



FOR LEASE

Courtyard Center

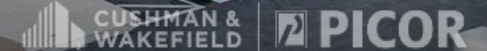
6400 E. Grant Road, Tucson, Arizona 85715

PROFESSIONAL OFFICE
1,258 - 15,259 RSF



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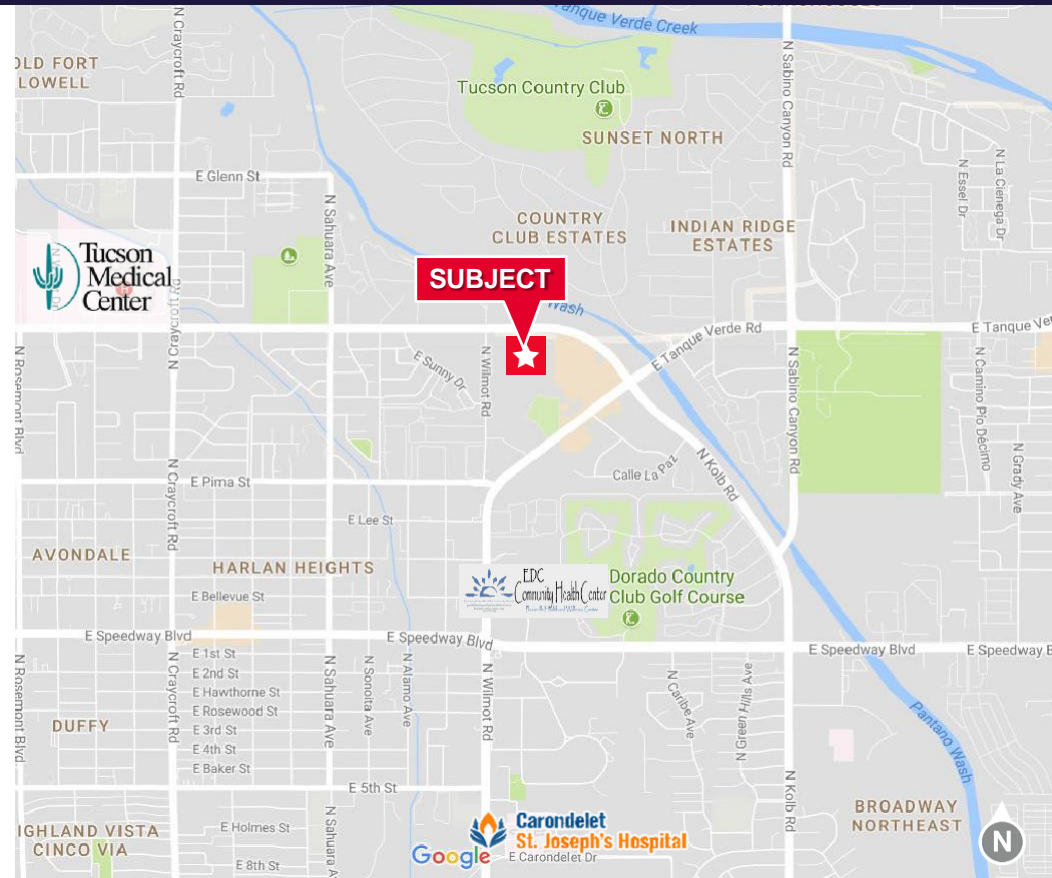
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
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Property Highlights

- 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

Available	Size	Full Service Rate*	Notes
1 st Floor, Suite 120*	1,258 RSF	\$16.50/RSF	Fully Improved
2 nd Floor	6,622 RSF	\$24.00/RSF	Fully Improved
3 rd Floor	15,259 RSF	\$24.00/RSF	Fully Improved

