6400

SHAFER COURT



BA BRADFORD ALLEN

6400 Shafer Court, Rosemont, IL



6400

SHAFER COURT

Comprising over 179,000 SF of prime office space and desirable amenities in Chicago's dynamic O'Hare submarket, 6400 Shafer Court offers a premium tenant experience at an unbeatable value.

Easily accessible from major highways, O'Hare International Airport, and the vibrant Rosemont business community, the property provides exceptional connectivity and convenience.

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HIGH-GROWTH, BUSINESS-FIRST COMMUNITY

Situated between Higgins Road and Devon Avenue, with immediate access to the Tri-State Tollway, Kennedy Expressway, and CTA Blue Line, 6400 Shafer is centrally located to fine dining, luxury hotels, and premium entertainment. It is steps from Cima—Rosemont's premier fine dining destination housed in the newly renovated Hyatt Centric hotel—as well as long-standing, local restaurants including those at the adjacent Rivers Casino Des Plaines. Less than a 10-minute drive from O'Hare International Airport (ORD), the property also offers a complimentary two-way shuttle service to and from the airport and the CTA for convenient travel.

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RESTAURANTS

Cima
Cilantro Taco Grill
Cafe Amici
Moretti's
Taco Bell
Big Chicken
Small Cheval
Giordano's
McDonald's
Benchmark
Six1Five5
Carlucci
Liberty Tavern
Chicago Fire Oven
Morton's The Steakhouse
Gibson's Bar & Steakhouse
Saltwater Coastal Grill
Adobe Gilas
Bub City
Fat Rosie's
Crust Brewing
Fogo de Chão
BIBIBOP Asian Grill
Harry Caray's
Land & Lake
Portillo's

COFFEE SHOPS

Stan's Donuts
Starbucks
Panera Bread

HOTELS

Hyatt Centric
Hampton Inn & Suites Rosemont
The Westin O'Hare
Chicago Marriott Suites O'Hare
Hyatt Regency O'Hare
Hilton Rosemont
Crowne Plaza Chicago O'Hare
Holiday Inn Express
Sheraton Suites O'Hare

DAYCARE CENTERS

Bright Horizons at Rosemont



EXPANDING
PREMIUM AMENITIES

6400 Shafer Court features a state-of-the-art fitness center, on-site Halsted Street Deli, conferencing center, tenant lounge with two outdoor patios, and a heated, underground, executive parking garage. A $7M capital improvements program is already underway to enhance the outdoor courtyards, install new monument signage, refresh the lobby and landscaping, modernize the elevators, and replace the HVAC system.



