



# Briarcliff Riverfront West Office Building

Briarcliff Parkway & US 169 / Kansas City, MO

PROPOSED CLASS "A" OFFICE BUILDING



HOME

HIGHLIGHTS

FLOOR PLAN

SITE PLAN

DRIVE TIMES

AMENITIES

AERIAL

For more information, please contact:

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## Property Highlights

- Briarcliff is a premiere, Class “A” mixed-use office, retail and residential development, over 630,000 SF of commercial space and 1,200 residential units
- Close in location in the heart of the metro area, within 10 minutes of Downtown, River Market and Crossroads
- Proposed three story, 72,000 SF office building, masonry construction with flexible covered and surface parking
- One of the few remaining “ready to build” office sites in an established office environment conveniently located between Highway 169 and I-635
- Highly efficient building systems reflecting long-term Briarcliff ownership commitment
- Class A finishes, as illustrated by other Briarcliff Professional buildings
- Will consider a development sale, build-to-suit or joint venture
- State of Missouri incentives available for out of state relocations, which provide substantial occupancy cost savings
- On site Briarcliff property management consistently receives 95% tenant satisfaction ratings, which insures your employee comfort and security
- Due to this Central Metro location and amenities, Briarcliff Office Park historically maintains highest occupancy rates in the Kansas City area
- The proposed Briarcliff Riverfront office development has three additional Class “A” office buildings consisting of over 292,000 SF

*5 Minutes from Downtown Kansas City, MO*



For more information visit [www.briarcliffkc.com](http://www.briarcliffkc.com)

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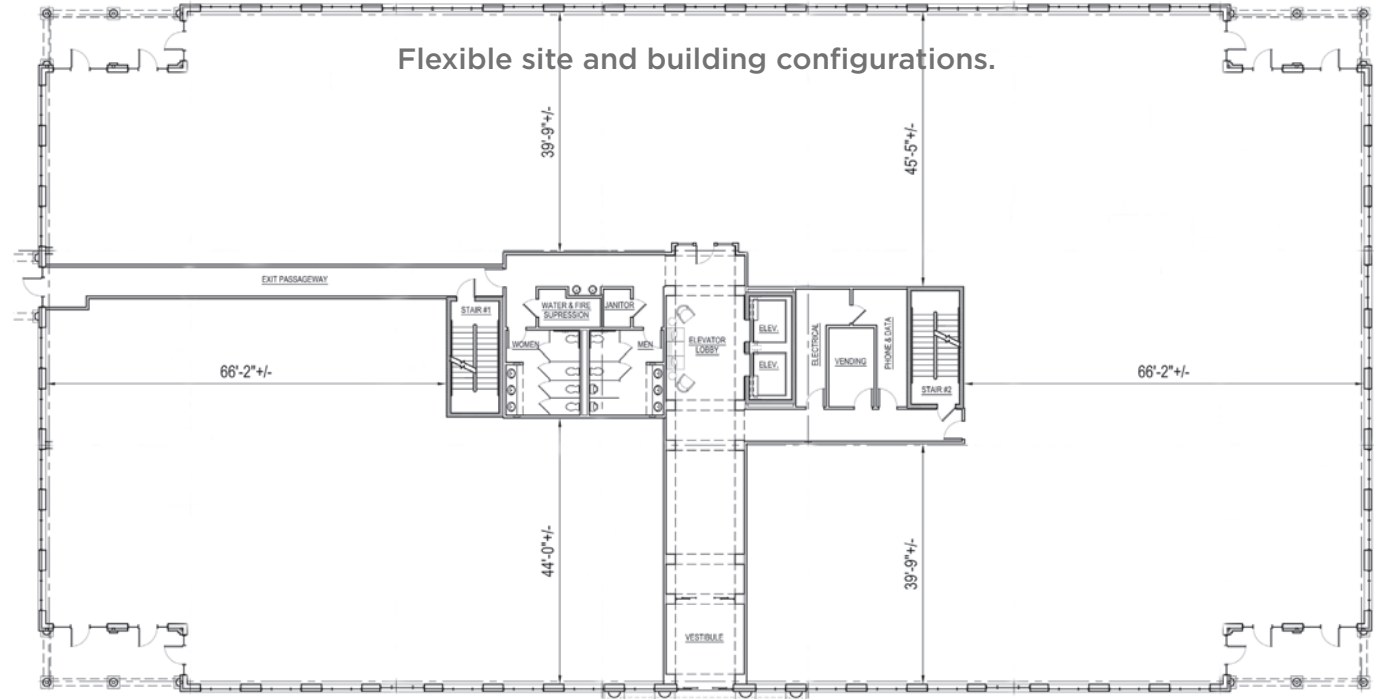
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## First Floor & Typical Upper Floors

**Briarcliff Development Company** is a locally based headquartered real estate development and management company which has completed over \$460 million in development projects in the Kansas City Metro area.