*Net of Custodial



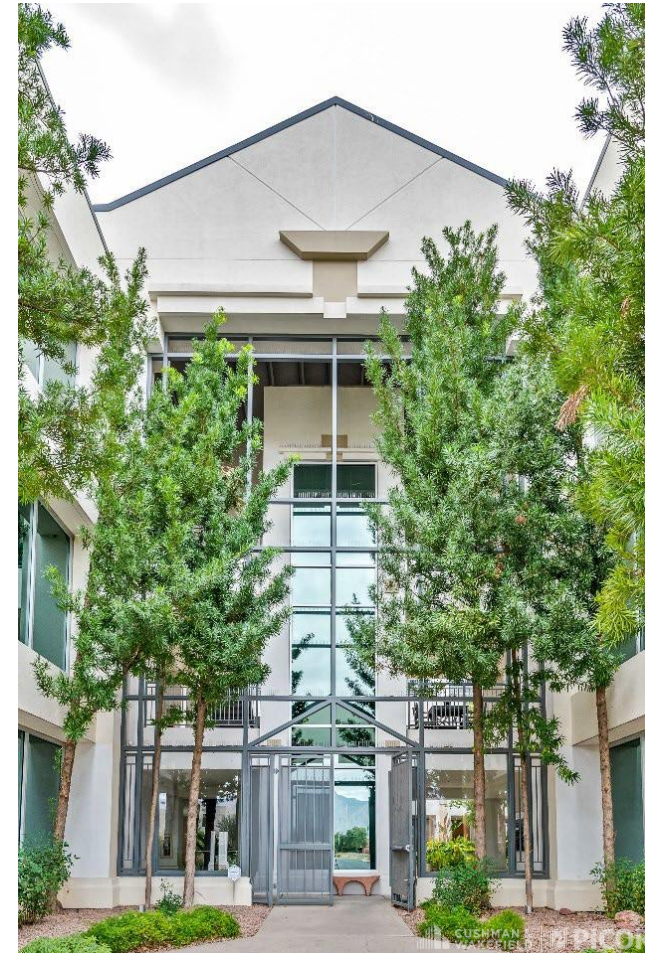
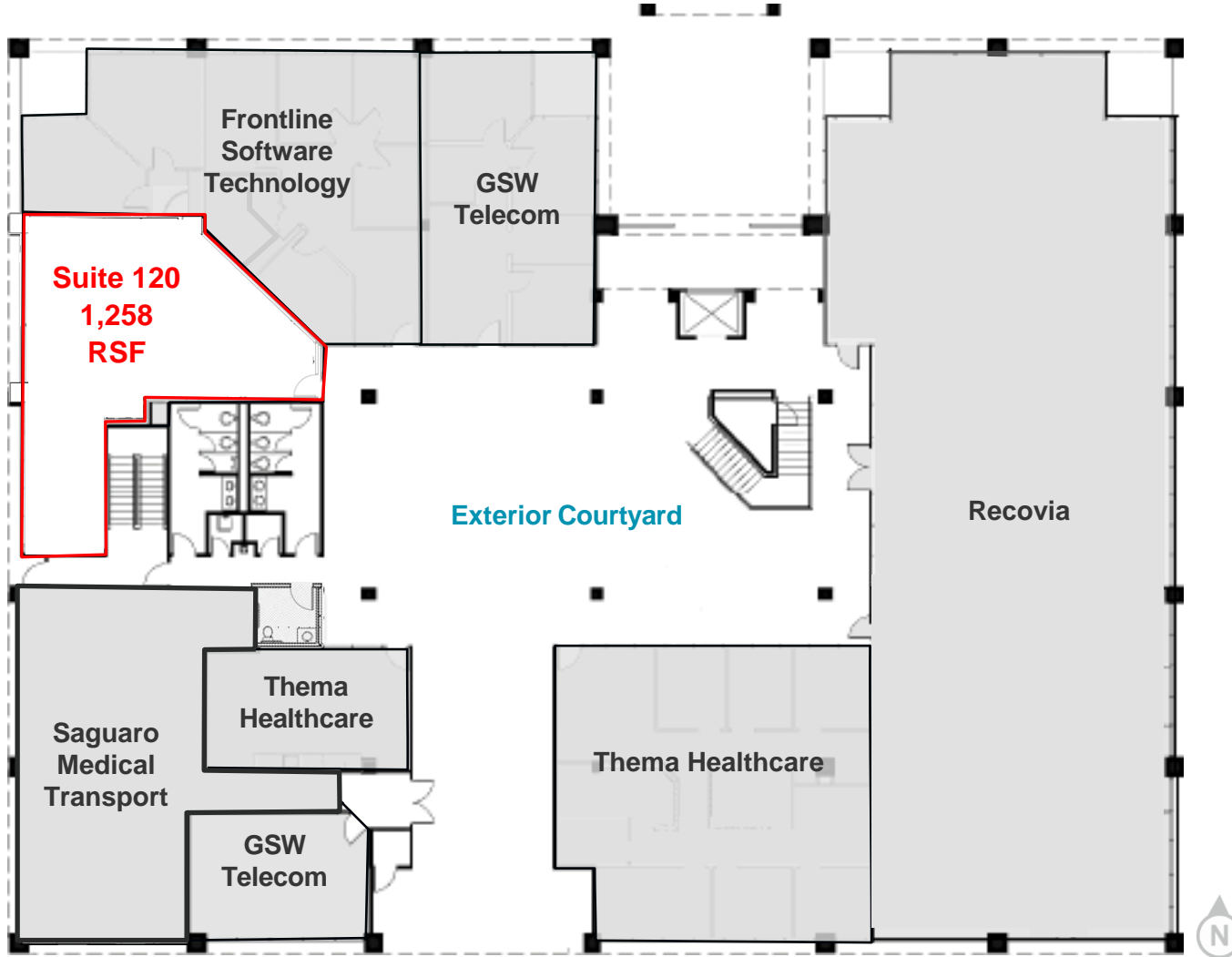
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First Floor Plan – Total Available 1,258 RSF Fully Improved