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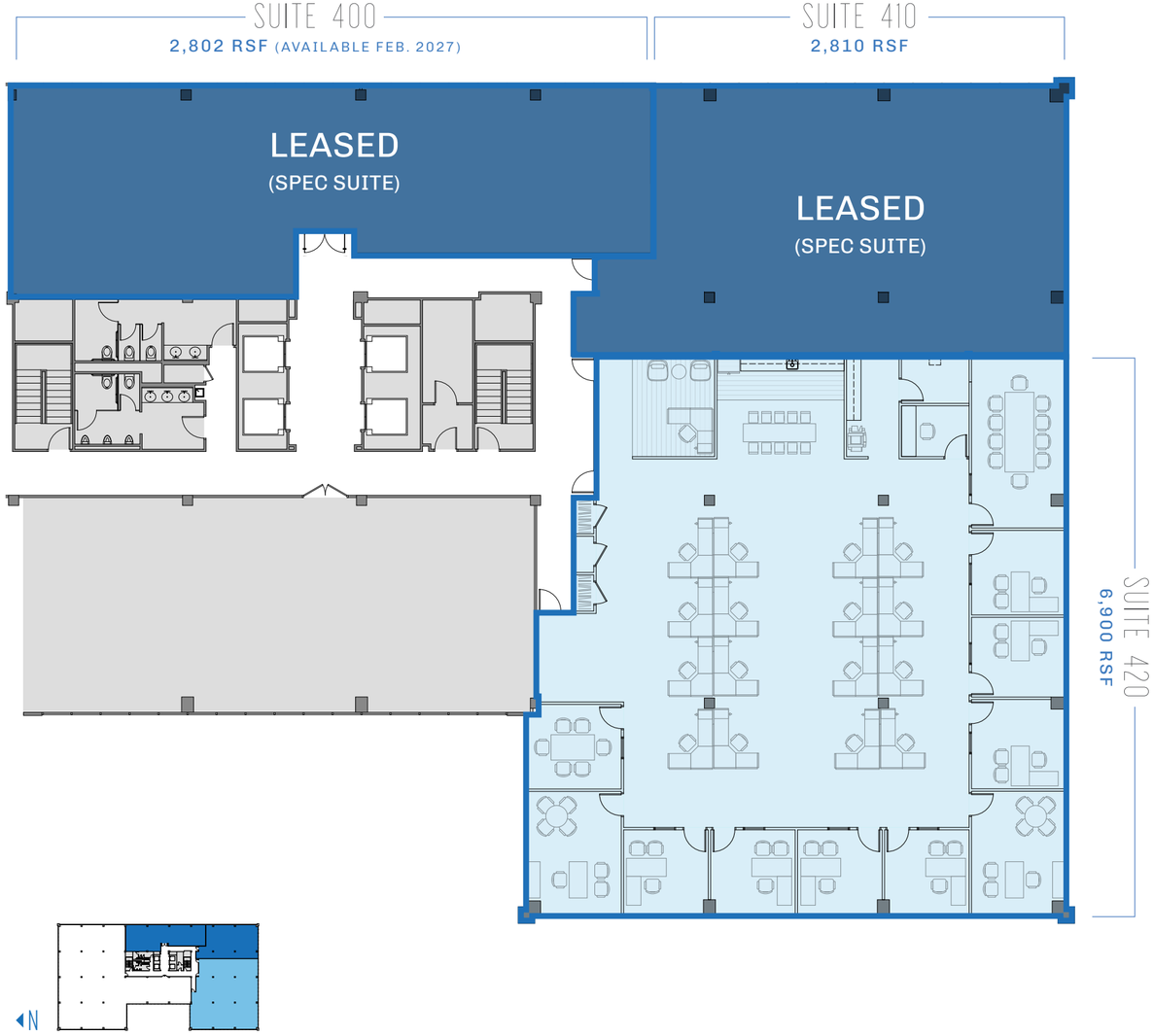


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MOVE-IN-READY
SPEC SUITE PROGRAM

Recently renovated, these spec suites showcase modern finishes throughout. The floor also features refreshed common area corridors and brand new restrooms.

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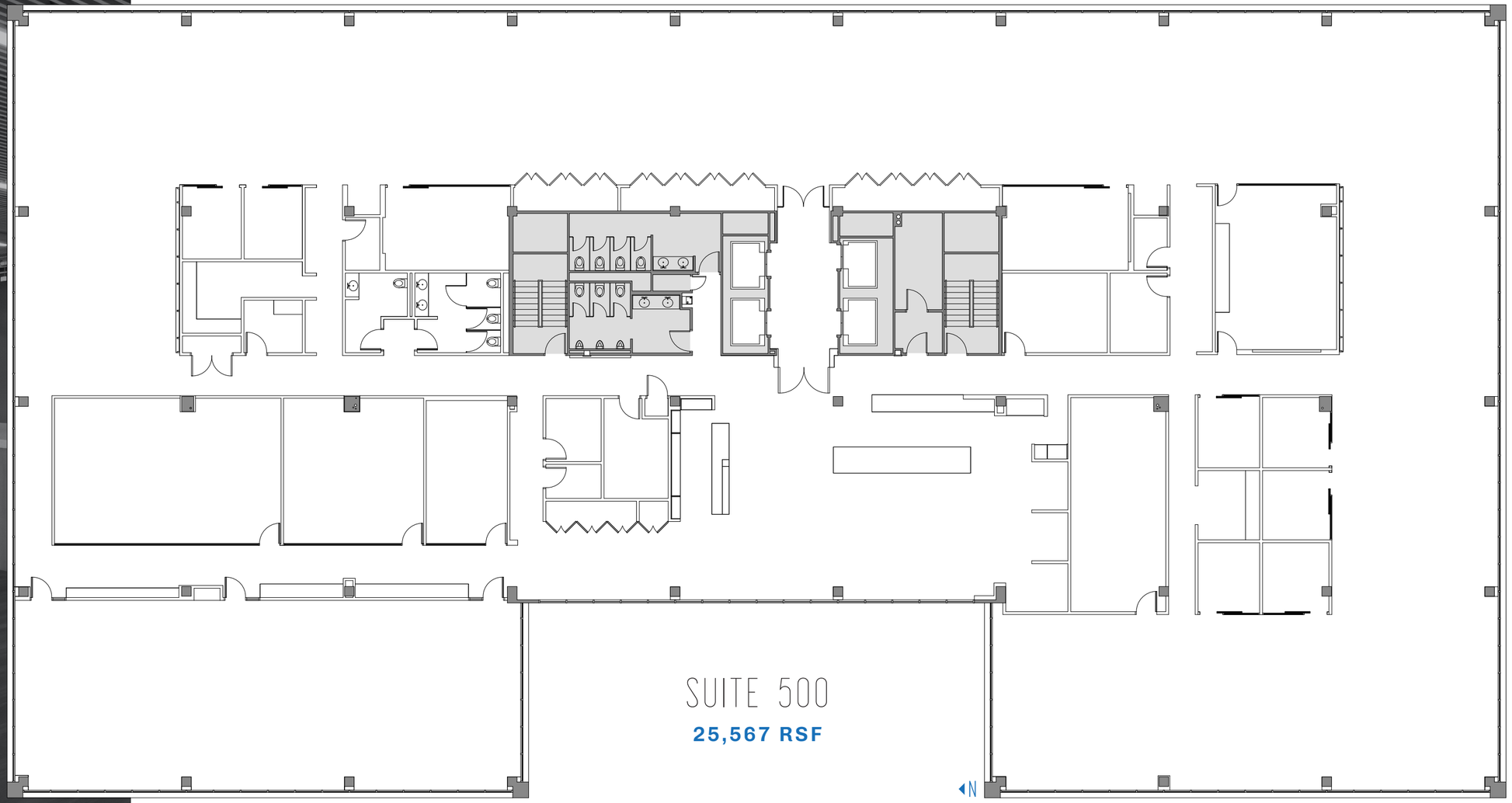


