



5 MINUTES FROM THE RIVER MARKET
15 MINUTES TO KCI AIRPORT



[HOME](#)

[HIGHLIGHTS](#)

[FLOOR PLANS](#)

[AMENITIES](#)

[LABOR MARKET/DRIVE TIMES](#)

[LOCATION](#)

[AERIAL VIEW](#)

BRIARCLIFF II BLDG

1201 NW BRIARCLIFF PARKWAY / KANSAS CITY, MO

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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 125 - 2,910 SF
 - Suite 300 - 1,003 SF
 - Suite 350 - 3,200 SF
 - Total Contiguous = 4,203 SF
 - Suite 335 - 906 SF



For more information visit www.briarcliffkc.com

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For more information, please contact:

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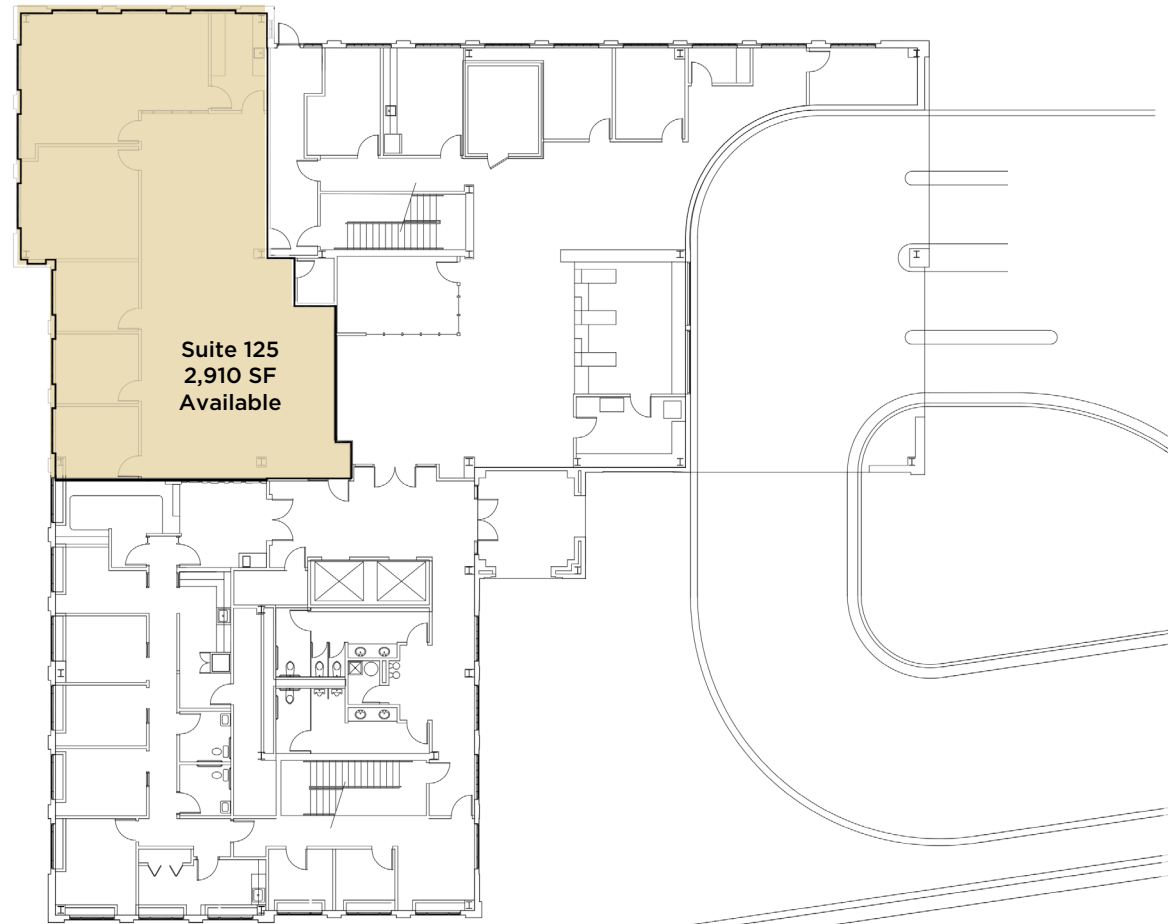
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FIRST LEVEL



[HOME](#)

[HIGHLIGHTS](#)

[FLOOR PLANS](#)

[AMENITIES](#)

[LABOR MARKET/DRIVE TIMES](#)

[LOCATION](#)

