



Briarcliff Riverfront 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 eight story, 190,000 SF office building, masonry construction with 248 covered parking spaces, 401 uncovered, 3.42/1000 ratio
- One of the few remaining “ready to build” office sites located between Highway 169 and I-635
- Highly efficient building systems reflecting long-term 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 cost savings
- On site Briarcliff property management consistently receives 95% tenant satisfaction ratings, which insures your employee comfort and security
- Due to this location and amenities, Briarcliff Office Park historically maintains highest occupancy rates in the Kansas City Metro area
- The proposed Briarcliff Riverfront office development has three additional office buildings consisting of 292,000 SF

5 Minutes from Downtown Kansas City, MO



For more information visit www.briarcliffkc.com

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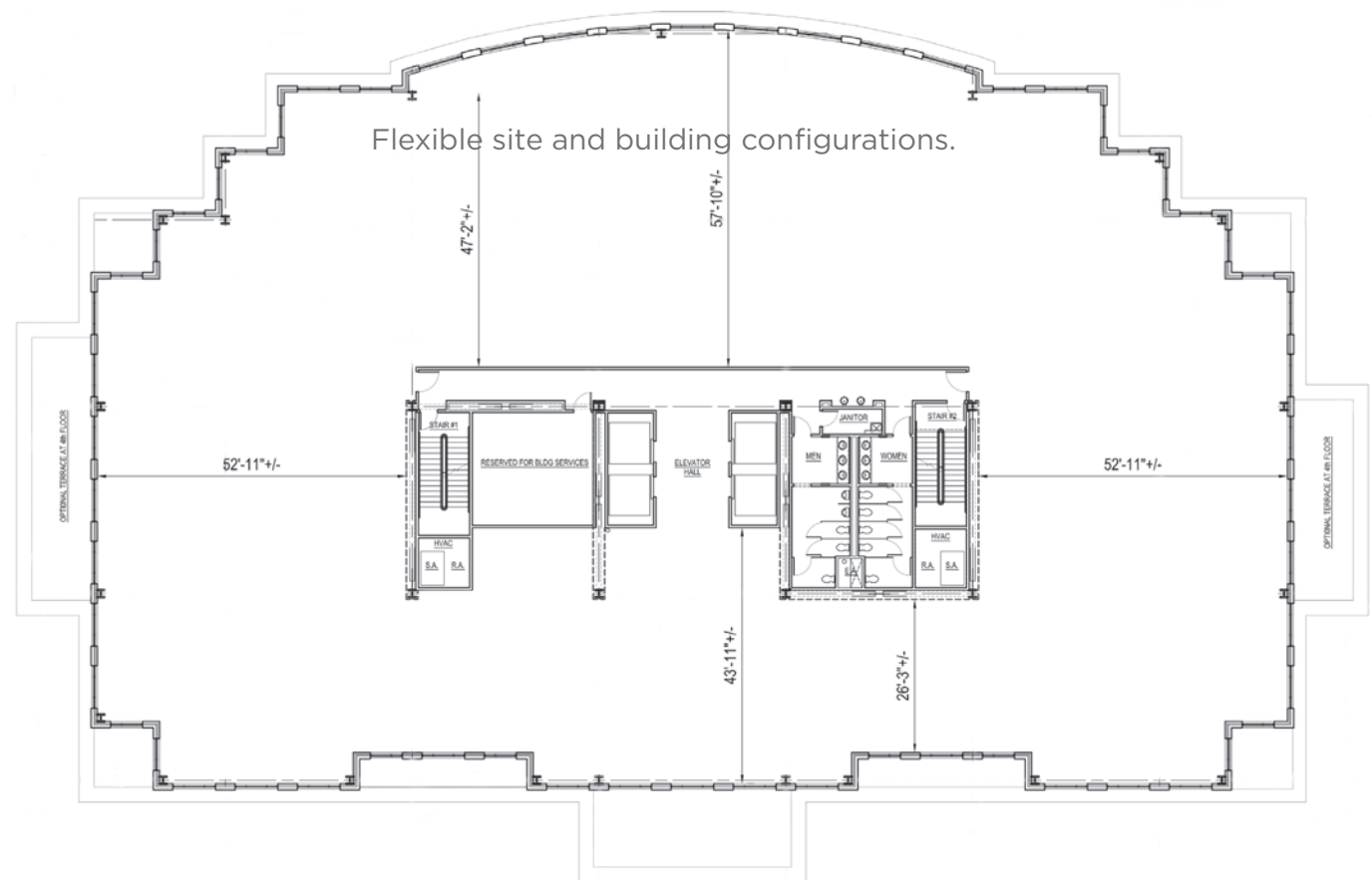
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First Floor & Typical Upper Floors

