CUSHMAN & WAKEFIELD

BRIARCLIFF
KANSAS CITY'S PREMIER OFFICE DEVELOPER

5 MINUTES FROM THE RIVER MARKET

HOME | HIGHLIGHTS | FLOOR PLANS | TENANT INFO | RENT ROLL & EXPENSES | AMENITIES | LOCATION | AERIAL VIEW

BRIARCLIFF PROFESSIONAL PLAZA

1801 NW PLATTE ROAD, SUITE 220 & 1805 NW PLATTE ROAD, SUITE 110 / RIVERSIDE, MO

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PROPERTY HIGHLIGHTS

Cushman & Wakefield is pleased to present the opportunity to acquire the fee simple interest in two office condos located at 1801-1805 NW Platte Road in Riverside, Missouri. Briarcliff is a premier, Class "A" mixed-use office, retail and residential development that currently has over 630,000 square feet of commercial space and 12,000 residential units. Briarcliff is located in the heart of Kansas City, Missouri and is just 10 minutes from Downtown, the River Market, and the Crossroads district. Briarcliff has fantastic highway access and is located 15 minutes from Kansas City International Airport.

Built in 2008, both Briarcliff Office Condos are fully occupied by single tenant users on long term leases providing a stable asset and predictable cash flows. Proximity to the growing Downtown labor market combined with the amenity of free parking and neighboring retail amenities separates Braircliff among Downtown options.

Available Suites (Two Condo Package):

- 1801 NW Platte Road, Suite 220 - 4,777 SF
- 1805 NW Platte Road, Suite 110 - 2,608 SF

- Sale Price: $1,280,000 / $173.32 PSF
- CAP Rate: 6.8%

For more information visit www.briarcliffkc.com

For more information, please contact:

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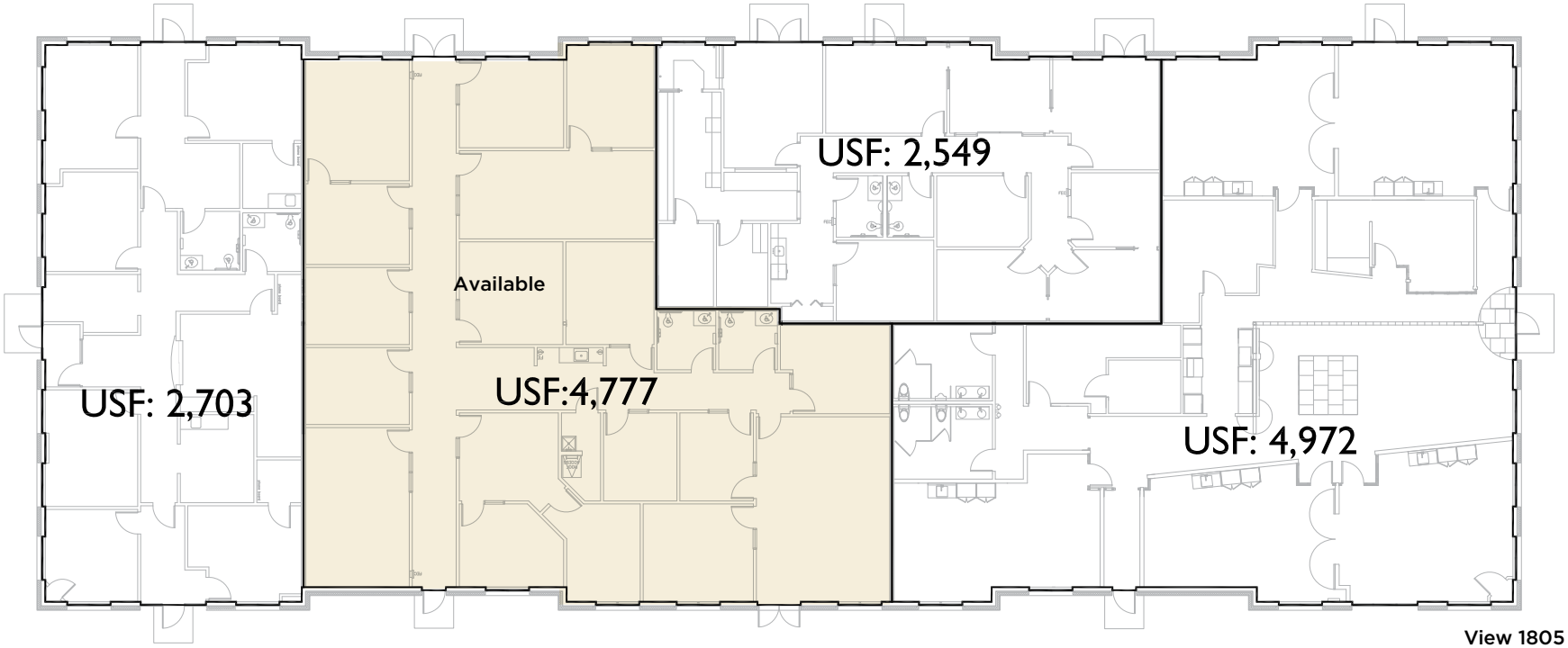
1801 NW PLATTTE ROAD SUITE 220



