat pumps located in the ceilings above the space they serve. The central hydronic system consists of an evaporative cooling tower, an electric boiler, a plate type heat exchanger, 2 tower water pumps to circulate water through the tower and heat exchanger, and 2 hydronic system pumps to circulate water through the 85 heat pumps. Fresh air is ducted to the return air filter box of the individual units.
	HVAC Equipment Description	The system is a Carrier EMS system that is now Open BACnet protocol with and i-Vu server with remote access with internet browser. The EMCS system was installed in phases beginning in 2019 and completed in 2021. The system is controlled by a Carrier microprocessor based DDC control system. The system controls all functions of the mechanical plant, tower, boiler, and pumps. The system gives the end users an adjustable control located in the conditioned space. The control communicates with central plant control and off-site monitoring. This allows for individual zone overriding after-hours, off-site notification of alarms, and individual adjustment of control schedules and temperature settings.

PROPERTY INFORMATION (CONTINUED)

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



Utility & Mechanical

The building has a utility room on the ground floor that contains the panel boxes for distribution of electricity and telephone services to each suite.



Plumbing

The domestic main water line enters the project from Grant Road along the main driveway that is between the two front restaurants. The system provides a combination of PVC, steel, copper and cast-iron piping throughout the site and building. Rainwater is collected off the roof by a series of roof drains.



Electrical Service

1,600 amps with low voltage, 277/480, 3-phase service.



Parking

There are 203 parking stalls available on the property of which 6 are ADA accessible and 79 are covered. All parking is lighted. This provides for 4.6 stalls per 1,000 square feet of rentable building area. 20 parking spaces nearby the adjacent restaurants are subject to shared use per recorded easement.



Landscaping

Attractive landscape treatment which includes flowering shrubs and a variety of trees. The interior courtyard is landscaped with a combination of tropical plants, providing an inviting atmosphere. All areas are irrigated.



Lighting

Recessed lighting fixtures under the overhang along with periodic incandescent wall mounted lighting fixtures illuminate the face of the building. The uncovered parking areas have six double pole mounted and four single pole mounted fixtures. The parking canopies are illuminated.



Signage

The building has an effective signage package. It has a large monument sign on Grant Road with four tenant panels on each face for a total of eight tenant panels. It also has a tenant directory at the main entrance at the north side of the building. Each tenant suite has a custom applied tenant sign on the entry door or on the glass panel adjacent to the suite entrance. Broadpath, Recovia and Capital Connect have building signs that are visible upon entering the property from Grant Road.



Site Access

The site is accessed via two concrete curb cuts providing access to Grant Road. The main drive adjacent to the monument sign runs between the restaurants and the second drive is at the west side of the property, both of which provide right turn ingress and egress with Grant Road. The main entrance has the monument sign.



Site Configuration

Approximately 107,593 square feet (2.47 acres) of useable land area which consists of a rectangular shaped parcel. Along Grant Road, there are two separately owned parcels at either side of the main driveway. A second driveway is west of the western pad. Each driveway which provides access to Grant Road are under easements which benefit the subject site, and maintenance is shared pro-rata amongst the property owners.

PROPERTY INFORMATION (CONTINUED)

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



Site Coverage

The site coverage ratio for the improved square footage is about 40%.



Location

Courtyard Centre is situated east of the southeast corner and Grant Road and Wilmot Road in the eastside submarket of greater Tucson.



Site Condition

The site terrain has a slight slope from north to south and is above the level of the street grade.



Utilities

The service providers are as follows:
Water/Sewer: City of Tucson
Electricity: Tucson Electric Power
Natural Gas: None to site
Telephone: Century Link



Zoning

C-2, City of Tucson



Municipal Services

The City of Tucson provides police and fire protection.



Neighborhood Integration

Immediately west of the site is an automotive dealership and immediately east of the site is an office building with a regional post office behind that. Zinburger, Sauce, Prep & Pastry restaurants and other retail services are open on the Grant Road parcels north of the building. One-half mile to the east, at the intersection where Grant Road merges with Kolb Road and Tanque Verde Road there are a variety of retail facilities including restaurants and major retailers such as Target and Albertson's. Combined, the immediate neighborhood within which Courtyard Centre is located contains over 100 businesses and employs close to 2,500 workers. It is an attractive environment with good integration among the surrounding uses.



