

**6300** RIVER ROAD

6 3 0 0

**6300.**  
**Where Everyday**  
**Is Anything But.**



FARPOINT



GRECO | DEROSA  
INVESTMENT GROUP



Colliers

# 6300 RIVER ROAD

It's not everyday you encounter an office quite like 6300 River Road. This seven-story Class A loft office building will redefine what the modern office looks like in the O'Hare market.

With its Mid-Century modern design, 6300 River Road offers users exceptional access, an unrivaled amenity package, and a location in the center of entertainment – perfect for those who seek anything but ordinary.



6300. WHERE EVERYDAY IS ANYTHING BUT.



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## Everyday Visibility

Make your mark along River Road or on I-294



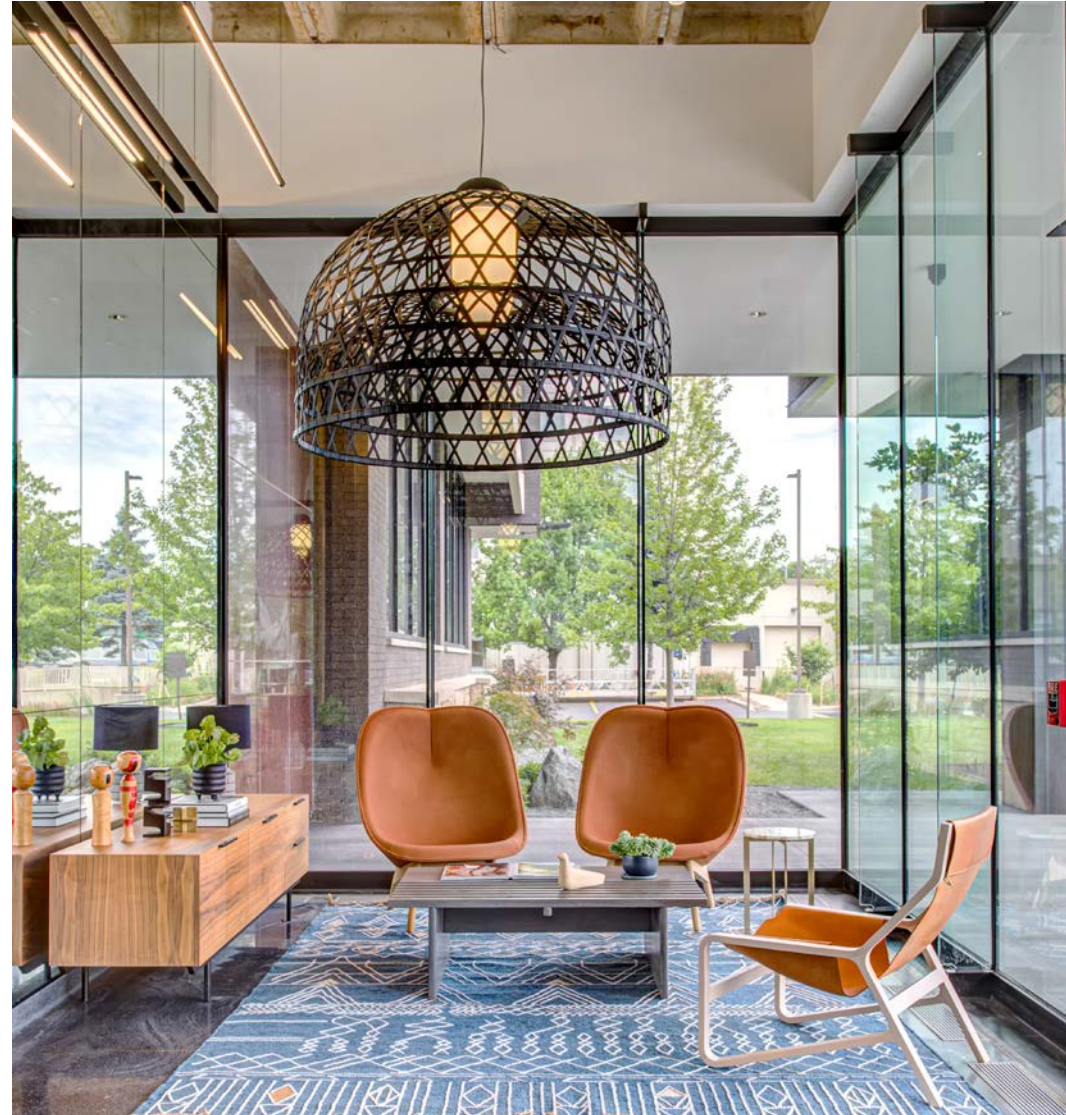


