



**CUSHMAN &
WAKEFIELD**



**5 MINUTES FROM THE RIVER MARKET
15 MINUTES TO KCI AIRPORT**



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BRIARCLIFF HILLTOP BLDG

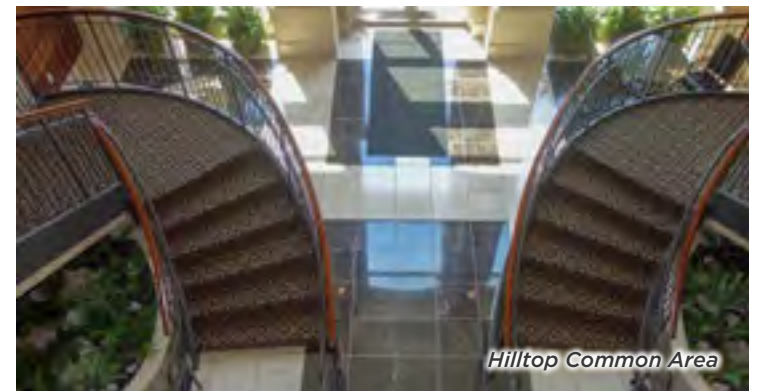
1251 NW BRIARCLIFF PARKWAY / KANSAS CITY, MO

BRIARCLIFF HILLTOP BLDG

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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
- 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
- Available Suites:
 - Suite 50 - 9,217 SF
 - Suite 210 - 2,743 SF
 - Suite 275 - 6,303 SF
 - Total Contiguous = 9,046 SF



For more information visit www.briarcliffkc.com

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For more information, please contact:

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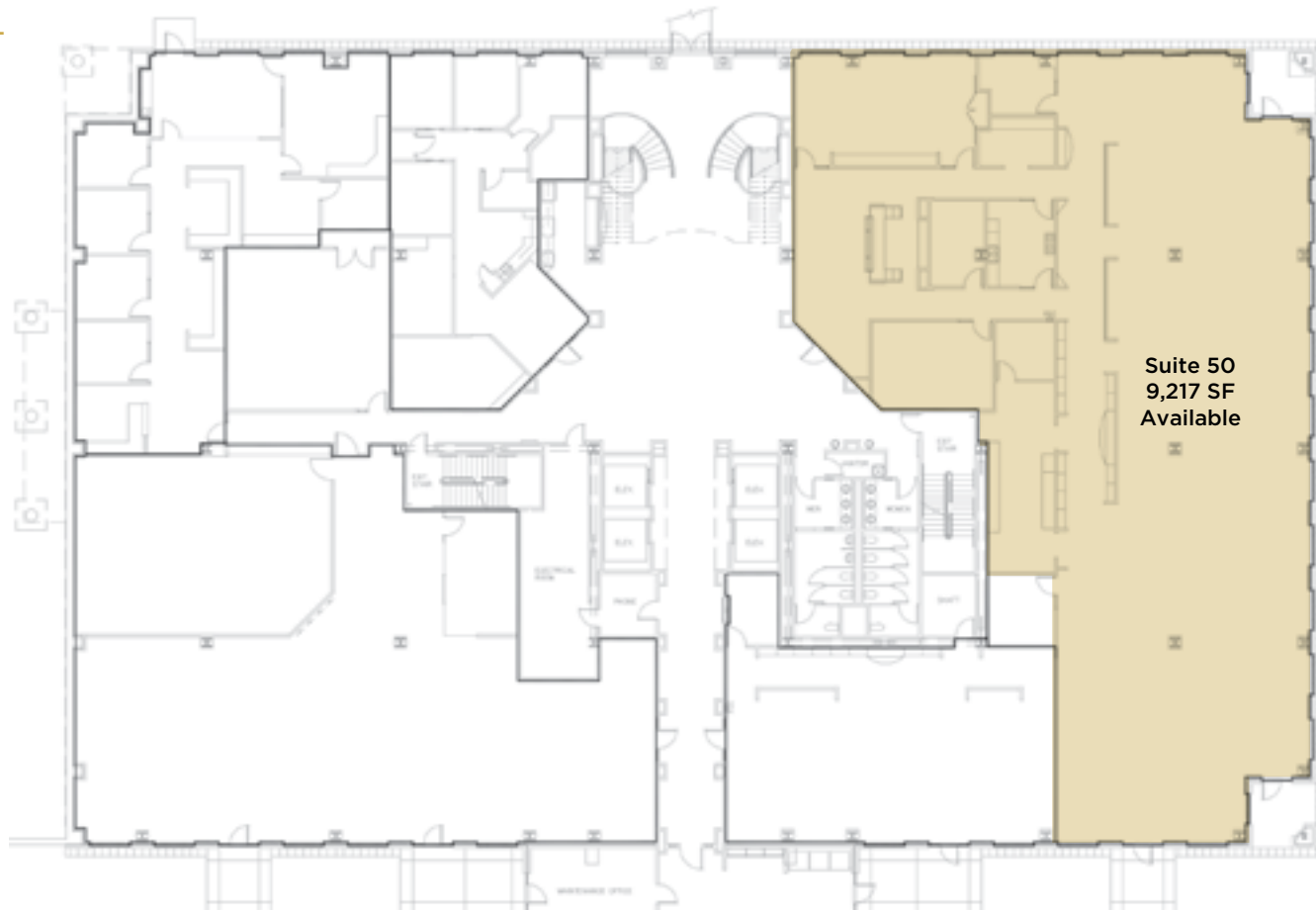
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GARDEN LEVEL