Flexible site and building configurations.



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## Site Plan

- Briarcliff is a premier Class “A” office park, which insures long-term value appreciation.
- One of the last remaining sites on Highway 9 with direct access to I-635 and 169 Highway.



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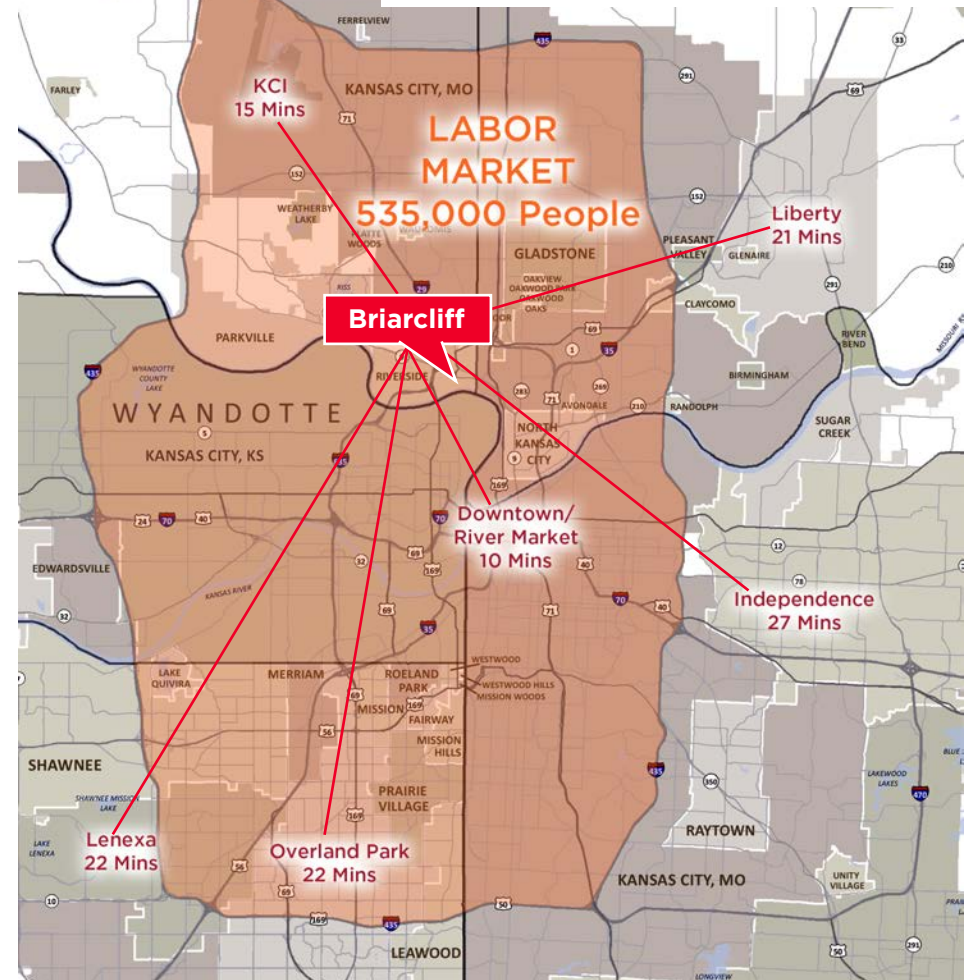
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- Moving to Briarcliff is an investment which provides long lasting value to users and occupiers
- High quality retail amenities within The Village at Briarcliff ([www.thevillageatbriarcliff.com](http://www.thevillageatbriarcliff.com))
- Two of Kansas City's highly rated regionally acclaimed destination restaurants; Trezo Mare and Piropos
- Easy access to all Metro highways and ideal location to serve the Kansas City Metro area
- Less than 22 minutes from all communities along the I-435 loop
- Easy commute for the 535,000 person labor market within the I-435 loop
- Less than ten minutes from the River Market, Downtown and the iconic Crossroads District
- On site nature trails provide hiking and biking amenities along the river
- From 2016, there have been 3,467 new jobs created in the Crossroads, Downtown and Kansas City North markets
- Center of the labor market

## Employee Drive Times to Briarcliff



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- Briarcliff is situated between Parkville and North Kansas City
- Parkville & North Kansas City Schools are in the top rated Missouri schools in the Metro area
- During 2016, 37% of the Metro housing starts were in Clay and Platte Counties, a portion of the 17% Metro increase
- During 2016 the KC Metro had \$2.49 billion in commercial and multifamily starts, a 40% increase over 2015
- 16 restaurants in North Kansas City and 2 casinos
- Sports Bars and Class A restaurants such as Trezo Mare and Piropos are within 5 minutes drive time
- North Kansas City & St. Luke's Hospitals
- Close proximity to Cerner HQ, GM Assembly Plant and the Charles B. Wheeler Downtown Airport
- In 2016, there were 741 new jobs created in Kansas City North



One North, the \$134 million development, has announced DRIV Golf Lounge & Brewhouse, along with retail, hotels and apartments.