## SPACE AVAILABLE

- 1: 100 West — 11,848 RSF **LEASED**  
100 South — 4,211 RSF **LEASED**  
110 — 3,832 RSF \*Furnished Spec Suite  
100B — 4,567 RSF
- 2: 200 — 17,887 RSF \*Last full floor opportunity remaining!
- 3: 300 — 9,353 RSF **LEASED**  
301 — 4,727 RSF \*Spec Suite
- 4: 401 — 8,102 RSF **LEASED**  
400 East/South — 9,785 RSF **LEASED**
- 5: 500 — 17,887 RSF **LEASED**
- 6: 600 — 17,887 RSF **LEASED**
- 7: 700 — 17,887 RSF **LEASED**

Largest Contiguous Block — 35,774 RSF (floors 6-7)





## Building Amenities

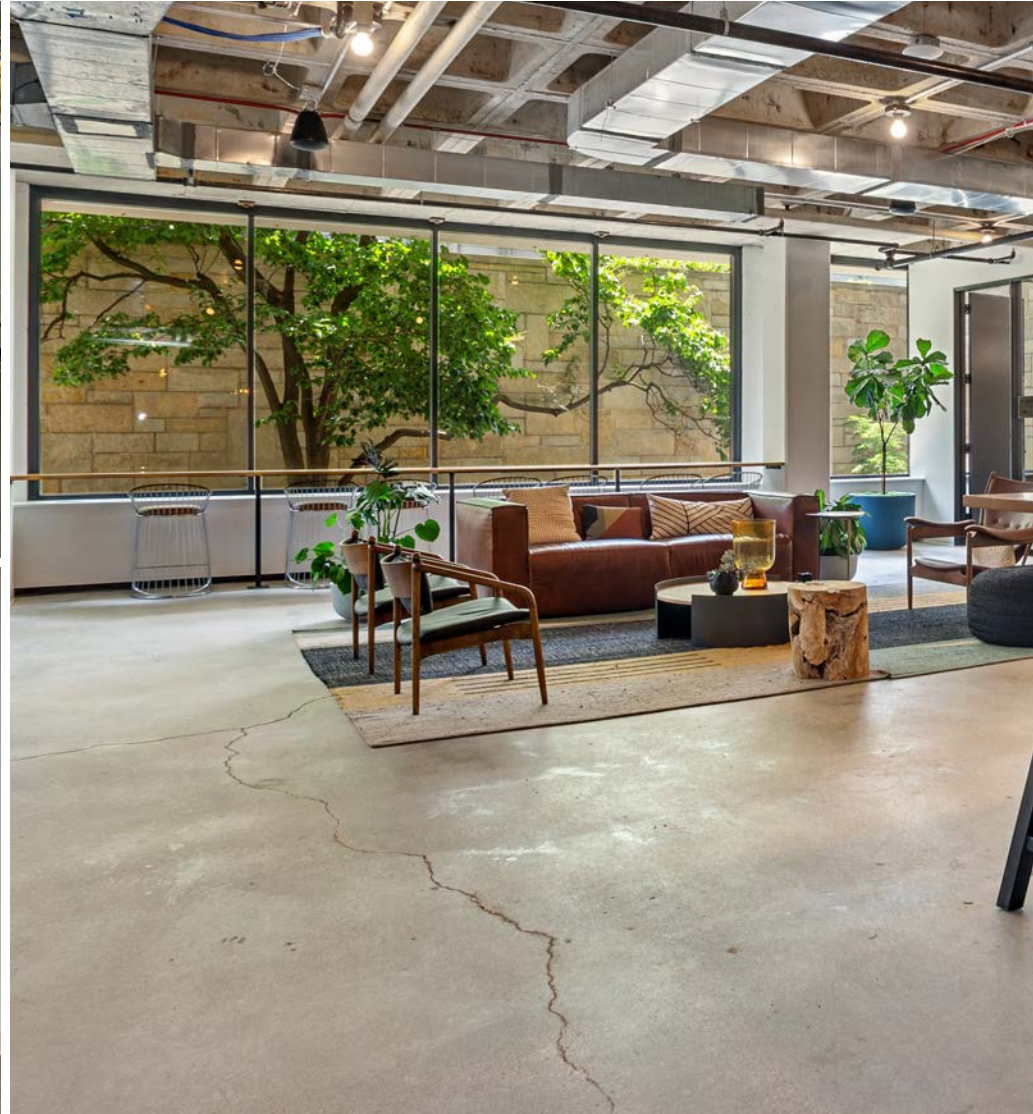
- State-of-the-art fitness center
- Golf simulator
- Zen garden
- Modern lounge break area
- Onsite food service
- Conferencing center
- Executive underground parking
- CTA and Metra shuttle service