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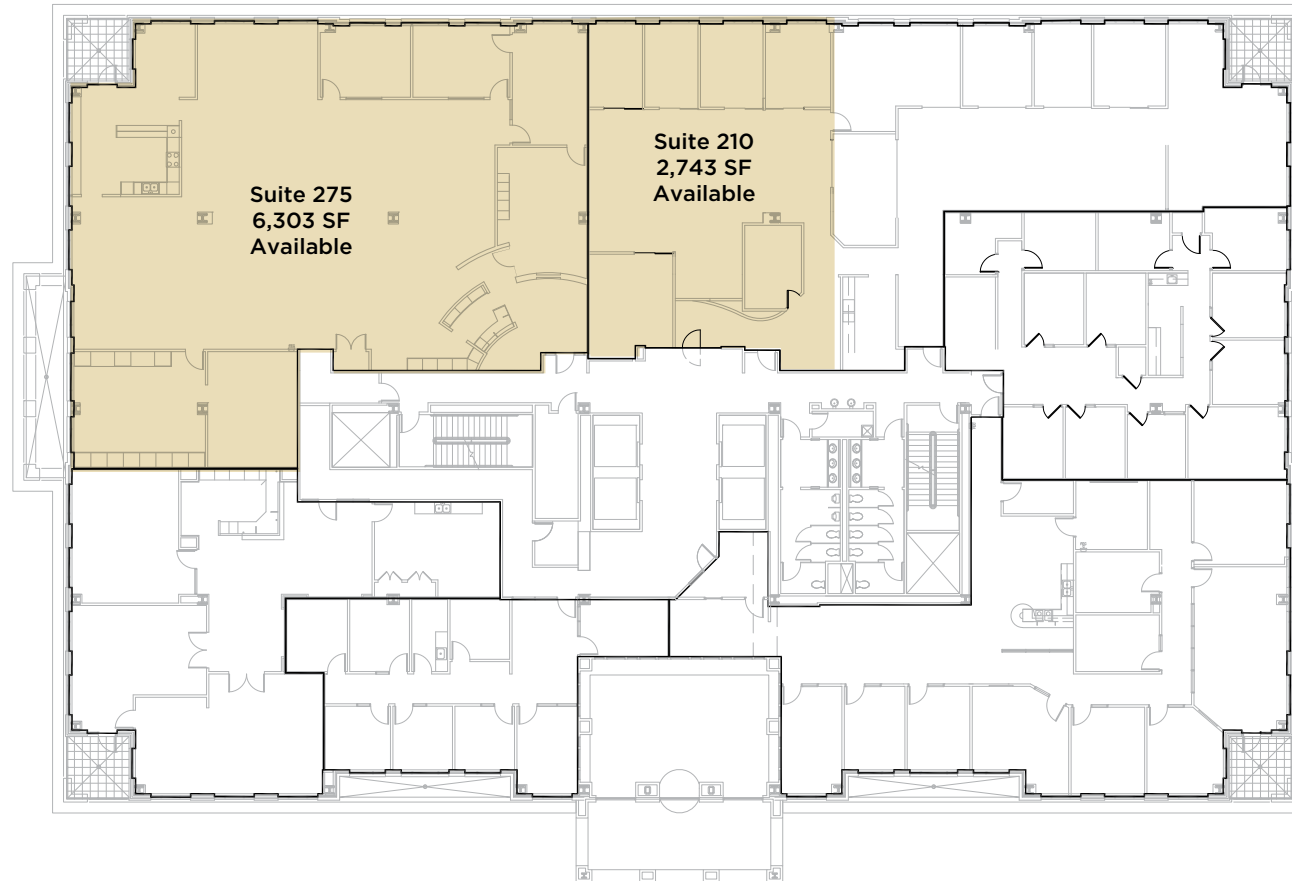
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BRIARCLIFF HILLTOP BLDG

