

6400

SHA FER COURT



**BA** BRADFORD  
ALLEN

6400 Shafer Court, Rosemont, IL



6400

SHA FER 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 two-way complimentary shuttle service for convenient travel.

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## ★★★★ O'HARE INTERNATIONAL AIRPORT →

### RESTAURANTS

- |                     |                           |
|---------------------|---------------------------|
| Cima                | Chicago Fire Oven         |
| Cilantro Taco Grill | Morton's The Steakhouse   |
| Cafe Amici          | Gibson's Bar & Steakhouse |
| Moretti's           | Saltwater Coastal Grill   |
| Taco Bell           | Adobe Gilas               |
| Big Chicken         | Bub City                  |
| Small Cheval        | Fat Rosie's               |
| Giordano's          | Crust Brewing             |
| McDonald's          | Fogo de Chão              |
| Benchmark           | BIBIBOP Asian Grill       |
| SixFive5            | Harry Caray's             |
| Carlucci            | Land & Lake               |
| Liberty Tavern      | Portillo's                |

### COFFEE SHOPS

- |               |              |
|---------------|--------------|
| Stan's Donuts | Panera Bread |
| Starbucks     |              |

### HOTELS

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

### DAYCARE CENTERS

- |                             |
|-----------------------------|
| Bright Horizons at Rosemont |
|-----------------------------|



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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, including updated conference rooms, general building enhancements, and refreshed landscaping.

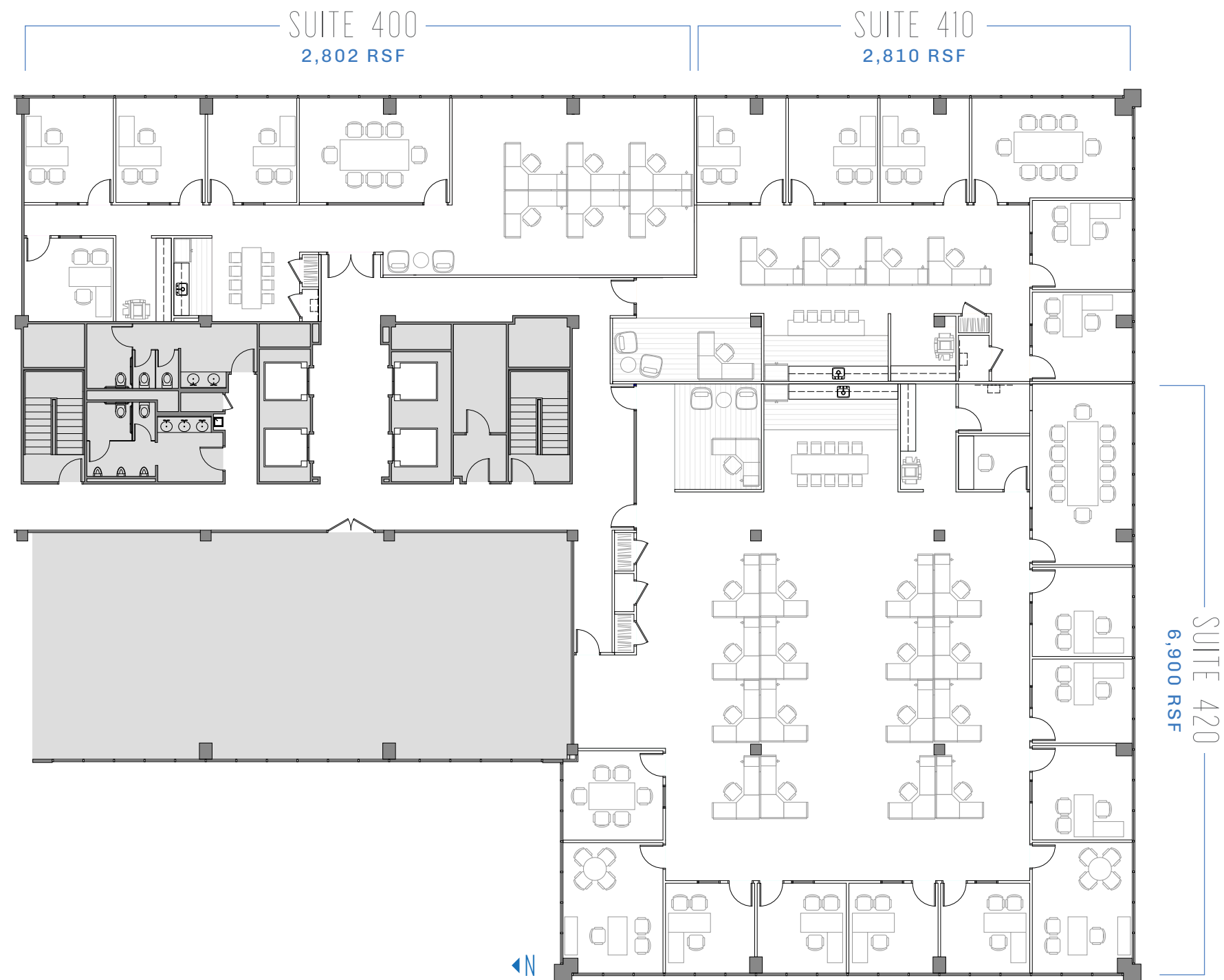
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# MOVE-IN READY SPEC SUITE PROGRAM