## Recent HVAC Upgrades:

- ASHRAE compliant MERV 14 filters
- Maximum outside air intake, adjusted daily to maintain efficiency and comfort
- All exhaust fans running during regular business hours
- Replacement of all filters and cleaning base building coils in the event of a positive Covid-19 test in the building.



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## Accessibility

6300 River Road is situated at the center of urban and suburban convenience. Minutes from the expressway and train lines, the property is both transit and driver friendly. Everyday commuting could not be any easier.

- CTA and Metra building shuttle service
- I-90 – 3 minutes
- I-294 – 3 minutes
- CTA Blue Line – 4 minutes
- O'Hare International Airport – 5 minutes
- Metra – 6 minutes

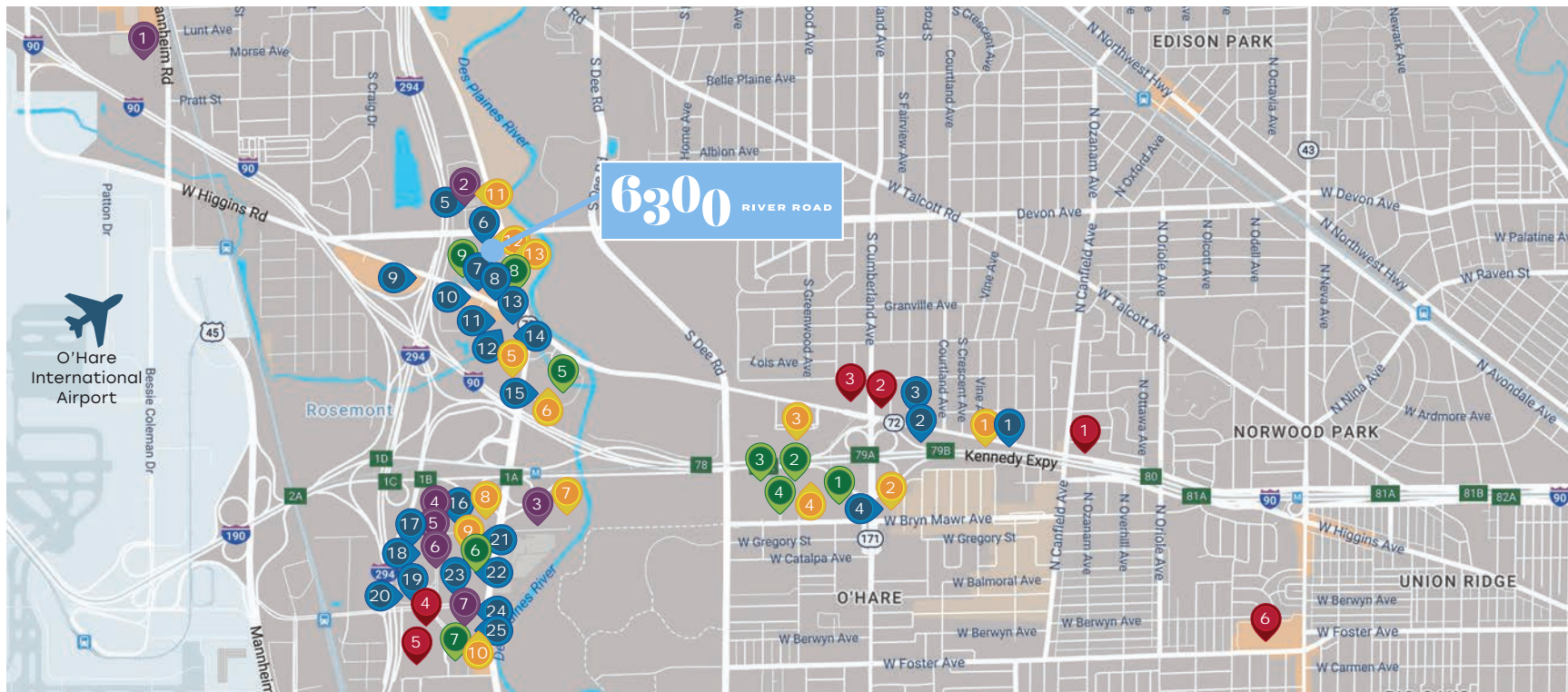


# Area Amenities

At 6300 River Road, everyday conveniences are right outside the door. The property is situated at a convergence of hospitality, dining, shopping and entertainment. Sure to please both the everyday users and the out-of-towners, there's something for everyone in the thriving Rosemont Entertainment District.

- Casual and high end restaurants
- Adjacent to Hyatt Hotel
- Rivers Casino
- Fashion Outlets of Chicago





### CORPORATE

1. U.S. Cellular
2. True Value Company
3. First Midwest Bank (2019)
4. Power Construction Co.
5. US Foods
6. Big Ten Network
7. Cisco Systems
8. Reyes Holdings
9. MB Bank



### RETAIL

1. Walgreens
2. 7-11
3. Mariano's
4. Rosemont Shopping Outlet
5. Fashion Outlets of Chicago
6. Harlem-Foster Shopping Center



### DINING

- |                                 |                               |