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SECOND LEVEL



Total Contiguous = 9,046 SF

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Skyline View from Every Floor of the Hilltop



Garden Level View



Outdoor Patio at Hilltop



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Briarcliff Village

RESTAURANTS

GreenAcres Deli
Headrush Roasters
Jose Peppers
PhillyTime
Piropos
Trezos Mare

GROCERY

GreenAcres Market

SERVICES

Buenos Aires Room and Wedding Chapel
Burleson Orthodontics
Eclektica
Edward Jones
Foundation Fitness
Invisalign
Pinot's Palette
Rajeunir Medical Spa
Royal Room at Briarcliff
Top Cleaners/Tailor

SHOPPING

Boutique Collective
Budget Blinds
California Closets
Decori
Design in The City
The Foot Spot
Lillians
Made in KC
Nell Hill's

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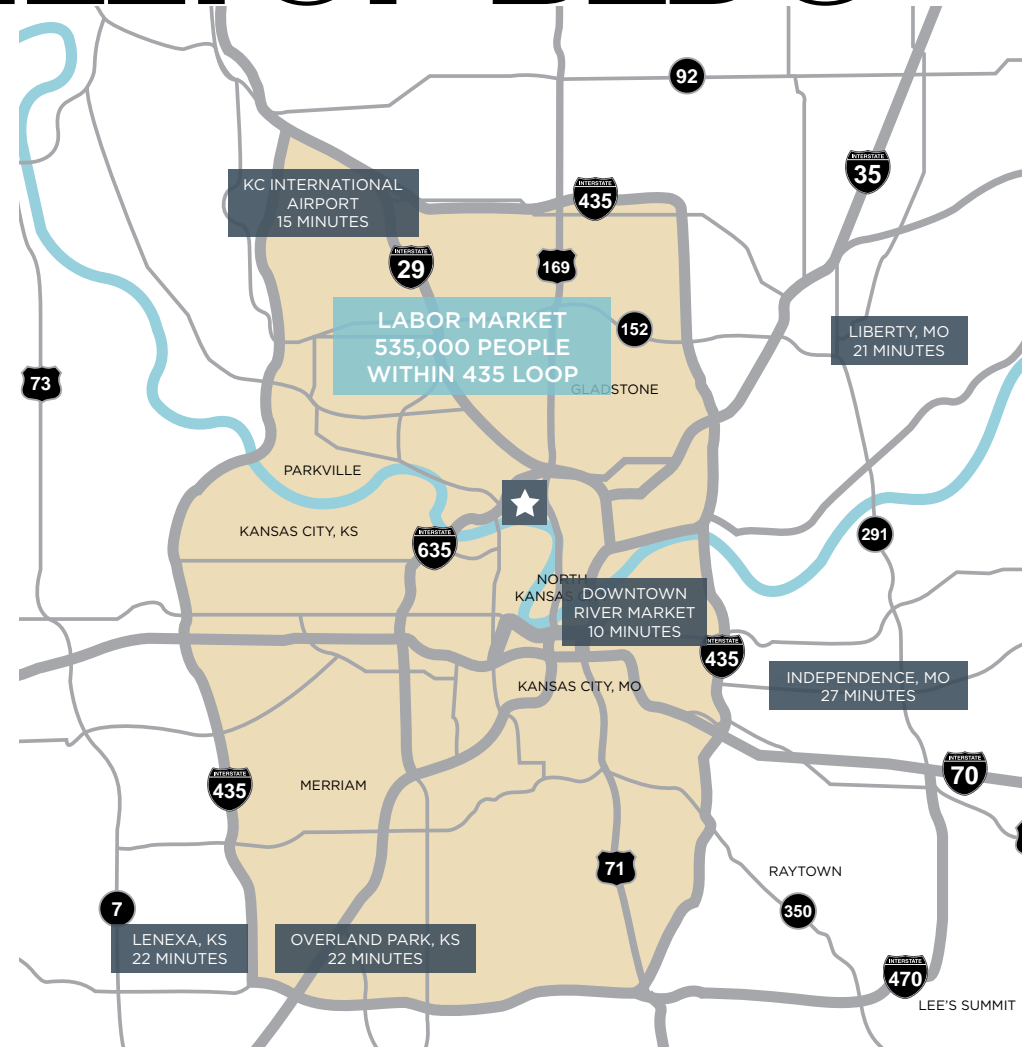
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- Moving to Briarcliff is an investment which provides long lasting value to users and occupiers
- High quality retail amenities within The Village at Briarcliff (www.thevillageatbriarcliff.com)
- Two of Kansas City's highly rated regionally acclaimed 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



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THE NEW NORTH

- 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
- North Kansas City is home to 5 microbreweries and 1 distillery



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

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