



BRIARCLIFF KANSAS CITY



WELCOME TO BRIARCLIFF

WORK WITH DISTINCTION.

At Briarcliff, your workday isn't limited by your workspace. First class finishes, abundant amenities and stunning views make Briarcliff the ultimate live, work, play destination. Nestled just five miles from Downtown Kansas City, Briarcliff is a Class A mixed-use office, retail and multi-family development with over 630,000 square feet of commercial space and 1,200 residential units.

Flexible floor plans and high-end finishes will give your workplace distinction, while the exceptional building ownership and management ensure that every detail is covered. An eclectic mix of food, fashion, fitness, furniture and fun are just a few steps away. An address unlike any other in Kansas City, Briarcliff is the ideal place to set your business apart.



DRIV Golf Lounge & Brewhouse



Cinderblock Brewery



FlowHouse

THE NEW NORTH

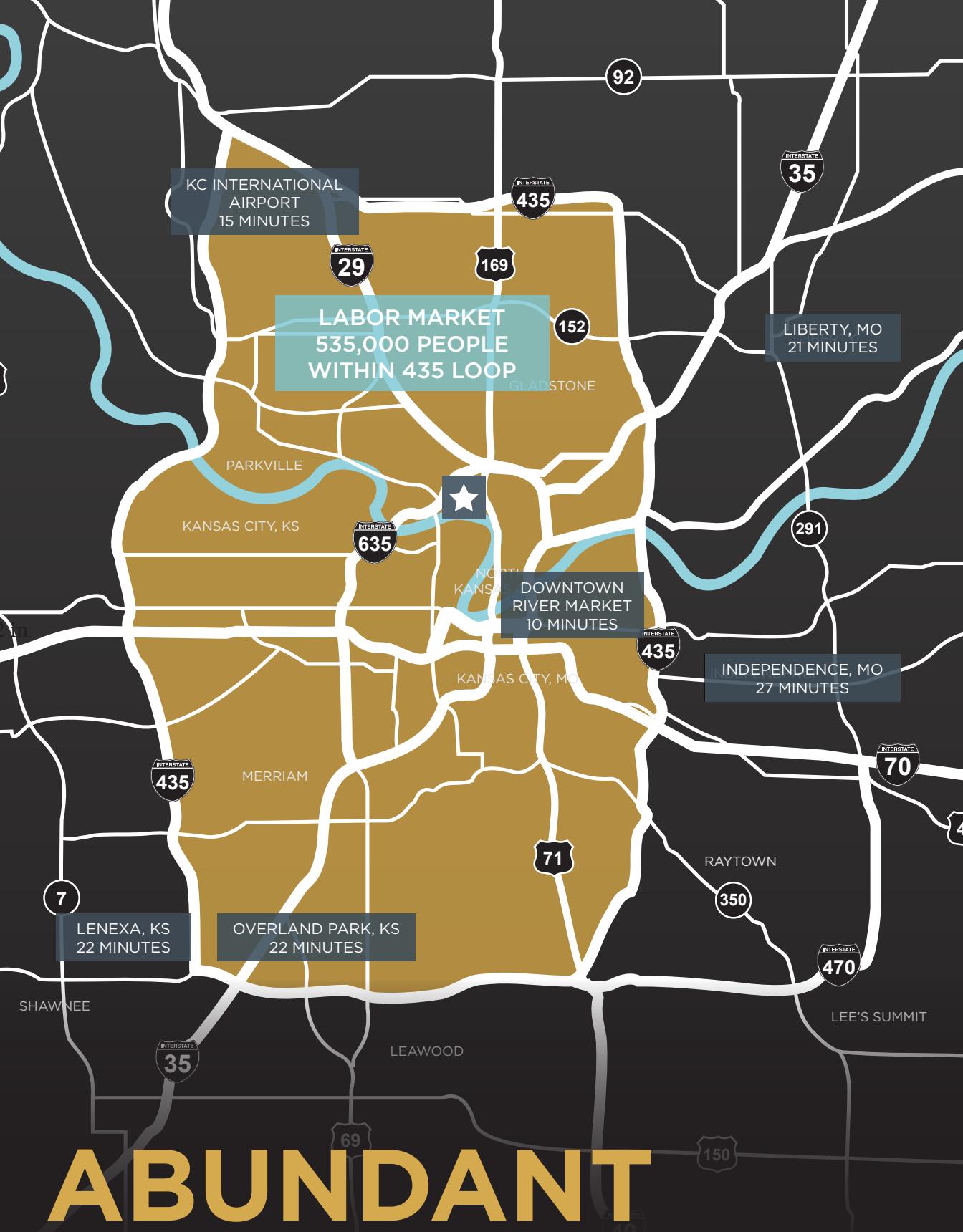


Chicken & Pickle

BE PART OF THE **NEW NORTH AT BRIARCLIFF**. Beyond the Heart of America bridge lies a community overflowing with opportunity, growth and vibrancy. Spanning from Parkville to North Kansas City, this rapidly burgeoning area boasts some of the top-rated Missouri schools, best hospitals and biggest employers in the area, such as Cerner GM, and VML. In 2016 alone, more than 740 new jobs were created in Kansas City North.