Tax Data

Pima County Assessor tax parcel number 133-16-024L has a 2025 property tax bill totaling \$60,147 or \$1.36 per square foot.



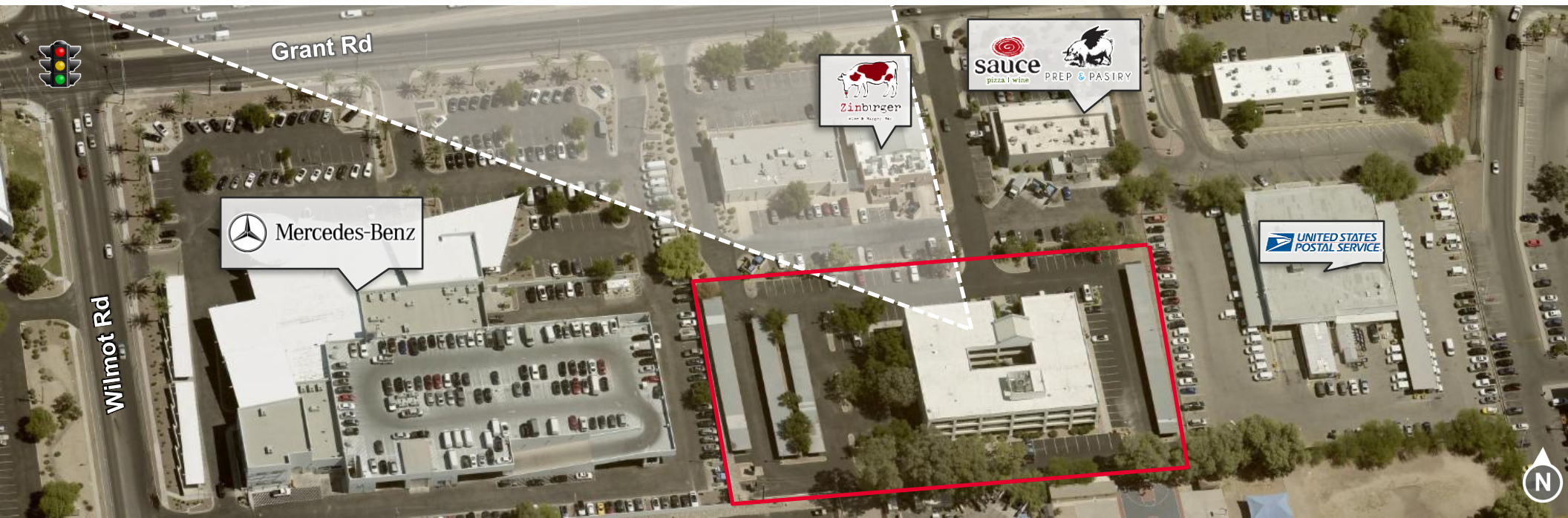
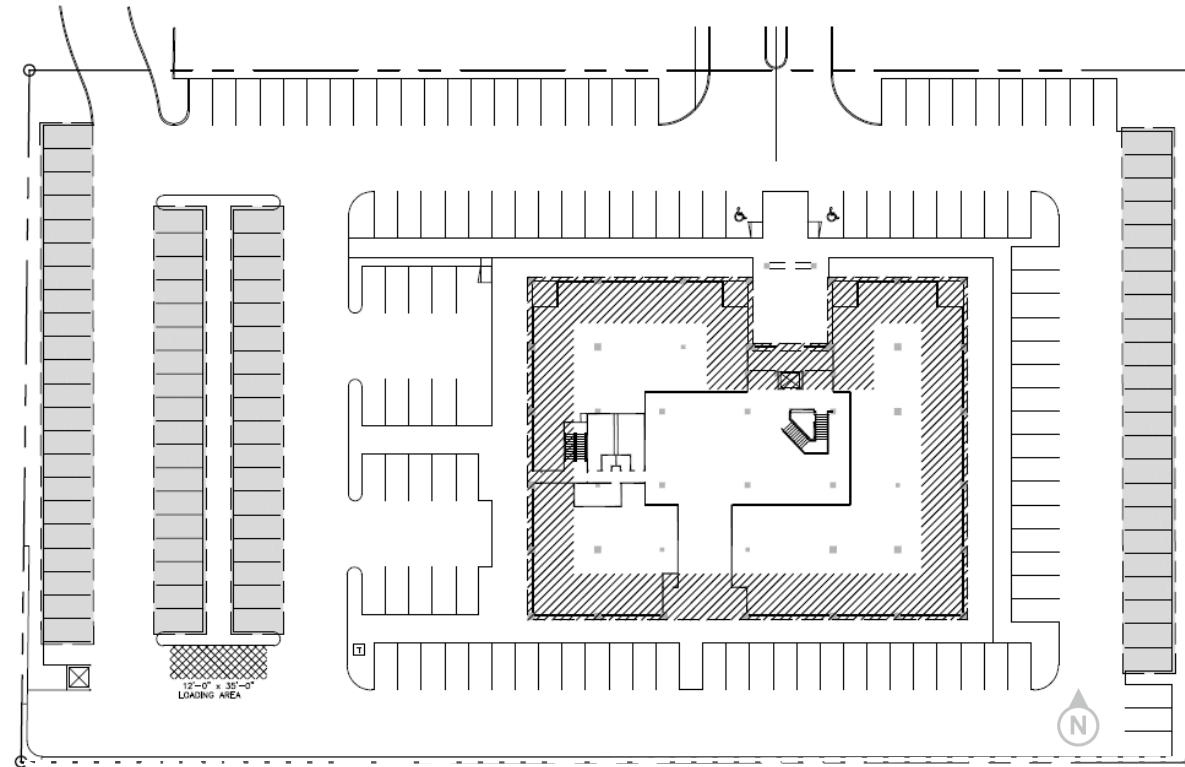
SITE PLAN & AERIAL