|---------------------------------|-------------------------------|
| 1. Outback Steakhouse           | 12. Gene & Georgetti          |
| 2. Original Hooters             | 13. Giordano's                |
| 3. D'Agostinos                  | 14. McDonald's                |
| 4. Bar Louie                    | 15. Carlucci                  |
| 5. Hugo's Frog Bar & Chop House | 16. Morton's Steakhouse       |
| 6. Gino's East                  | 17. Five Roses Pub            |
| 7. Ram Restaurant & Brewery     | 18. Hofbräuhaus Chicago       |
| 8. Starbucks                    | 19. Park Tavern               |
| 9. TGI Fridays                  | 20. Fogo de Chão              |
| 10. Subway                      | 21. Liberty Tavern            |
| 11. Taco Bell                   | 22. Gibson's Bar & Steakhouse |
|                                 | 23. Chicago Fire Oven         |



### HOSPITALITY

1. SpringHill Suites by Marriot
2. Holiday Inn
3. Marriot
4. Renaissance Suites
5. The Westin
6. Marriot Suites
7. Hyatt Regency O'Hare
8. Hilton
9. DoubleTree by Hilton
10. Loews Hotel
11. Hilton Garden Inn
12. Hyatt Rosemont
13. Hampton Inn Suites



### ENTERTAINMENT

1. Allstate Arena
2. Rivers Casino & Resort
3. Donald E. Stephens Convention Center
4. Muvico Rosemont Cinema
5. Kings Bowl America
6. Joe's Live
7. Rosemont Theatre

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# Market-Leading Technology



**The Power of Choice:** More options, competitive pricing, and streamlined move-in process

AT&T Fiber provides business-grade internet with guaranteed upload & download speeds