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.



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Site Plan



Briarcliff Riverfront Office Bldg



The Canterbury School (Daycare)



The Landing Apartments

- 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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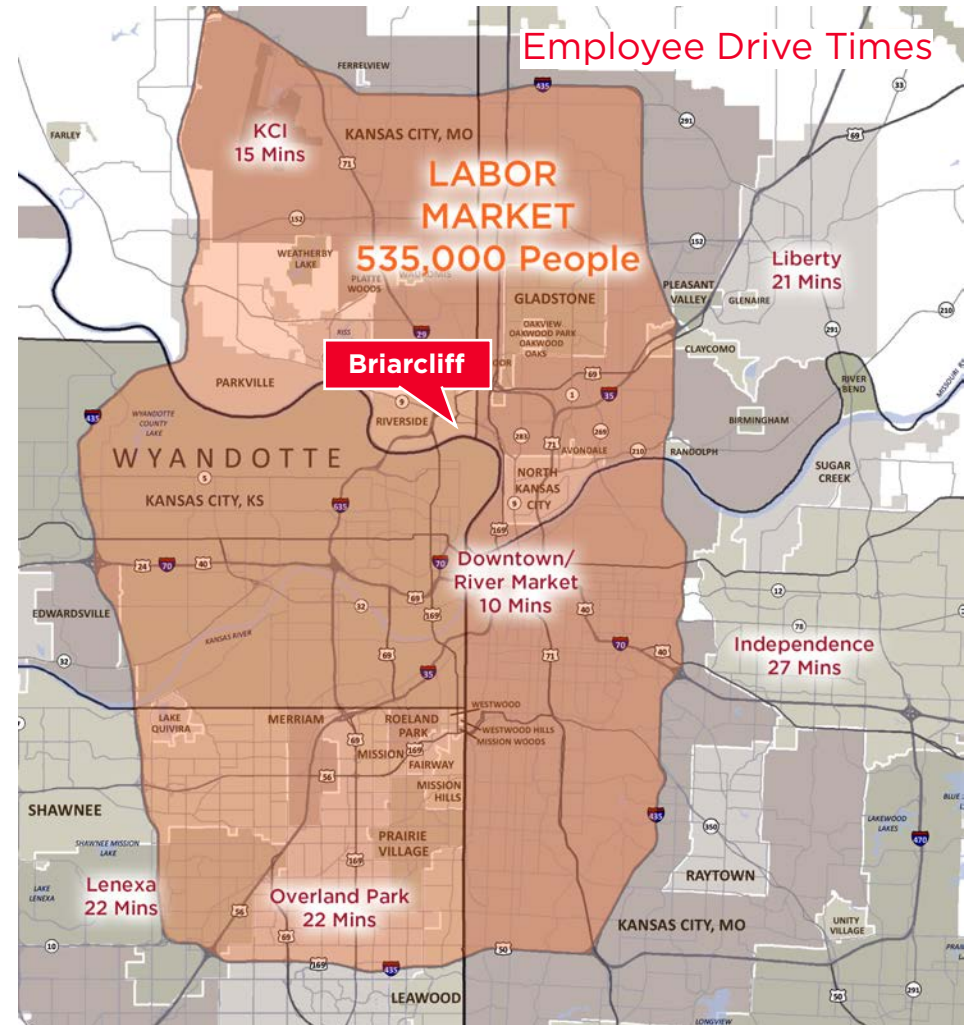
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- Moving to Briarcliff is an investment offering and long lasting value to users and occupiers
- High quality retail amenities within Briarcliff Village
- Two of Kansas City's highly rated regionally acclaimed destination restaurants; Trezo Mare and 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 force 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