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FULL-FLOOR OPPORTUNITIES

Customize the 5th floor to create the ideal layout for your needs, taking advantage of the flexibility and control that comes with a full floor.



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LEASED
WITH EXPERTISE



JOEL BERGER
EXEC MANAGING DIRECTOR

Joel brings over two decades of experience in successfully representing office tenants and landlords in suburban Chicago. A leading expert in commercial office leasing, Joel has completed over 2,000,000 square feet of transactions, including significant leases with organizations such as Graham Health Care, Professional Wealth Advisors, The Northern Illinois Crime Lab, University of Chicago Medicine, Bel Fuse, and AMITA Health.

His unique blend of strategic thinking, market intelligence, and tenacity has consistently delivered unmatched value to his clients.

jberger@bradfordallen.com (630) 225-2600



NORM MURDOCH
MANAGING DIRECTOR

Norm provides strategic leasing initiatives and creative solutions for landlords throughout Chicago's suburban markets, where he has represented over 2.5 million square feet of office space. With over 25 years of industry experience, he has represented both institutional and entrepreneurial clients, including Workspaces, Sperry Equity, Sovereign Partners, Barings Advisers, Franklin Street Properties, Piedmont Office Realty Trust, Northwestern Mutual Real Estate Investments, and Columbia Property Trust.

A seasoned professional, Norm has cultivated long-standing partnerships by consistently delivering exceptional value and enduring results.

nmurdoch@bradfordallen.com (630) 239-4082

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ON-SITE MANAGEMENT

We're proud to provide our tenants with a space that is more than just an office building. Our experienced professionals bring expert onsite support to keep your business running—from help with move-in logistics and lease administration to promptly addressing tenant concerns and coordinating the many events that bring our community together.

RACHEL GERENT

PROPERTY MANAGER

rgerent@bradfordallen.com

(630) 441-4926

BA BRADFORD ALLEN

WELL-CAPITALIZED AND RELIABLE OWNERSHIP

As local owners, Bradford Allen believes in the importance of continuously investing in our properties to ensure tenants are given the necessary resources to succeed.

Our hands-on approach promises close collaboration and a truly best-in-class leasing experience, including free space planning services, a transparent deal process, and a building-assisted construction process with fast, reasonable negotiations.

LOCAL PROPERTIES OWNED AND MANAGED BY BRADFORD ALLEN:

POINTE O'HARE

EDENS CORPORATE CENTER AT DUNDEE & SKOKIE

TRI STATE LINCOLNSHIRE

1400 EAST TOUHY DES PLAINES

3333 FINLEY POINT DOWNERS GROVE

DIEHL POINT 27755 & 27775 DIEHL ROAD

570 LAKE COOK ROAD

ArlingtonMed

501 W. LAKE STREET elmhurst

350 E. 22ND STREET lombard



6400 SHAFER COURT

leased, owned + managed by

BRADFORD ALLEN

For more information or to arrange a tour, please contact:

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