Comcast Business will soon be available for dedicated, business-grade internet with speeds up to 10Gbps



Windstream is available on-demand for businesses looking to secure fixed-wireless service as a primary or back-up provider

**Trusted Connection:** Reliable infrastructure for 24/7 connectivity

Multiple Points of Entry & diverse riser pathways allow for maximum redundancy to mitigate the risk of an internet outages

Back-up generators are in place to keep critical services online at all times

Equipment is protected with proper infrastructure and protocols to keep your business online



**Flexible & Future-Ready:** Investing in tenants' futures & ability to evolve

Adaptable space that can accommodate future technology advancements

Ample capacity to add new service providers



## AVAILABLE ISPS



AT&T

Cable Type: Copper  
Network Type: Phone

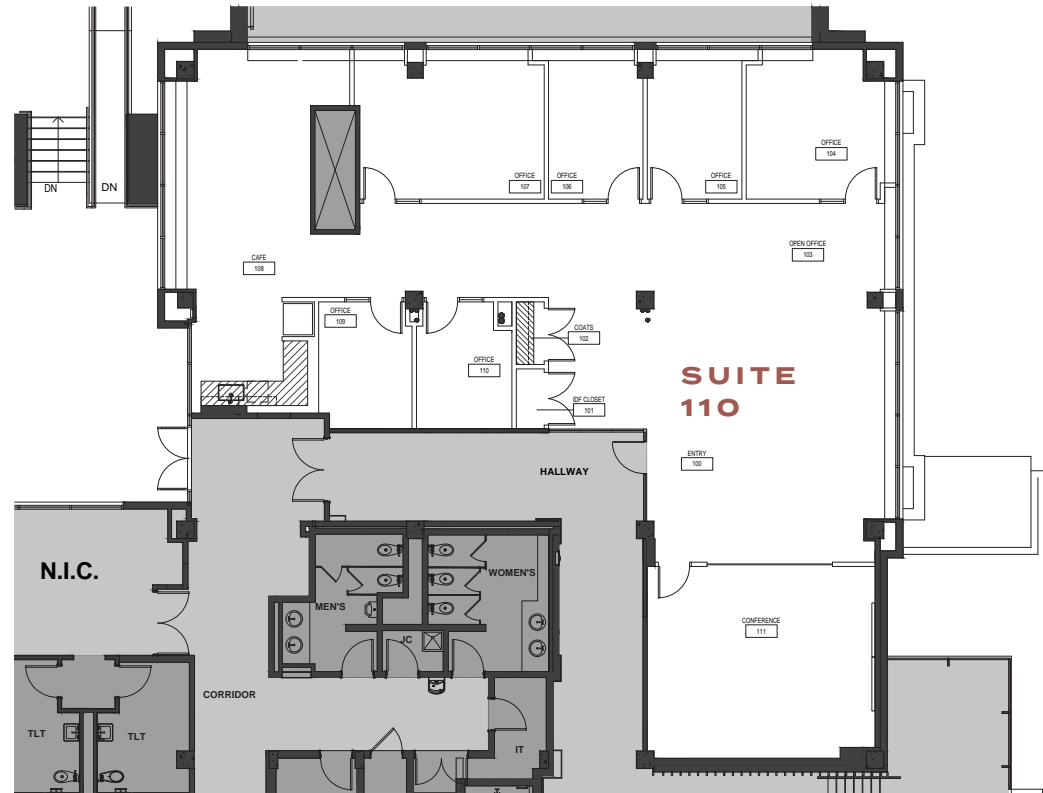
Cable Type: Fiber  
Network Type: Type-1