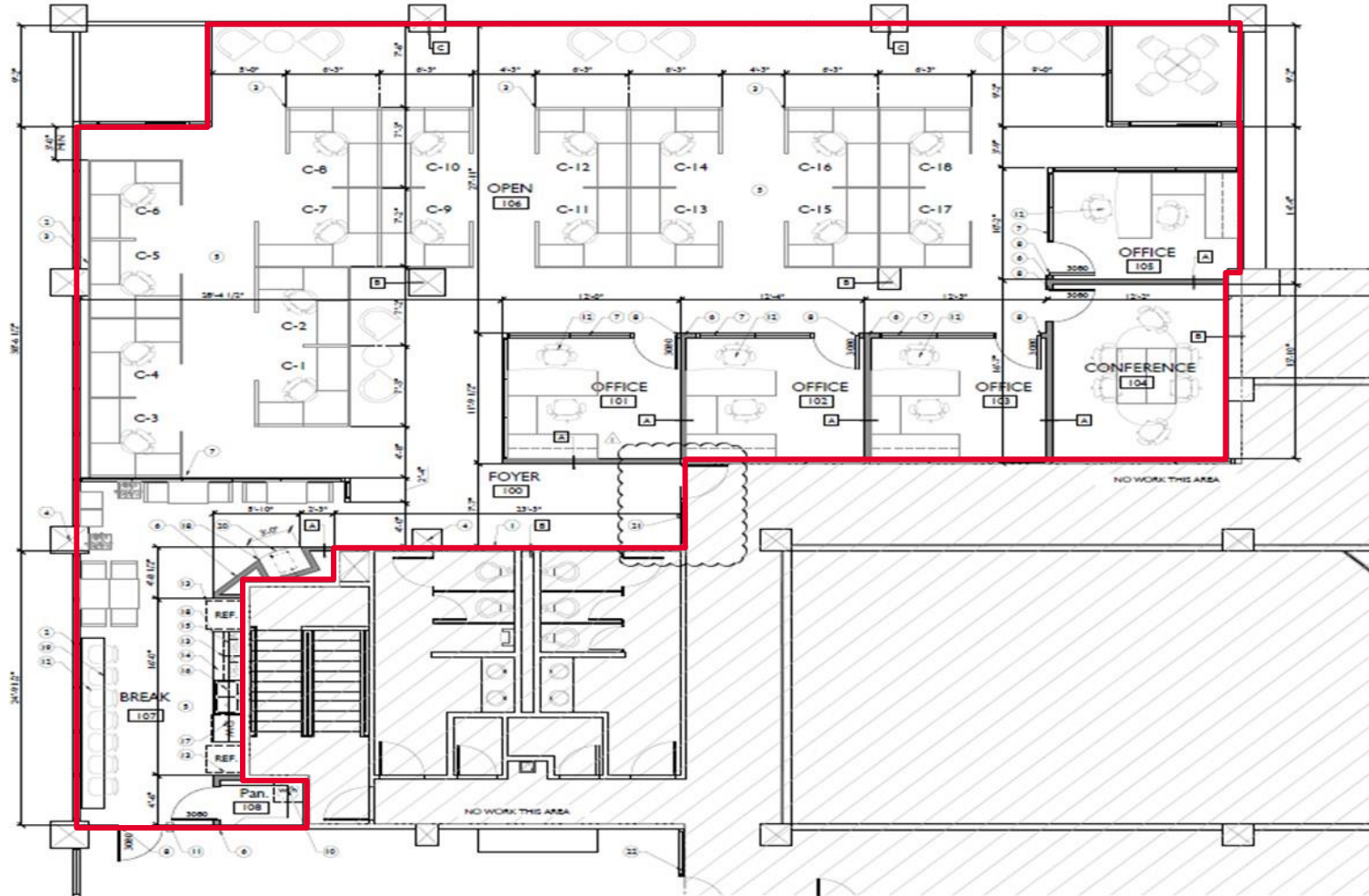


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Second Floor Plan - 6,622 RSF Fully Improved