[AERIAL VIEW](#)

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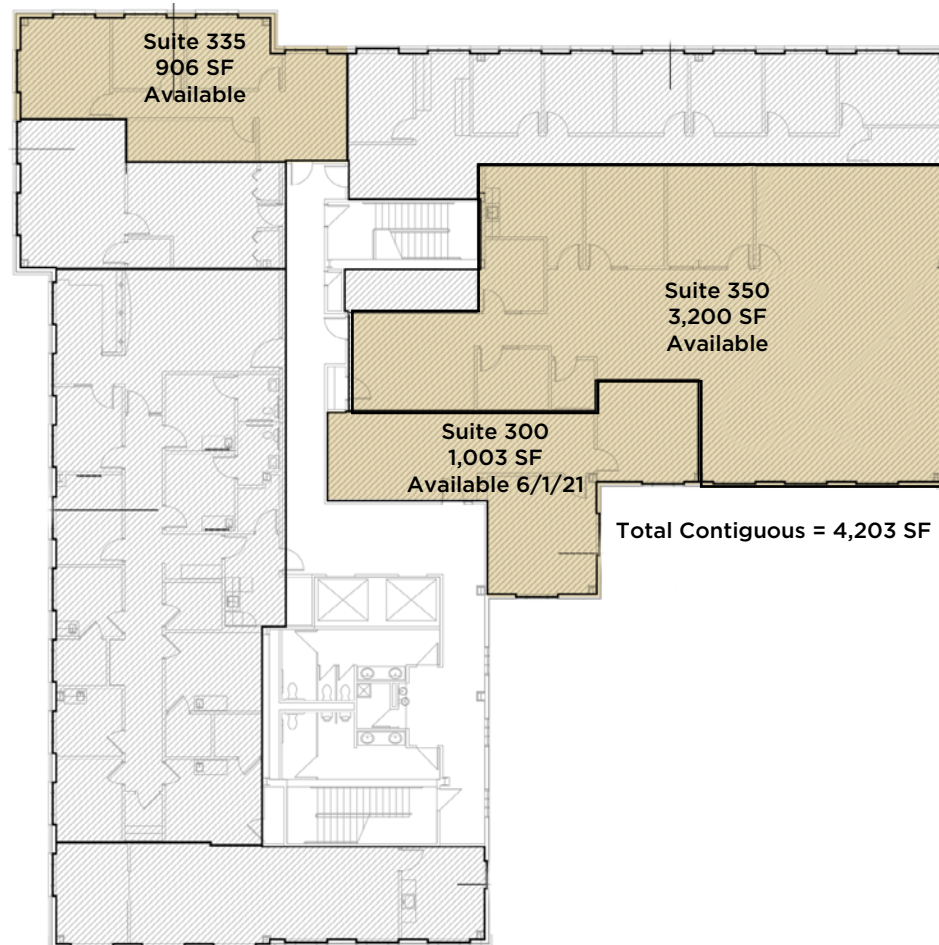
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THIRD LEVEL