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

PROPERTY SUMMARY

SQ. FT. LEASED:	44,250 SF
ASSESSOR PARCEL:	133-16-024L
SITE AREA:	107,593 (2.47 Acres)
ZONING:	C-2 City of Tucson
PARKING:	203 (79 covered) = 4.6 / 1,000 SF

[CLICK TO VIEW
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PREMISES INTERIOR

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



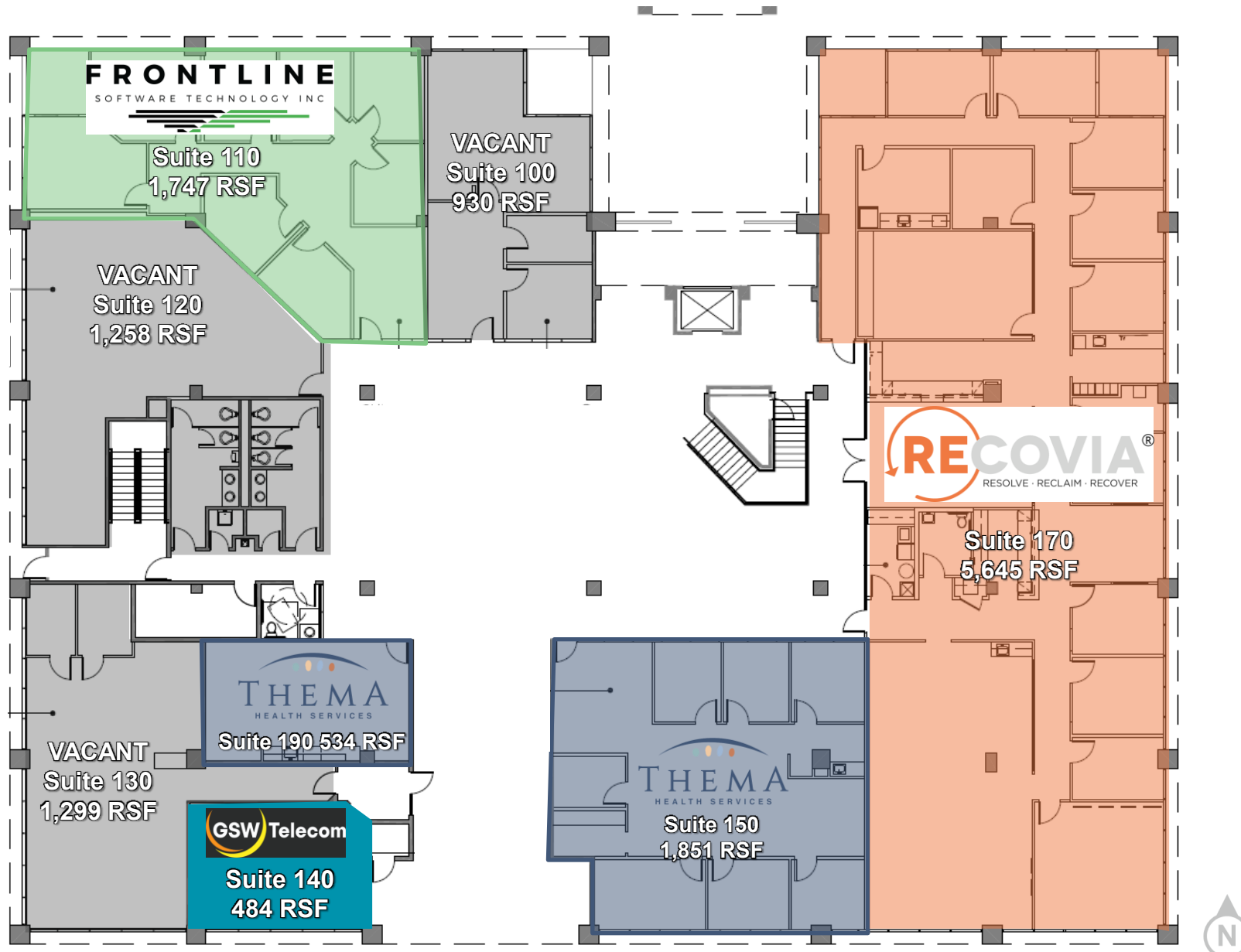
PREMISES INTERIOR

COURTYARD CENTRE
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TUCSON, ARIZONA