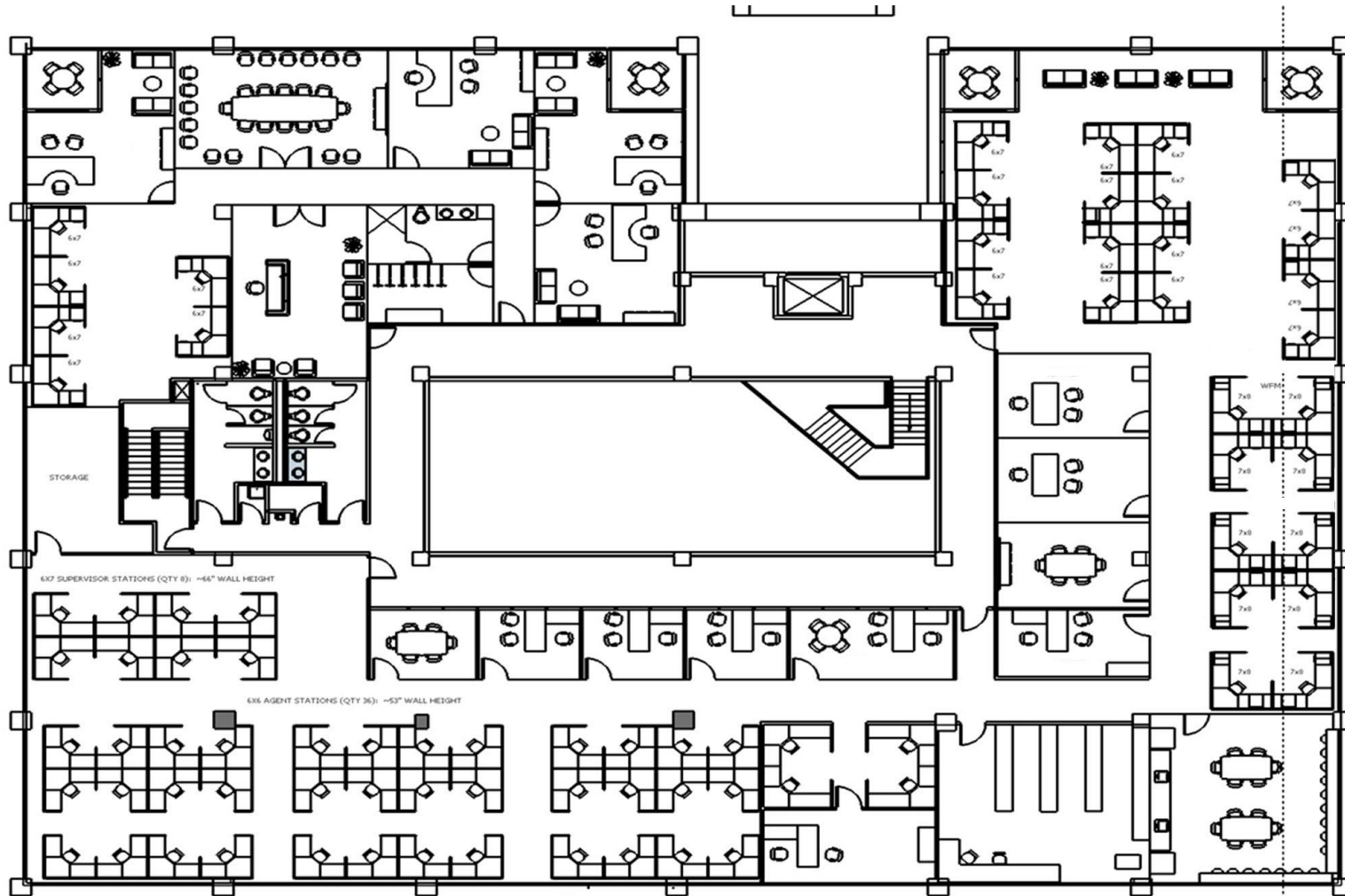


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Third Floor Plan - 15,259 RSF Fully Improved



