

6400

SHAFFER COURT





6400

SHAHER 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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SHAHER COURT

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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EXPANDING PREMIUM AMENITIES

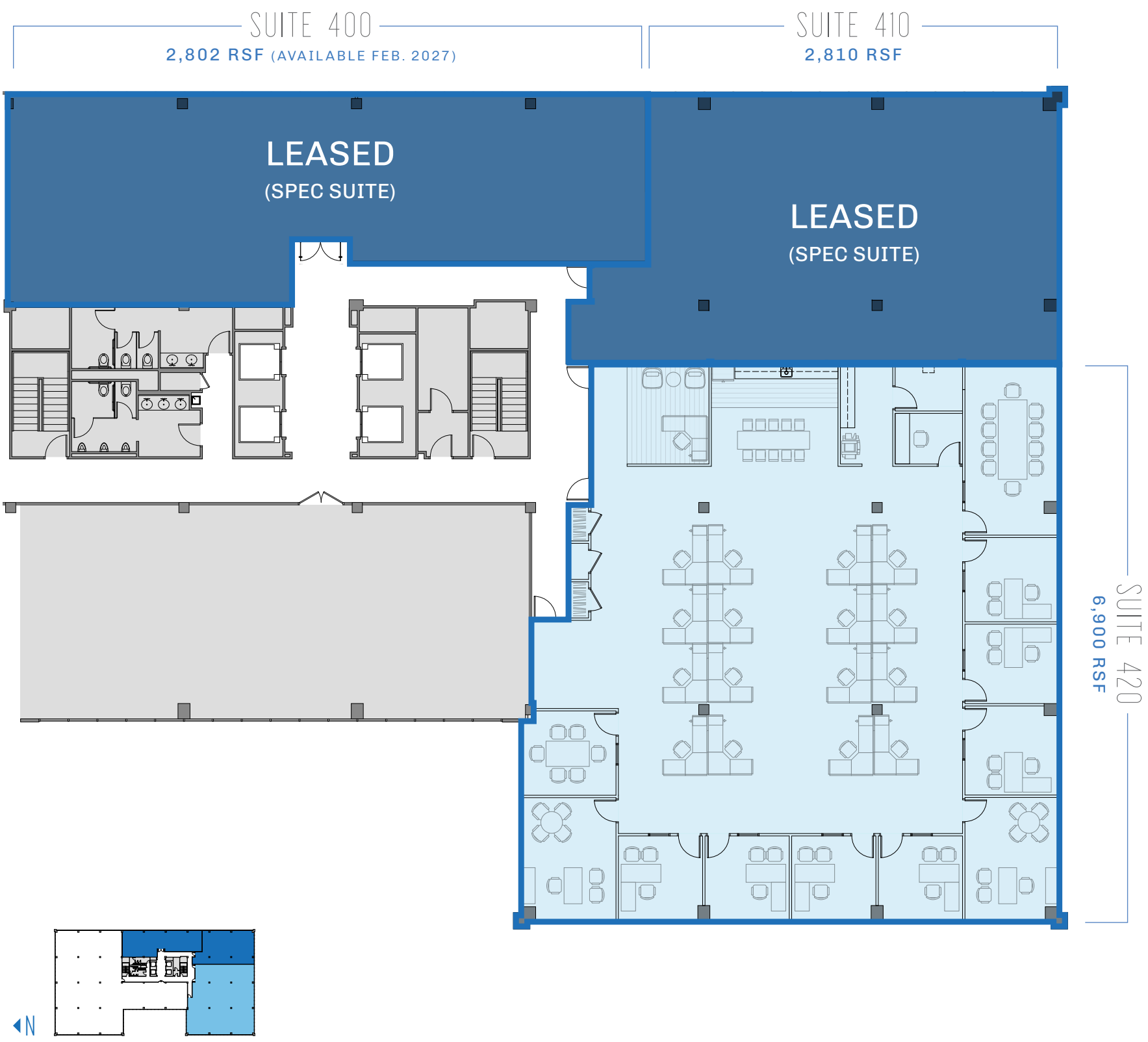
6400 Shafer Court features a state-of-the-art fitness center, on-site Halsted Street Deli, conferencing center, tenant lounge with two outdoor patios, and a heated, underground, executive parking garage. A \$7M capital improvements program is already underway to enhance the outdoor courtyards, install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



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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.

