



Berkley Riverfront

your city. your river. your park.



Berkley Riverfront offers visitors a natural escape within the hustle of the city with 17 acres of scenic, riverside greenspace. The park provides a unique destination for people to experience the river that defines our city by providing accessible amenities and stimulating future growth to improve the quality of life in Kansas City.

Welcome to Berkley Riverfront

The Berkley Riverfront location is a prime downtown development in Kansas City, Missouri, serviced by the new Riverfront Drive and bounded by the Kit Bond and Heart of America bridges. With nearly a mile of frontage on the Missouri River, the growing site is a destination unto itself. Its outstanding potential is affirmed through connections to adjacent neighborhoods in the River Market, Columbus Park, and the Central Business District.

The master-planned development 85-acre riverfront site calls for the creation of a world-class urban village with **MORE THAN THREE MILLION SQUARE FEET OF OFFICE, RESIDENTIAL AND RETAIL SPACE**, along with entertainment and cultural amenities. Sites ranging from less than two acres to 15 acres are available for immediate development, with grading, engineered fill, and utilities to be delivered to the sites. The master plan envisions a pedestrian-friendly, mixed-use environment with density, a FAR of 15 and unlimited building heights, only restricted by Federal Aviation Administration reviews.





Berkley Riverfront has established itself as KC's preferred outdoor recreation destination. The area will offer biking and pedestrian paths (Riverfront Heritage Trail), sand volleyball courts, dog parks and a natural wetlands area.

Development Overview

Berkley Riverfront is developing as a high-density, mixed-use project with remaining flexible parcel sizes ranging from two to 15 acres adjacent to Kansas City's revitalized downtown. Numerous economic development incentives are available and land may be purchased or acquired via long-term ground lease. The development boasts excellent access and visibility from Interstate 35 and the Kit Bond Bridge. Berkley Riverfront is adjacent to several nearby amenities including the Heritage Trail Systems, Columbus Park, and City Market Shops.

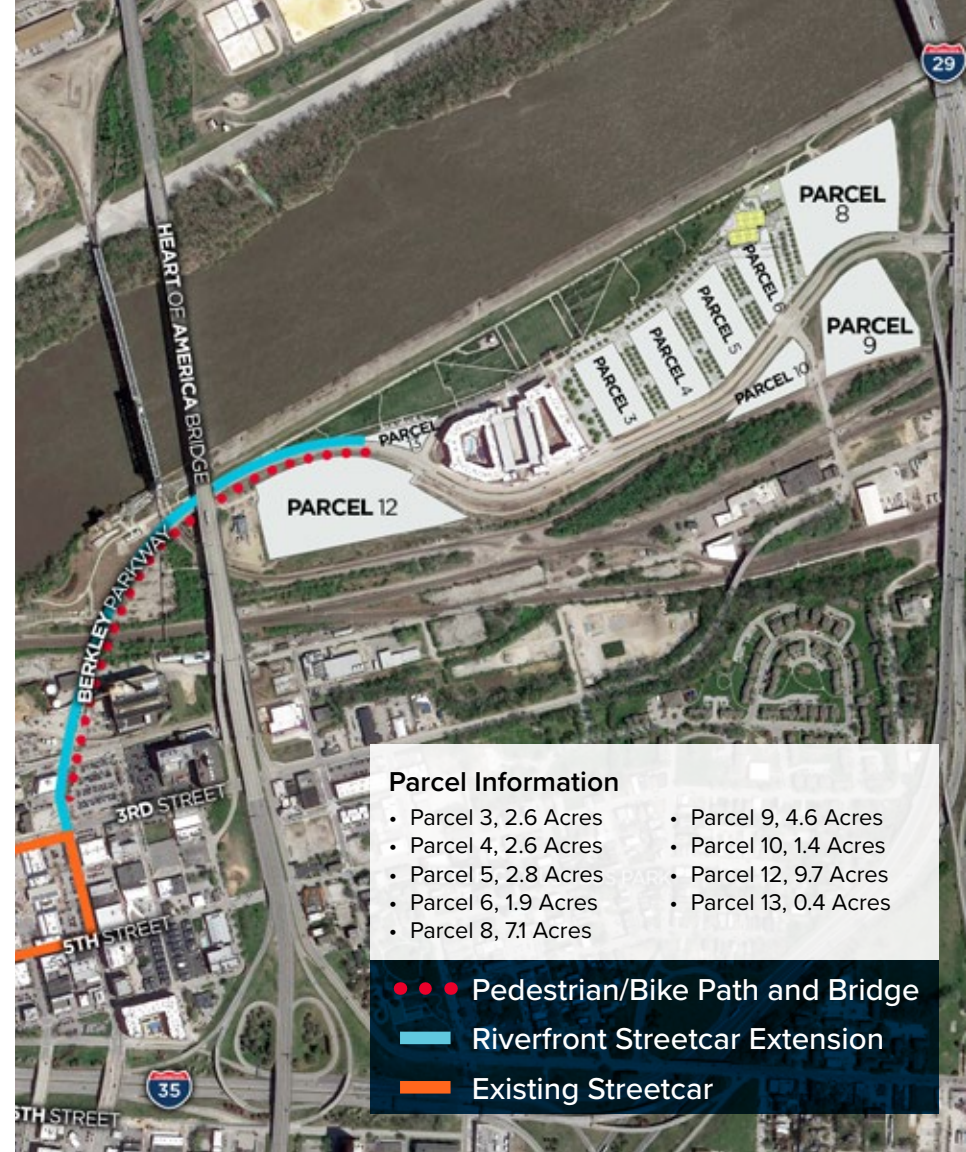
SIZE | Two (2) to fifteen (15) acres

ALLOWABLE DENSITY | 3,539,791 square feet overall

CURRENT ZONING | Master Planned Development (approved through City Planning)