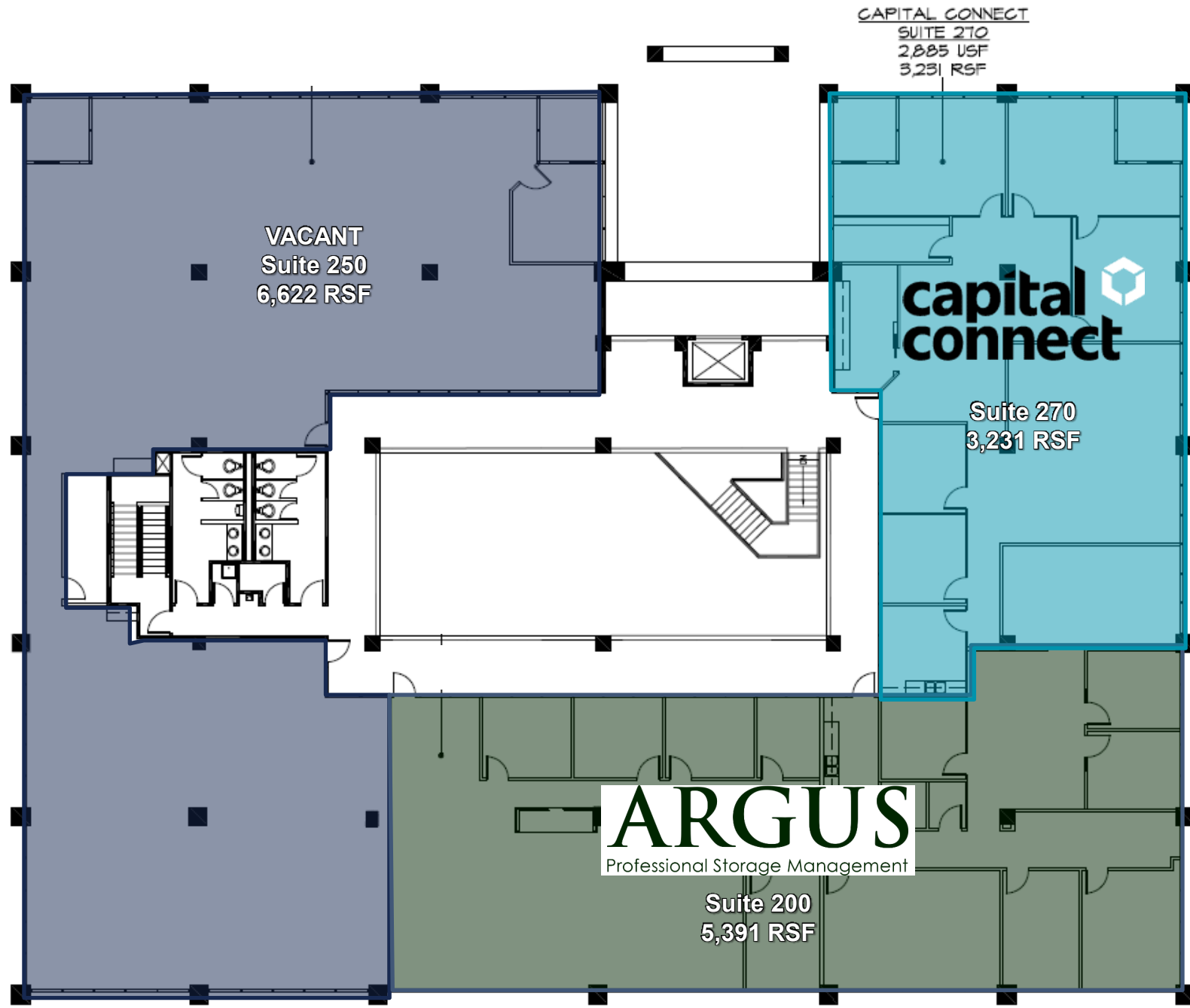
FIRST FLOOR | FLOOR PLAN

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



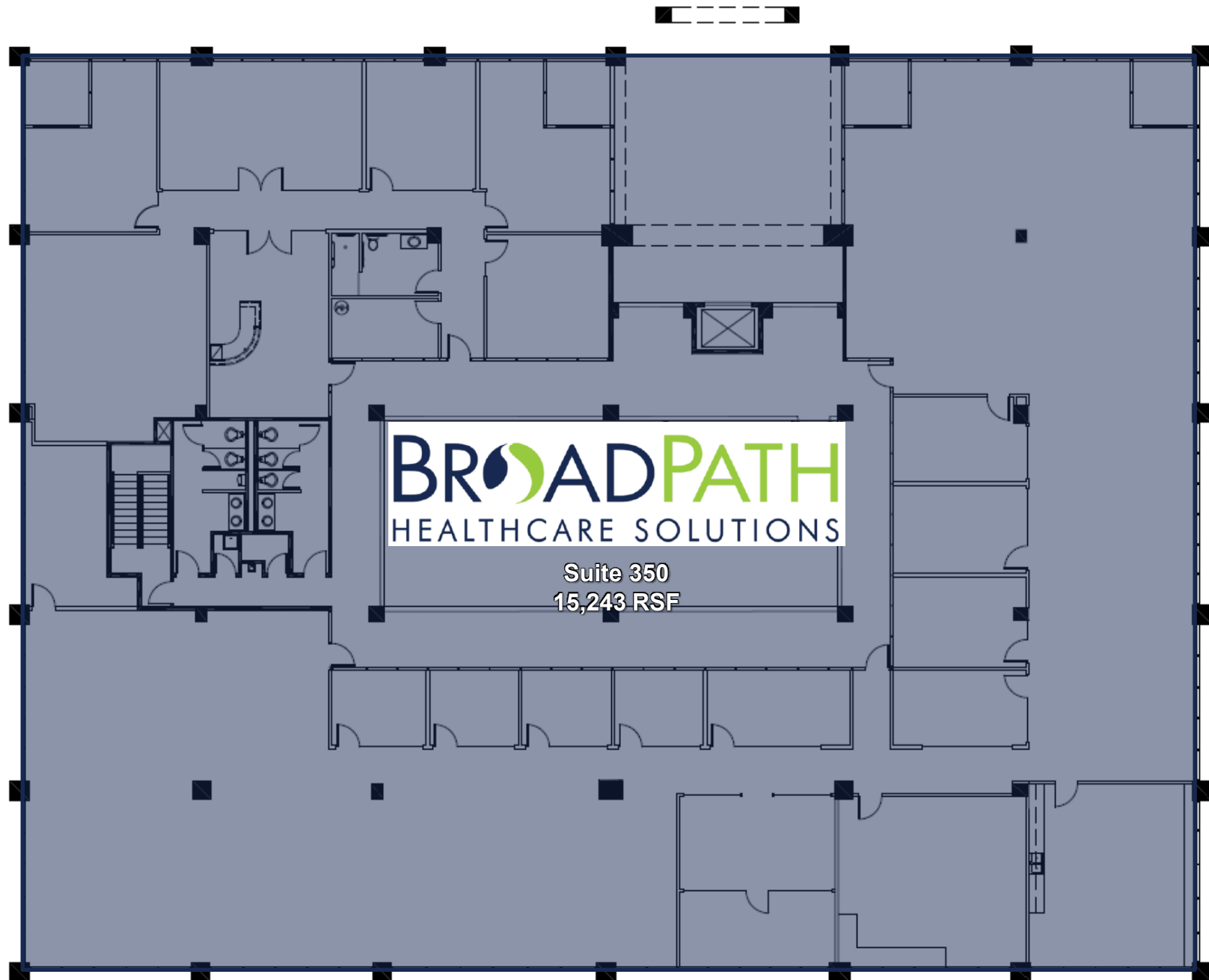
SECOND FLOOR | FLOOR PLAN

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



THIRD FLOOR | FLOOR PLAN

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



DEMOGRAPHIC OVERVIEW

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	11,224	93,960	252,282
HOUSEHOLDS	5,649	46,228	116,571
AVG HOUSEHOLD INCOME	\$94,567	\$92,419	\$94,669

2030 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	10,797	90,662	244,642
HOUSEHOLDS	5,570	45,744	115,944
AVG HOUSEHOLD INCOME	\$93,717	\$91,803	\$93,983

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

GRANT ROAD	45,762 VPD (2025)
WILMOT ROAD	38,491 VPD (2025)



CENTRAL TUCSON SUBMARKET

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA



TUCSON MARKET OVERVIEW



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



THE UNIVERSITY
OF ARIZONA

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

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TUCSON, ARIZONA

COURTYARD CENTRE
6400 EAST GRANT ROAD
TUCSON, ARIZONA