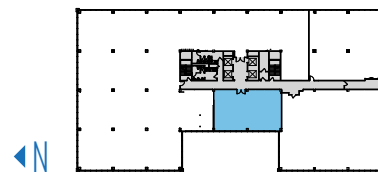
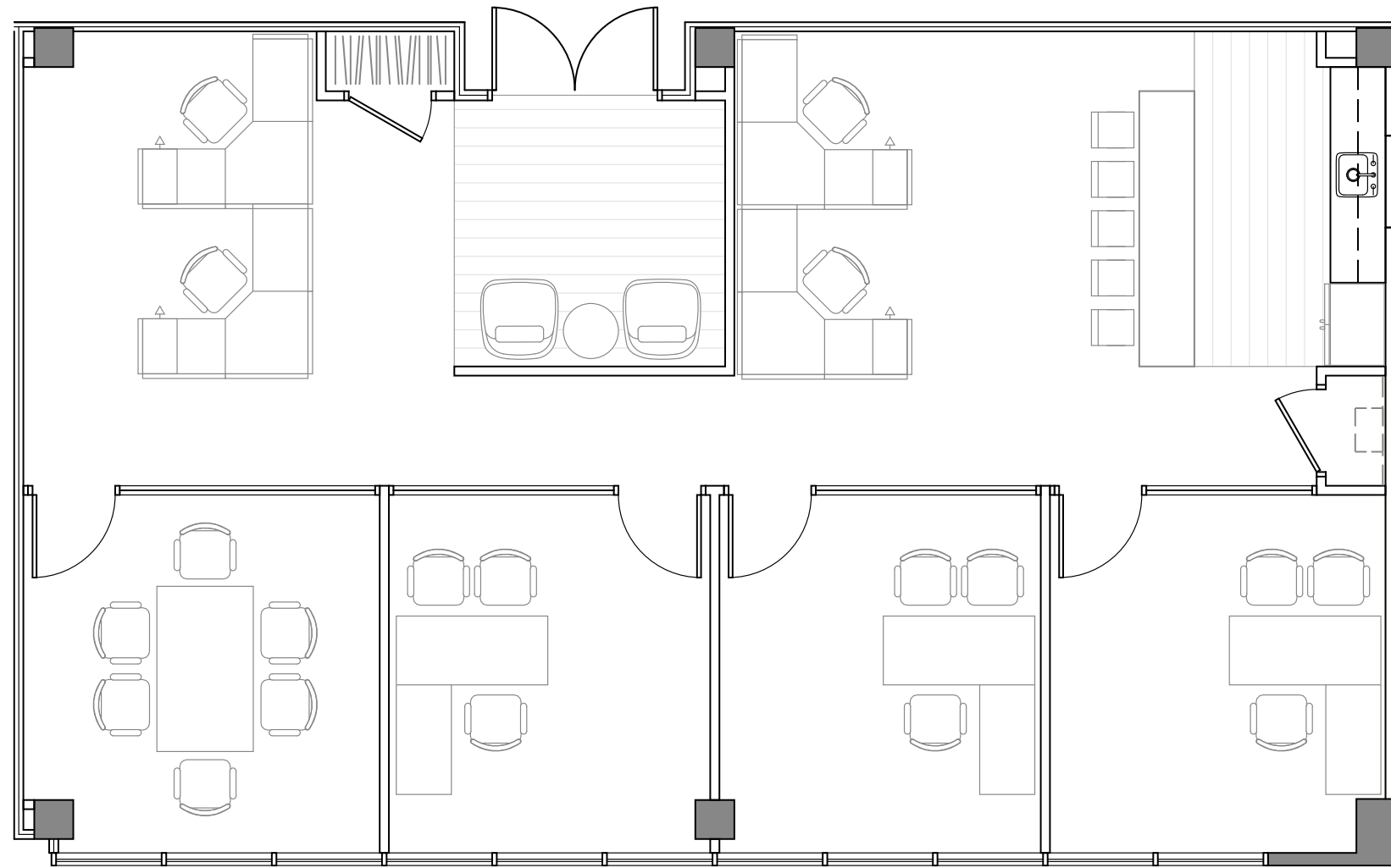
Now under construction, these conceptual plans represent suites on schedule to deliver Q1/2026. The floor features refreshed common area corridors and brand new restrooms.