The area is home to several established entertainment hubs including the Village at Briarcliff, several casinos, five microbreweries and some of the best destination restaurants in Kansas City. In addition to the well-established area amenities, new developments are underway including One North, the \$134 million retail, hospitality and multi-family development in North Kansas City. New hotels, restaurants and luxury apartments are currently under construction—One North development plans additionally include DRIV Golf Lounge & Brewhouse, a new concept golf entertainment venue.





ABUNDANT LABOR MARKET



With a metropolitan area made up of 2.2 million people in 18 counties, Kansas City is the most geographically central major metro in the country. Kansas City's unique bi-state location makes it truly unique to the nation. It has been named among the Top 25 Best Cities for Business by MarketWatch and the Forty Strongest U.S. Metro Economies by Business Week. More than 22 major corporations have located their headquarters in Kansas City, with numerous companies choosing to locate significant new operations or expand existing operations in the metropolitan area.

Kansas City is home to some of the major names in distribution, manufacturing, animal health, and the financial industry. Major employers include the Federal Government, Cerner Corporation, Sprint Corporation, St. Luke's Health System and HCA Midwest Health System. With the cost of living well below the US average, living in Kansas City invites you into an environment of creativity, culture and entertainment, education, neighborhoods, and college and professional sports unrivaled by any other city in the region. Kansas City generates acclaim for the high quality of life it provides residents and is consistently ranked as a great place to live and do business.



BRIARCLIFF HILLTOP BLDG

Considered one the top office buildings in Kansas City, Briarcliff Hilltop embodies the best possible experience and environment under one roof. At the Hilltop Building tenants and guests can enjoy the beautifully decorated lounge areas, outdoor patio with fountains and stunning views of Downtown Kansas City. An additional large conference center, outdoor entertainment lounge and cafe are located in the adjacent Courtyard Marriott—further expanding the large set of onsite building amenities. Close in location in the heart of the metro area, the building is within 10 minutes of the Central Business District, River Market and Crossroads.



THE VILLAGE @ BRIARCLIFF

A charming Tuscan village tucked into the hills overlooking Downtown Kansas City, the Village at Briarcliff is a unique shopping destination of local boutiques and world flavors. In addition to the surrounding retail, beautiful office space options are available in flexible sizes. Employees, tenants and guests can easily walk to the adjacent market, deli and restaurants, salon/spa, gym, coffee shops and more—along with an abundance of several top retailers including the renowned Nell Hills designer furnishings store.



BRIARCLIFF OFFICE I, II, & III

Briarcliff Office Buildings I, II and III offer some of the best workspaces in Kansas City. In true Briarcliff fashion, each building offers a premier mix of best-in-class amenities in a beautifully decorated Class A office environment. On-site Briarcliff management consistently receives 95% tenant satisfaction ratings, which ensures your employee comfort and security. Due to this central metro location and amenities, the Briarcliff office park historically maintains highest occupancy rates in the Kansas City area.



PARKWAY TOWER BLDG

As a segment of the Riverfront Office Phase, Parkway Tower is part of the largest remaining piece of the Briarcliff Master Plan. A proposed eight story, 190,000-square-foot office building featuring masonry construction with flexible free covered and surface parking has been planned for the largest of the three parcels remaining. Design features include a bespoke lobby, Class A finishes, private balconies and high-efficient building systems—all a testimony to the long-term commitment from the ownership. Located just south of Missouri 9 Highway in between the Missouri River, Parkway Tower offers the same great access and tremendous views of Downtown for all its users.



Cushman & Wakefield is pleased to represent the office portfolio at Briarcliff—a premier mixed-use office, retail and multi-family development with over 630,000 square feet of commercial space and 1,200 residential units.

Briarcliff is centrally located in the heart of the metro—within 10 minutes of Downtown, River Market and Crossroads. For more information, contact the office leasing team at:

Suzanne Dimmel, CCIM

Director

suzanne.dimmel@cushwake.com

Direct: +1 816 412 0271

Leonard Popplewell

Associate

leonard.popplewell@cushwake.com

Direct: +1 816 412 0236

Andrew Greene

Associate

andrew.greene@cushwake.com

Direct: +1 816 216 5654

Craig Kelly, SIOR

Director

craig.kelly@cushwake.com

Direct: +1 816 412 0279

4600 Madison Avenue
Suite 800
Kansas City, MO 64112
Main +1 816 221 2200
Fax +1 816 842 2798

cushmanwakefield.com



Briarcliff Development Company was formed by Charles Garney in 1994 for the purpose of acquiring, developing, leasing, and managing real estate operations for the Briarcliff master plan, a 400-acre infill site located just north of Downtown Kansas City, Missouri, overlooking the Missouri River. Over the past two-plus decades, BDC has developed over 310 single family residences, 700 apartment units, and 630,000 square feet of commercial space, and has partnered in hospitality projects totaling more than 475 rooms.

Today, as we near the completion of Mr. Garney's initial vision, BDC is expanding its boundaries. While we continue to own and manage the commercial portfolio and work towards the full buildout of the Briarcliff master plan, we look to apply our expertise towards other communities and for other owners.

In setting out for new opportunities, we are led by our core beliefs and a strong business brand. Service is our number one goal, excellence is our standard, we believe integrity is the shortest path to success, and our intentions are win-win in all relationships. These values shape how we view real estate development as community development and keep us focused on creating successful, quality projects.

briarcliffkc.com