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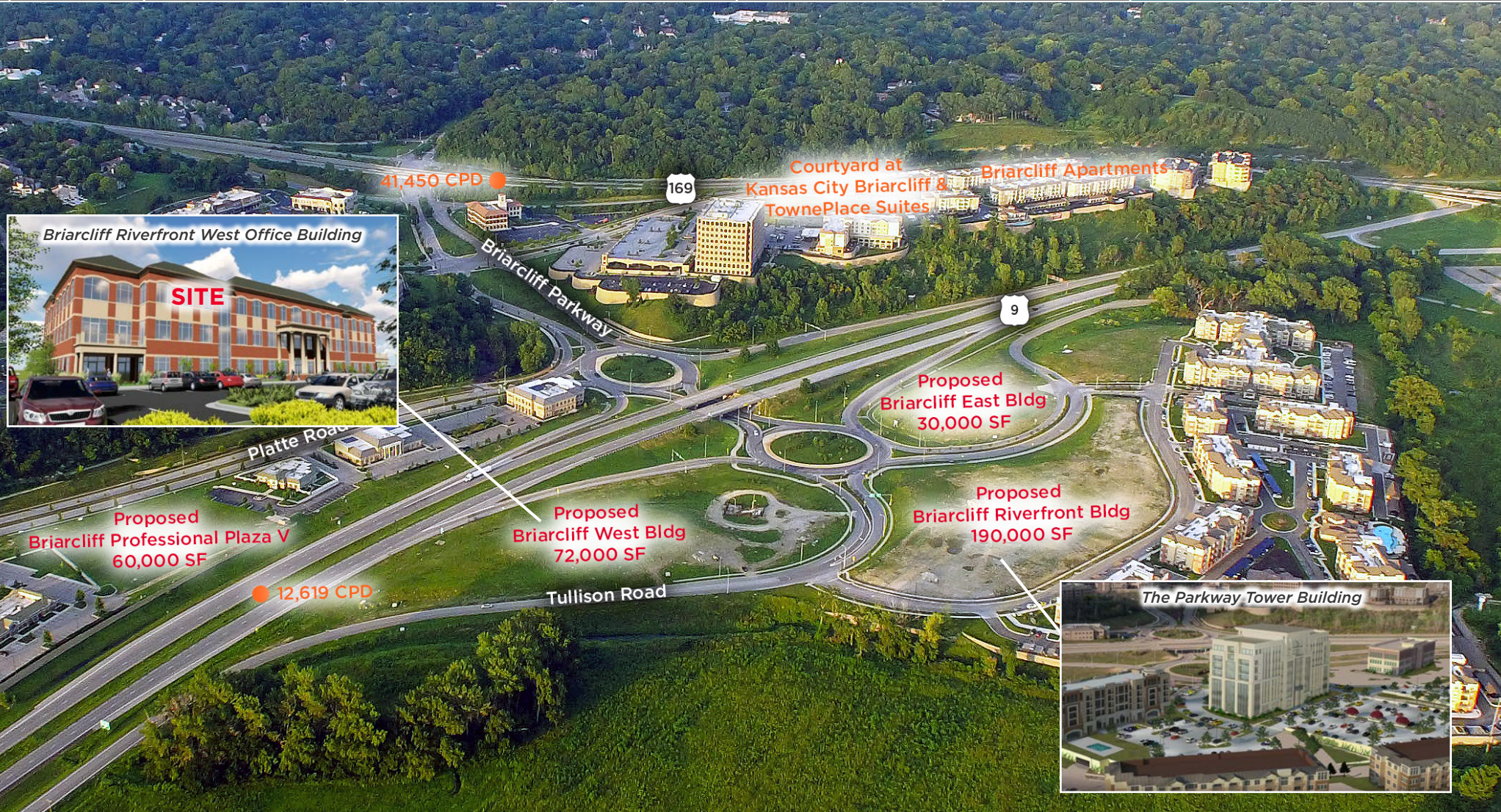
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