UTILITIES | All utilities to site

TOPOGRAPHY | Graded sites to be delivered with engineered fill at elevation above 100-year flood plain



Parcel Information

- Parcel 3, 2.6 Acres
- Parcel 4, 2.6 Acres
- Parcel 5, 2.8 Acres
- Parcel 6, 1.9 Acres
- Parcel 8, 7.1 Acres
- Parcel 9, 4.6 Acres
- Parcel 10, 1.4 Acres
- Parcel 12, 9.7 Acres
- Parcel 13, 0.4 Acres

- • • Pedestrian/Bike Path and Bridge
- Riverfront Streetcar Extension
- Existing Streetcar



The City of Fountains is home to the sweet scent of BBQ, the deep roots of history, the foundation of Jazz, and now one of the most up-and-coming communities in the nation. This is where creativity and inspiration meet to deliver the latest foodie havens, live music venues, cutting edge galleries and in-vogue boutiques.

Hello, Kansas City—Meet the #1 City to Be In

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 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.

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- 10TH Best Trips 2019**
(National Geographic Traveler, Kansas City is the only top ten domestic destinations listed)
 - 2ND High Paying Job & Low Cost Living**
(CNBC, February 2018)
 - 3RD Best Cities for Jobs**
(Forbes, June 2017 & Glassdoor, September 2017)
 - 5TH Top Cities for Tech Jobs**
(Money, June 2017)
 - 1ST Best BBQ In America—Joe's KC**
(New York Post, July 2017)
 - 4TH Best City for Startups**
(Entrepreneur, May 2017)
 - 9TH Top Destination Cities**
(U-Haul, 2015 & 2016)
 - 2ND Best Job Market for Grads**
(ZipRecruiter, April 2017)



== STREETCAR LINE == RIVERFRONT EXTENSION COMING 2020 . . . PED/BIKE BRIDGE & PATH



The RideKC Streetcar is a proven catalyst for development in Downtown. More than \$2 billion in adjacent development of new businesses, hotels, apartments, and amenities has been established along the streetcar route.

RideKC Streetcar—Running Daily. Always Free.

Running from the River Market on the north end to Union Station and Crown Center on the south, KC Streetcar connects all the downtown neighborhoods with 16 platform stops and two miles of track. KC Streetcar has already had over 6 million riders.

The Riverfront extension will connect Berkley Riverfront with a 0.7-mile extension of the City's successful Downtown streetcar system – extending from its current terminus near 3rd Street and Grand Boulevard across the existing Grand Avenue Bridge and onto the Riverfront. This extension will also include construction of a new pedestrian/bike path and bridge that will widen the Grand Avenue Bridge. Port KC, Kansas City Streetcar Authority and Kansas City Area Transportation Authority are pleased to partner on the KC Streetcar extension to reconnect the Riverfront to serve all Kansas Citians while improving safety, providing enhanced access to employment opportunities and igniting and accelerating economic development activity at Berkley Riverfront making both districts even more attractive to live, work and play.





Berkley Riverfront offers unparalleled views of Downtown Kansas City, the Missouri River, and iconic bridges—plus instant access to trails through the wetland ecosystem full of native trees, shrubs, grasses and wildflowers.

Union I Berkley Riverfront

DEVELOPMENT HIGHLIGHTS | Union I Berkley Riverfront is a mixed-use urban development and consists of 410 luxury apartment units, 400 parking spaces and 12,000 square feet of retail. This project is the first vertical development at this location in over a century and was developed by Flaherty & Collins.

AMENITIES | Resort-style outdoor pool with sun deck, sky boxes and great views of downtown Kansas City and the river, gaming lounge, fitness club, indoor/outdoor yoga and Pilates studio, pet walking paths and washing station, and bicycle bar. For more information check out its website at www.unionbp.com.



Bar K

Recently opened in the Summer of 2018, Bar K is the newest addition to Berkley Riverfront. It is a fully-staffed and professionally maintained dog park paired with a restaurant, bar, and coffeehouse. The two-acre, off-leash park offers guests separate large and small dog play areas—all supervised by trained Bar K staff. Construction included the reuse of shipping containers and the restaurant features healthy, locally-sourced food options on the menu. For more information check out its website at www.barkdogbar.com.





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Cushman & Wakefield is pleased to represent the Berkley Riverfront– a 55-acre development in the urban core bounded by the Kit Bond and Heart of America bridges. For more information, contact us at:

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