Tucson has become a top destination for relocation, offering an affordable cost of living and sunshine year-around. Tucson has earned the prestigious title of “City of Gastronomy” bestowed from UNESCO, in recognition of its innovative culinary scene. With unique events that attract global visitors, an outdoor desert paradise with over 200 scenic trails across five mountain ranges within the city, it is a perfect for hiking, biking, and stargazing. With clean air and dark skies, Tucson proudly holds the title of the “astronomy capital of the world.”

Tucson, known for its vibrant cultural events and outdoor attractions, hosts the world’s largest Tucson Gem & Mineral Show, attracting 65,000 visitors, half of whom are tourists, and contributing \$13 million annually to the local economy. The Tour de Tucson, a renowned cycling event, has raised \$101 million for nonprofits over 40 years, solidifying the city’s reputation for art, health, and fitness. Tucson’s aerospace history is showcased at the Pima Air and Space Museum, while La Fiesta de los Vaqueros, a Rodeo Parade tradition since 1925, generates over \$13.5 million annually, offering a glimpse into cowboy culture. Outdoor enthusiasts can explore Saguaro National Park, Coronado National Forest, golf courses, and “The Loop” trail system, contributing to the city’s prosperity and providing unforgettable experiences for all visitors.

The University of Arizona is a globally recognized institution that prioritizes its students and ranks among the top 100 universities worldwide. It has gained widespread acclaim for its exceptional academic programs and remarkable value attracting students who aspire to collaborate with esteemed faculty members in order to address critical challenges and contribute to transformative discoveries. Whether engaged in leading NASA space missions or pioneering innovative approaches to address global food security, Arizona equips its students with skills and knowledge needed to thrive in an ever-evolving world through an immersive and practical learning experience. Situated in the vibrant city of Tucson, Arizona, the university benefits from its central location in the sun-soaked region, providing students with access to a culturally rich environment and awe-inspiring vistas of the Sonoran Desert. With an enrollment of over 45,000 students hailing from all 50 states and more than 100 countries, the University of Arizona offers a diverse and inclusive community of learners.



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