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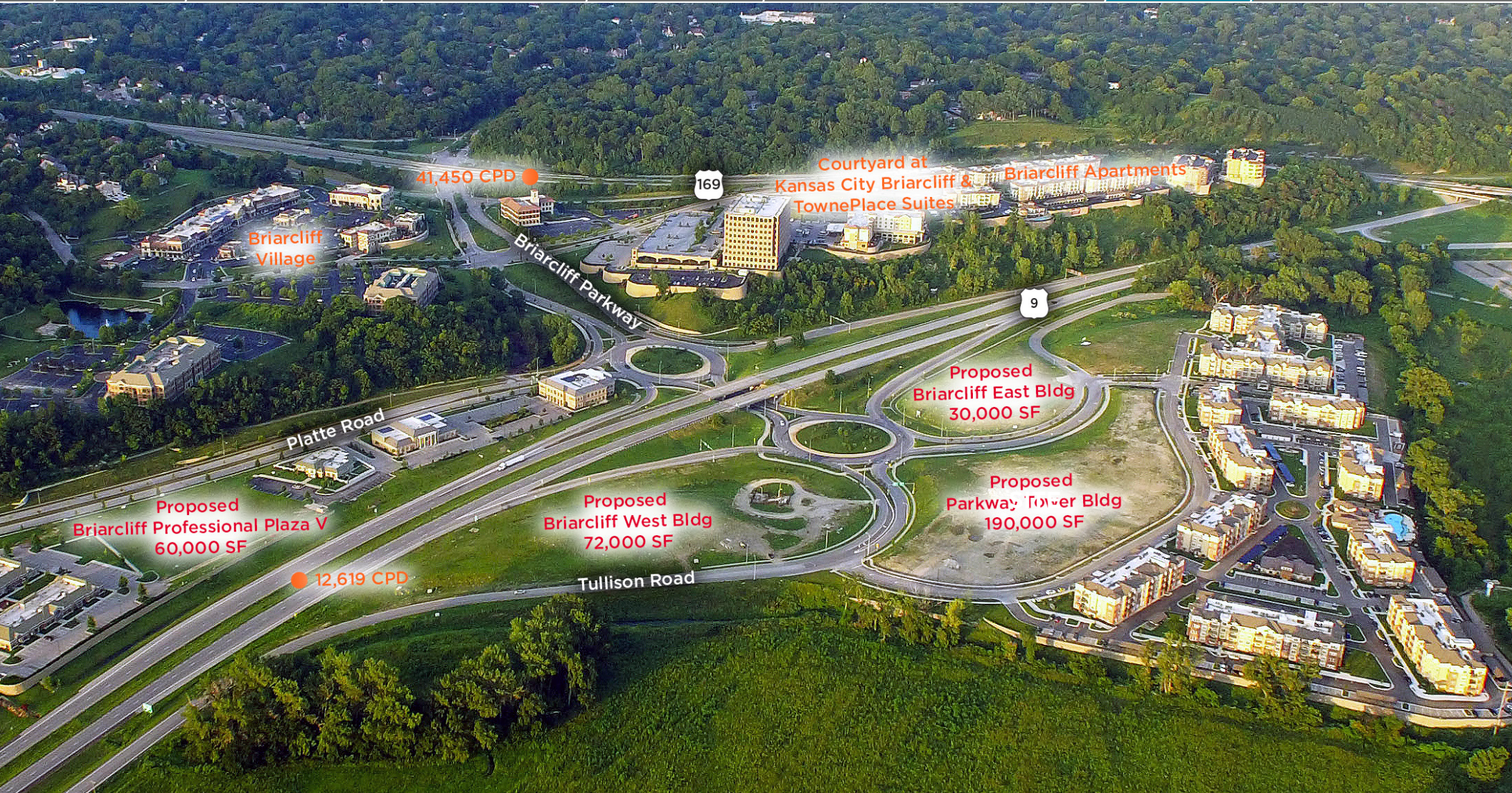
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