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Interior Photos



Interior Photos



West View from 6400 E Grant



East View from 6400 E Grant



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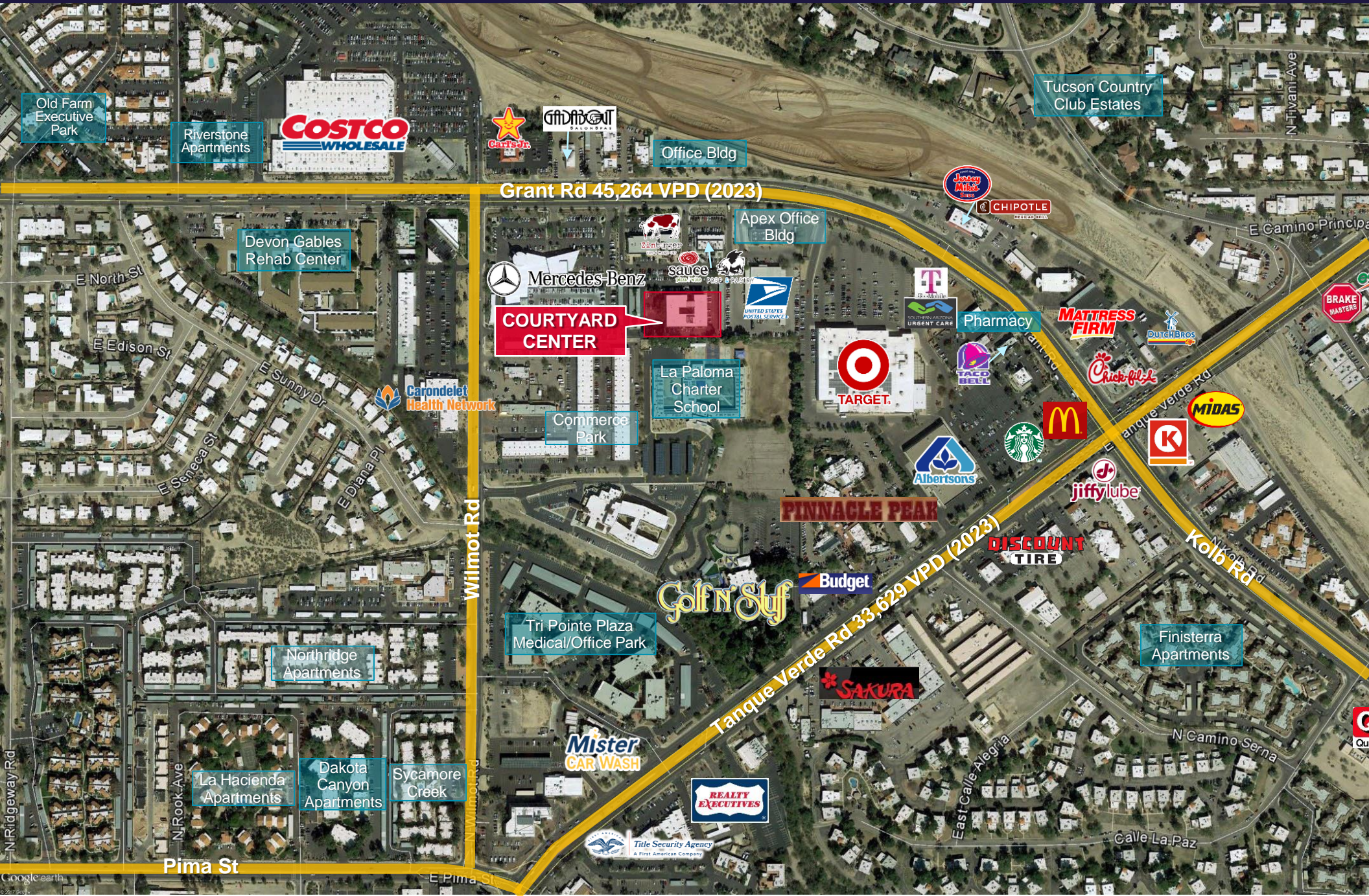
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Old Farm Executive Park

Riverstone Apartments

COSTCO
WHOLESALE

Carlson's

GrubHub

Office Bldg

Tucson Country Club Estates

Devon Gables Rehab Center

Grant Rd 45,264 VPD (2023)

Apex Office Bldg

Mercedes-Benz

COURTYARD CENTER

La Paloma Charter School

UNITED STATES POSTAL SERVICE

TARGET

Pharmacy

MATTRESS FIRM

Chick-fil-A

K

MIDAS

Carondelet Health Network

Commerce Park

Albertsons

Starbucks

McDonald's

Jiffy Lube

Pinnacle Peak

Budget

Golf N Stuff

DISCOUNT TIRE

Kolb Rd

Tri Pointe Plaza Medical/Office Park

Northridge Apartments

Finisterra Apartments

La Hacienda Apartments

Dakota Canyon Apartments

Sycamore Creek

Mister CAR WASH

REALTY EXECUTIVES

SAKURA

Tile Security Agency
A First American Company

Pima St

E Pima St

East Calle Alegria

Calle La Paz

N Camino Serna