View 1805 NW Platte Rd, Suite 110 Floor Plan

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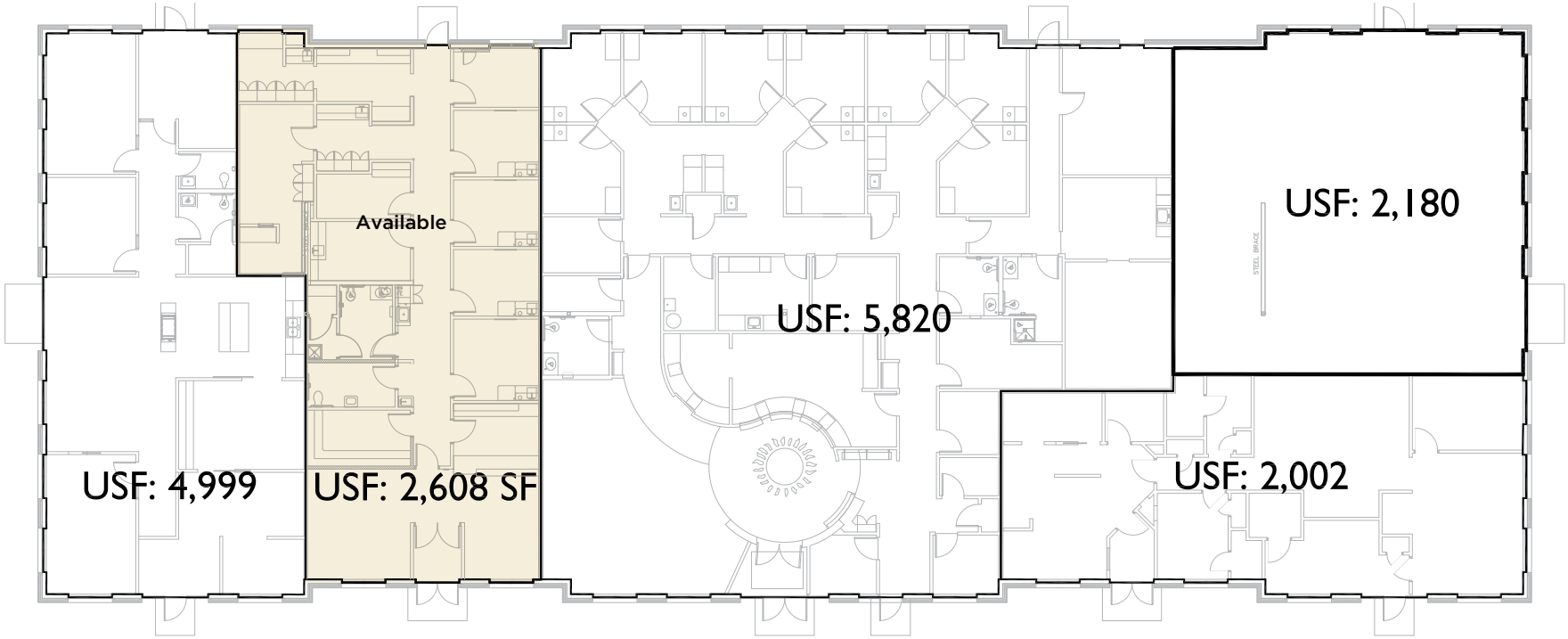
1805 NW PLATTTE ROAD SUITE 110



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BANKERS LIFE & CASUALITY

Address: Bldg A - 1801 NW Platte Road, Suite 220
Square Feet: 4,777
Lease Expiration: 06/30/21
www.bankerslife.com