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Briarcliff Village

RESTAURANTS

GreenAcres Deli
Headrush Roasters
Jose Peppers
PhillyTime
Piropos
Trezto Mare

GROCERY

GreenAcres Market

SERVICES

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

SHOPPING

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

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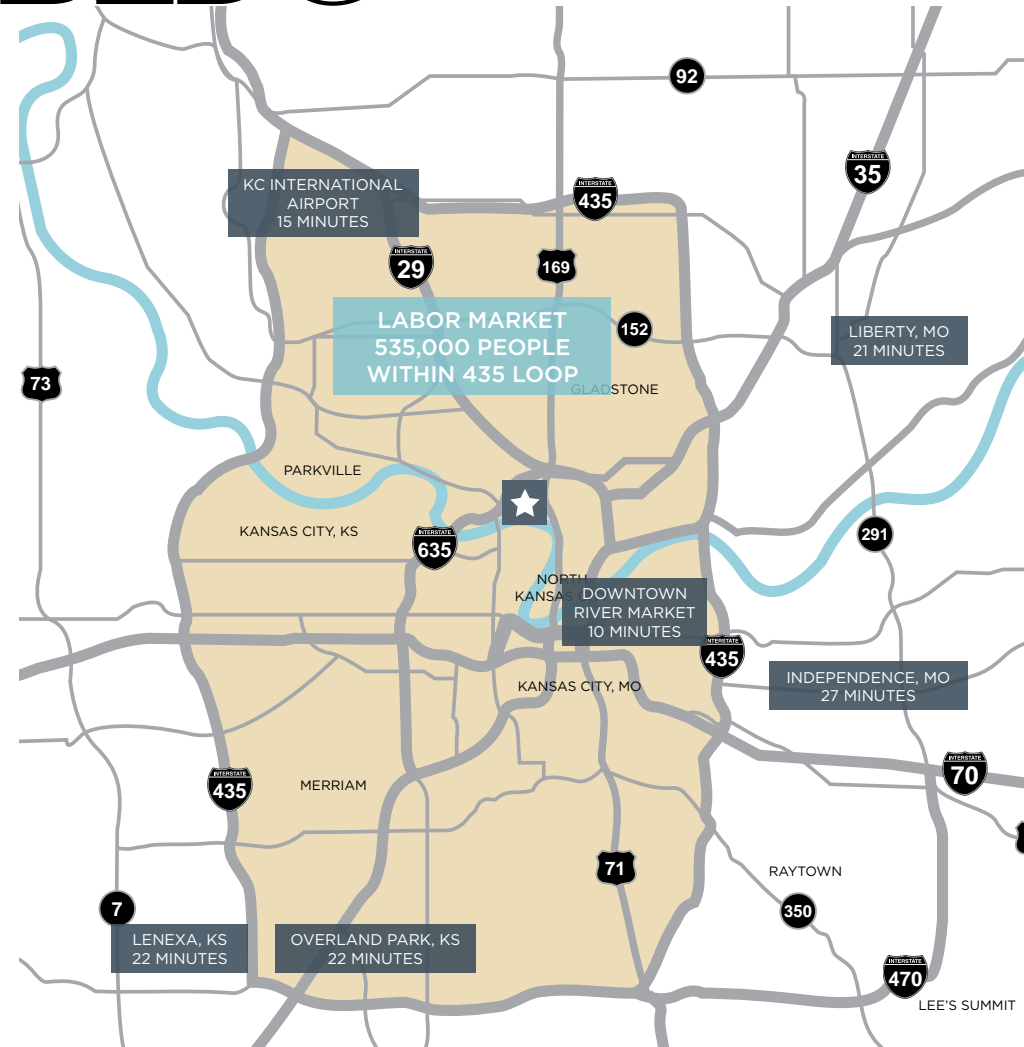
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- Moving to Briarcliff is an investment which provides long lasting value to users and occupiers
- High quality retail amenities within The Village at Briarcliff (www.thevillageatbriarcliff.com)
- Two of Kansas City's highly rated regionally acclaimed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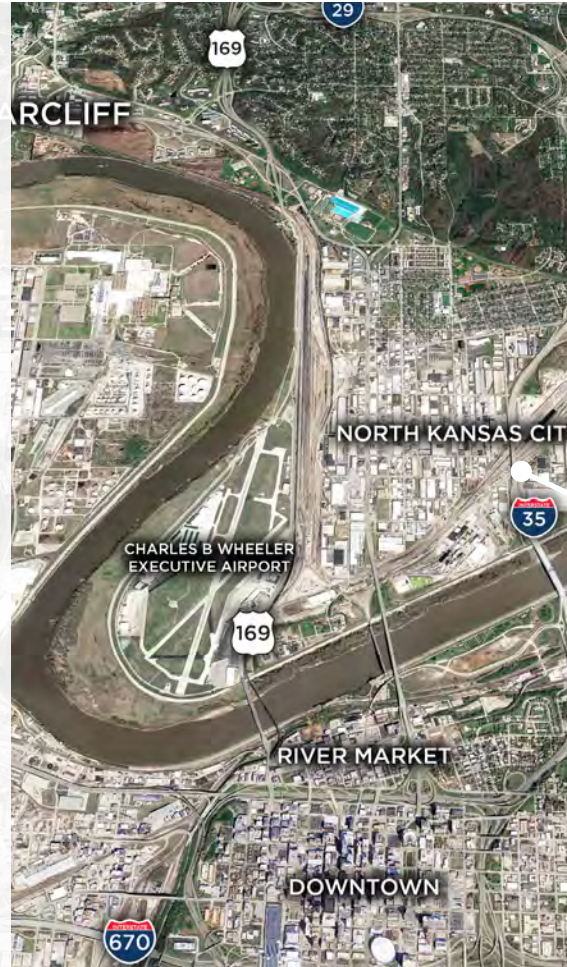
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BRIARCLIFF II BLDG

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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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