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SUITE 360

1,700 RSF

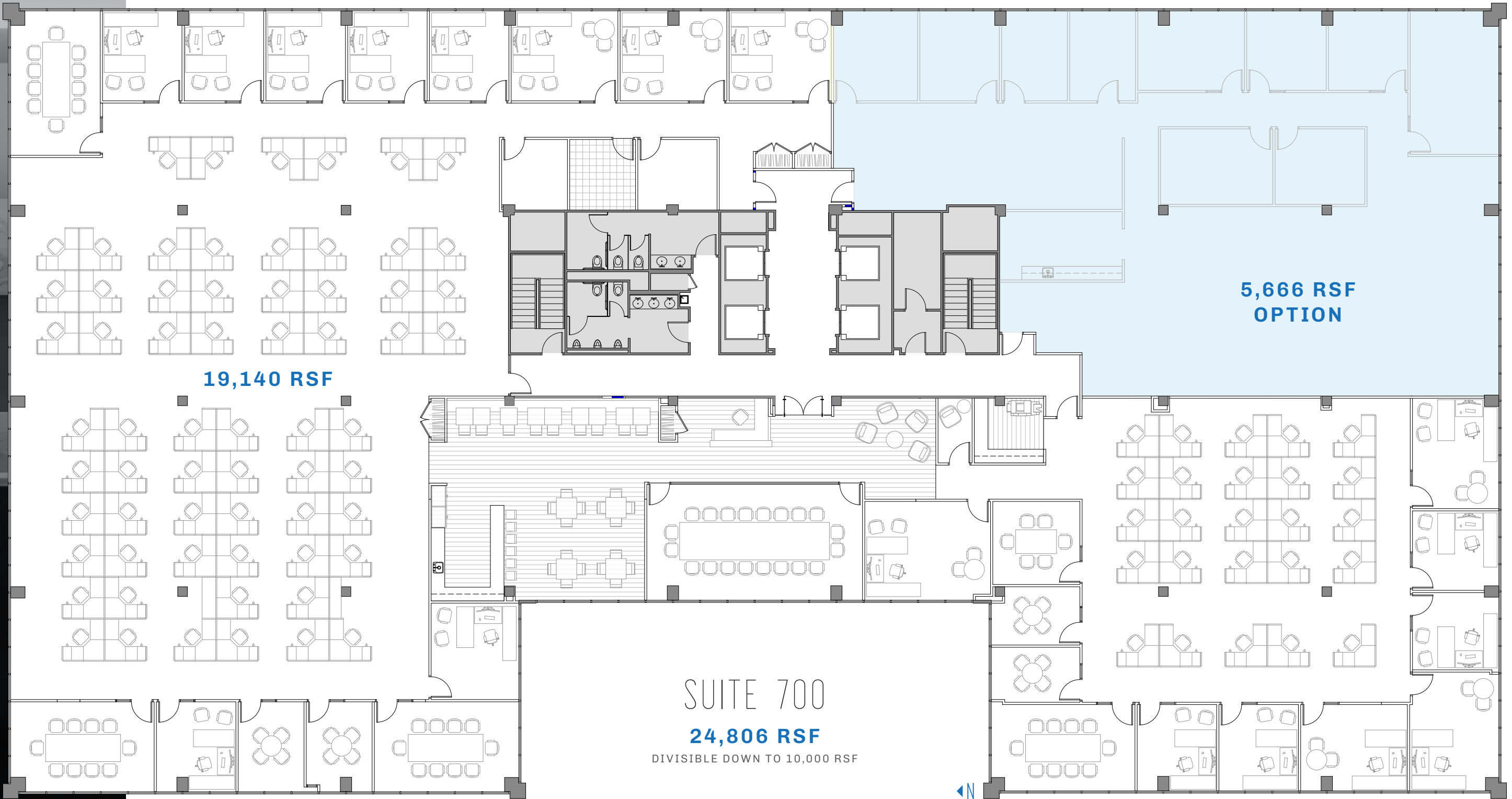


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# FULL-FLOOR OPPORTUNITIES

Take advantage of the flexibility and customization of a full floor. This conceptual plan features 5 conference rooms of various sizes, 17 private offices, and 89 individual workstations.




# 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](mailto: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](mailto: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.



**PATTY McDERMOTT**

GENERAL MANAGER


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 (847) 996-9400

**RACHEL GERENT**

PROPERTY MANAGER

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 (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

— **Arlington** Med

**501**  
W. LAKE STREET  
ELMHURST

**350**  
E. 22ND STREET  
LOMBARD

**6400**  
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PROVIDING **EXCEPTIONAL TENANT SERVICE**  
IS THE FOUNDATION OF OUR BRAND.

**SHAFER COURT**

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ALLEN



S H A F E R C O U R T

leased, owned + managed by

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ALLEN

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

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