COMCAST  
BUSINESS

Cable Type: Coaxial  
Network Type: Cable

**SUITE 110**

**FURNISHED SPEC SUITE  
3,832 SF  
AVAILABLE  
SEPTEMBER 2022**

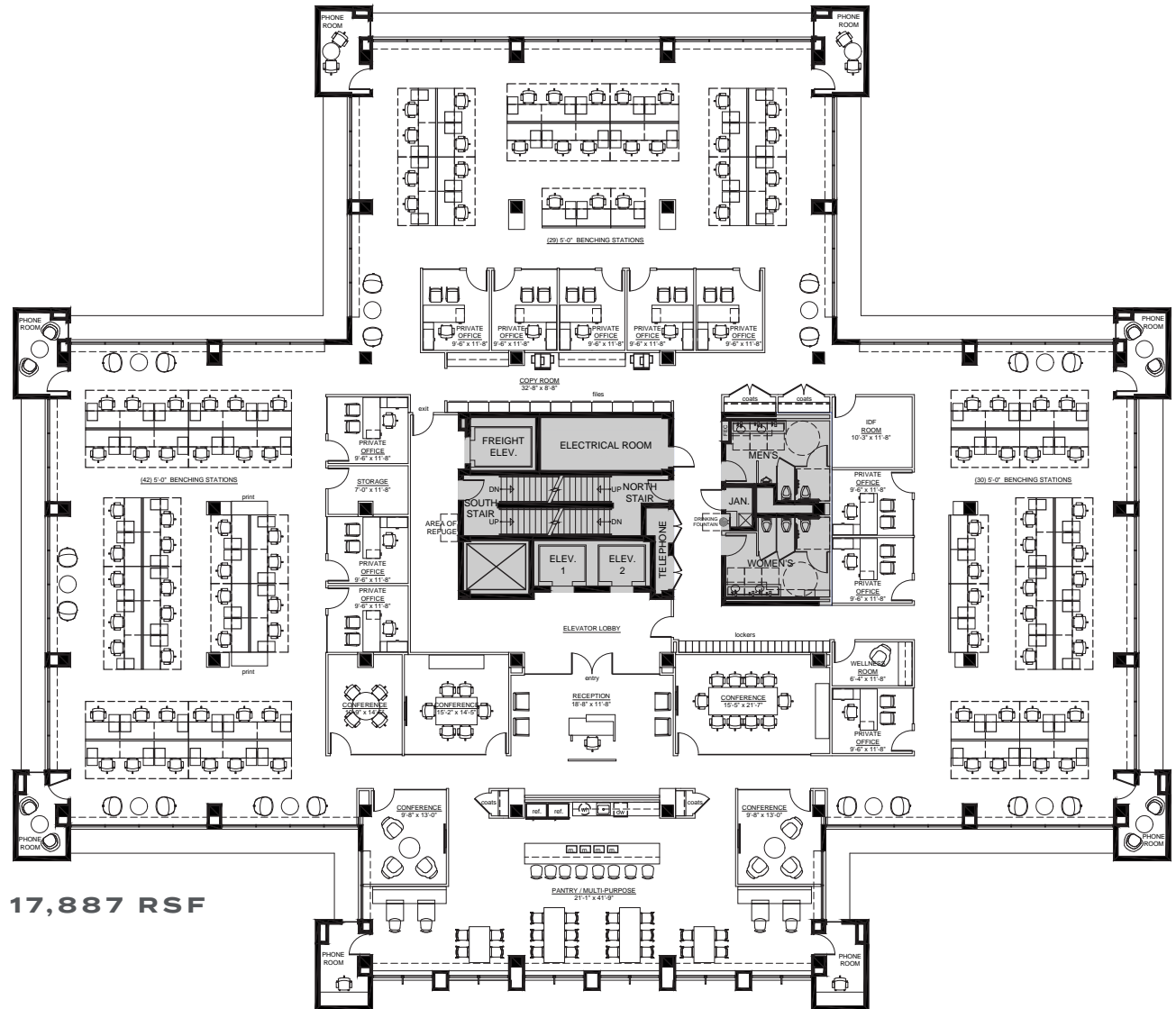


FULL FLOOR SAMPLE PLAN

# Floor Plans

Typical single tenant space plan with benching

- Total Staff Count: **113**
- Private Offices: **11**
- 5' Benching stations: **101**
- Reception: **1**
- Conference Rooms: **5**
- Phone Rooms: **8**
- Open Teaming: **9**
- Copy Room: **1**
- Pantry: **1**
- Coats: **4**
- Storage: **1**
- IDF: **1**
- Wellness: **1**