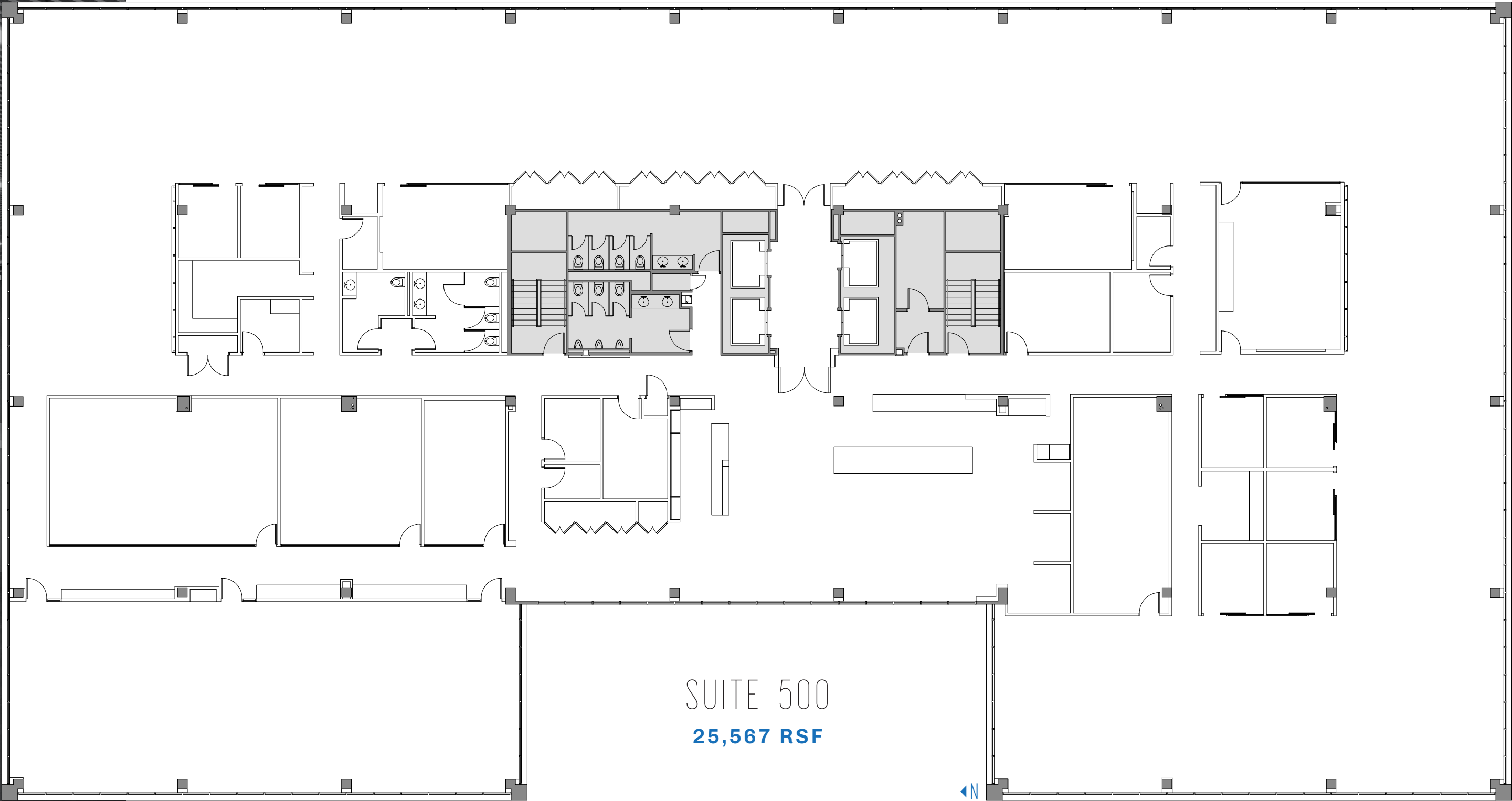


6400

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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.



SUITE 500
25,567 RSF

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

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

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
SHAHER COURT

PROVIDING **EXCEPTIONAL TENANT SERVICE**
IS THE FOUNDATION OF OUR BRAND.

SHAHER COURT

BA BRADFORD
ALLEN



S H A F E R C O U R T

leased, owned + managed by

BA BRADFORD
ALLEN

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

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