Bankers Life and Casualty Company provides Medicare supplement, long-term care, and life insurance products. The company offers Medicare supplement insurance plans for items that Medicare may not cover, such as Medicare deductibles, hospital and medical care co-insurance, extended hospital care, physician's services, hospital outpatient services and supplies, and ambulance services, as well as Medicare advantage plans, Medicare Part D prescription drug coverage plans, and critical illness insurance. It also provides life insurance products that include term life, universal life, and whole life insurance; and fixed interest, fixed index, and immediate annuities. In addition, the company offers long-term care insurance that covers nursing home and home health care expenses; facility-only long-term care insurance, which covers expenses associated with nursing homes, assisted living facilities, and Alzheimer's facilities; home health care insurance; and short-term care insurance to provide protection for at-home and facility care. Further, it provides services and support. The company offers its products through a network of insurance agents in the United States. Bankers Life and Casualty Company was formerly known as Hotel Men's Mutual Benefit Association and changed its name to Bankers Life and Casualty Company in 1942. The company was founded in 1879 and is based in Chicago, Illinois. Bankers Life and Casualty Company operates as a subsidiary of Conseco Life Insurance Co. of Texas.

The Bankers Life brand is a part of CNO Financial Group, Inc. (NYSE: CNO), whose companies provide insurance solutions that help protect the health and retirement needs of working Americans and retirees. There are more than 5,000 Bankers Life insurance agents at over 300 offices across the country.

MERITAS HEALTH CORPORATION

Address: Bldg B - 1805 NW Platte Road, Suite 110
Square Feet: 2,608
Lease Expiration: 04/30/23
www.bankerslife.com

As a premier network of healthcare providers, Meritas Health has been serving Kansas City's Northland community for over 20 years offering patient care services for all aspects of life from pregnancy to birth, pediatric and primary care, specialty and surgical care, as well as occupational and rehabilitation medicine.

Established in 1994, Meritas Health is a subsidiary of North Kansas City Hospital, a 451 licensed bed, acute care facility located in North Kansas City, Missouri.

Meritas Health, a multi-specialty group has nearly 30 medical clinics located primarily in Clay and Platte counties and is comprised of more than 140 physicians and 30 advanced practitioners with nearly 650 employees. Meritas Health is the largest network of physician practices in the Northland.

Physician Specialties include: Internal Medicine, Family Medicine, Pediatrics, Geriatric Medicine, Cardiology, Pulmonary, Neurology, Obstetrics & Gynecology, Endocrinology, Ear, Nose & Throat, Palliative Care, General and Trauma Surgery, Neurosurgery, Psychiatry, Occupational Medicine and Worker's Rehabilitation.

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BUILDING A - 1801 NW PLATTE ROAD, SUITE 220

Tenant	Term	Rate PSF	Size	Base Year
Bankers Life	02/01/15 - 06/30/21	07/01/17 - $21.00 07/01/18 - $21.50 07/01/19 - $22.00 07/01/20 - $22.50	4,707 SF	2015

Notes:

1. One 5 year renewal option at at 95%. ROFO has been exercised
2. Space was remeasured to 4,777 SF. Tenant is paying rent based on previous measurement of 4,707 SF.

BUILDING B - 1805 NW PLATTE ROAD, SUITE 110

Tenant	Term	Rate PSF	Size	Base Year
Meritas Health Corporation	05/01/18 - 04/31/23	05/01/18 - $28.25 05/01/19 - $28.75 05/01/20 - $29.25 05/01/21 - $29.75 05/01/22 - $30.25	2,608 SF	2018

Notes:

One 5 year renewal option beginning at $30.85 PSF with 2% annual bumps.

ANNUAL EXPENSES

	2016	2017	2018	2019
Bankers	$12.21	$12.07	$13.19	13.00
Meritas	$12.21	$12.07	$12.44	13.00
	Actual	Actual	Actual	Budget

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Briarcliff Village

SERVICES

Burleson Orthodontics
Eclektica
Foundation Fitness
Invisalign
Pinot's Palette
Rajeunir Medical Spa
The Spa at Briarcliff
Top Cleaners/Tailor

Royal Room at Briarcliff
Buenos Aires Room and Wedding Chapel

SHOPPING

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

RESTAURANTS

GreenAcres Deli
Headrush Roasters
Jose Peppers
PhillyTime
Piropos
Trezo Mare

GROCERY

GreenAcres 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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