17,887 RSF



FARPOINT



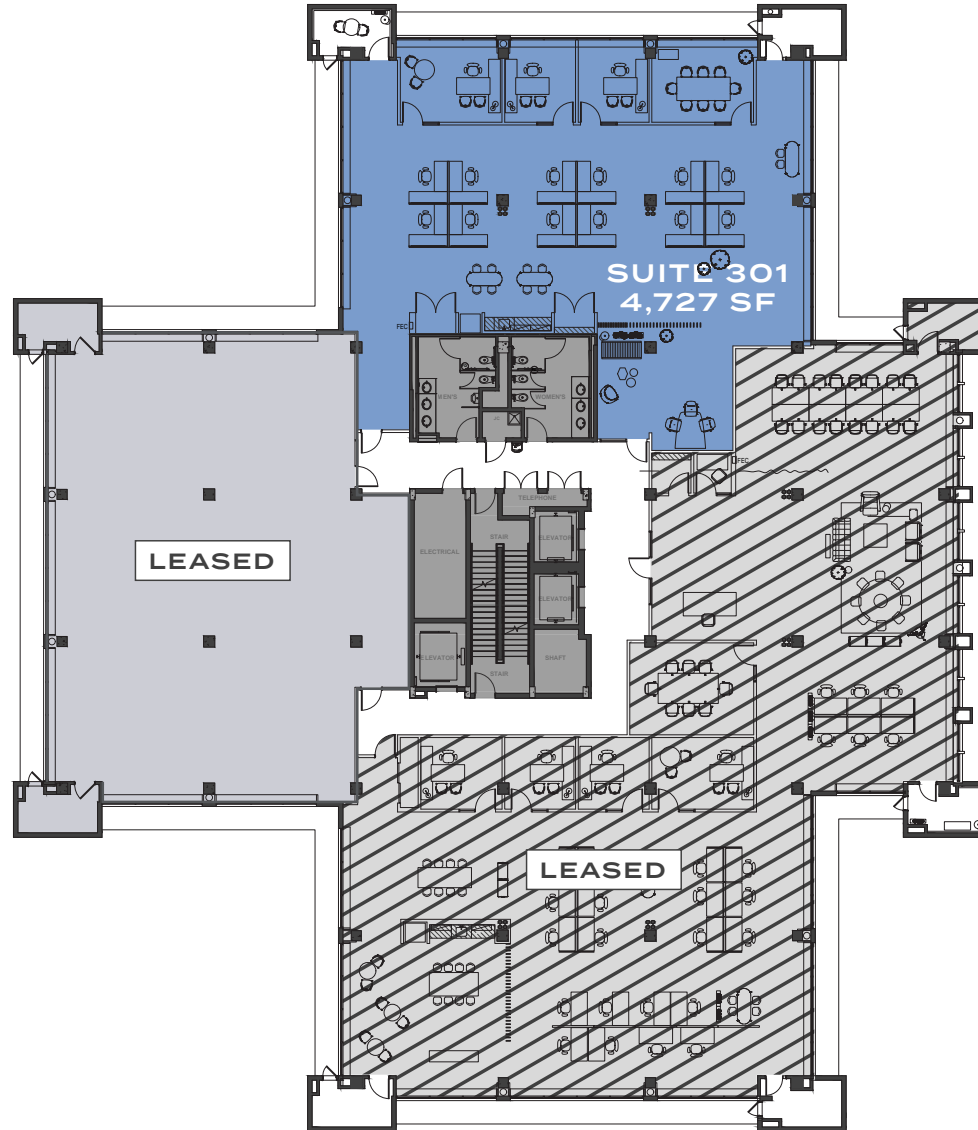
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# 6300

RIVER ROAD

BRAND NEW SPEC SUITE



**SUITE 301  
BRAND NEW  
FINISHES &  
MULTIPLE  
FURNITURE  
OPTIONS READY  
FOR TENANT'S  
SELECTION**

**SUITE 301  
4,727 SF  
AVAILABLE**

**SUITE 301**

