



5 MINUTES FROM THE RIVER MARKET
15 MINUTES TO KCI AIRPORT



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THE VILLAGE AT BRIARCLIFF

4151-4175 N MULBERRY DRIVE / KANSAS CITY, MO

THE VILLAGE AT BRIARCLIFF I

4151-4175 N MULBERRY DRIVE / KANSAS CITY, MO

PROPERTY HIGHLIGHTS

- Briarcliff is a premiere, Class “A” mixed-use office, retail and residential development, over 630,000 SF of commercial space and 1,450 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 ensures 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 Suite:
 - » Suite 200 - 3,272 SF
- Base Rents of \$27.00 PSF Full Service



For more information visit www.briarcliffkc.com

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For more information, please contact:

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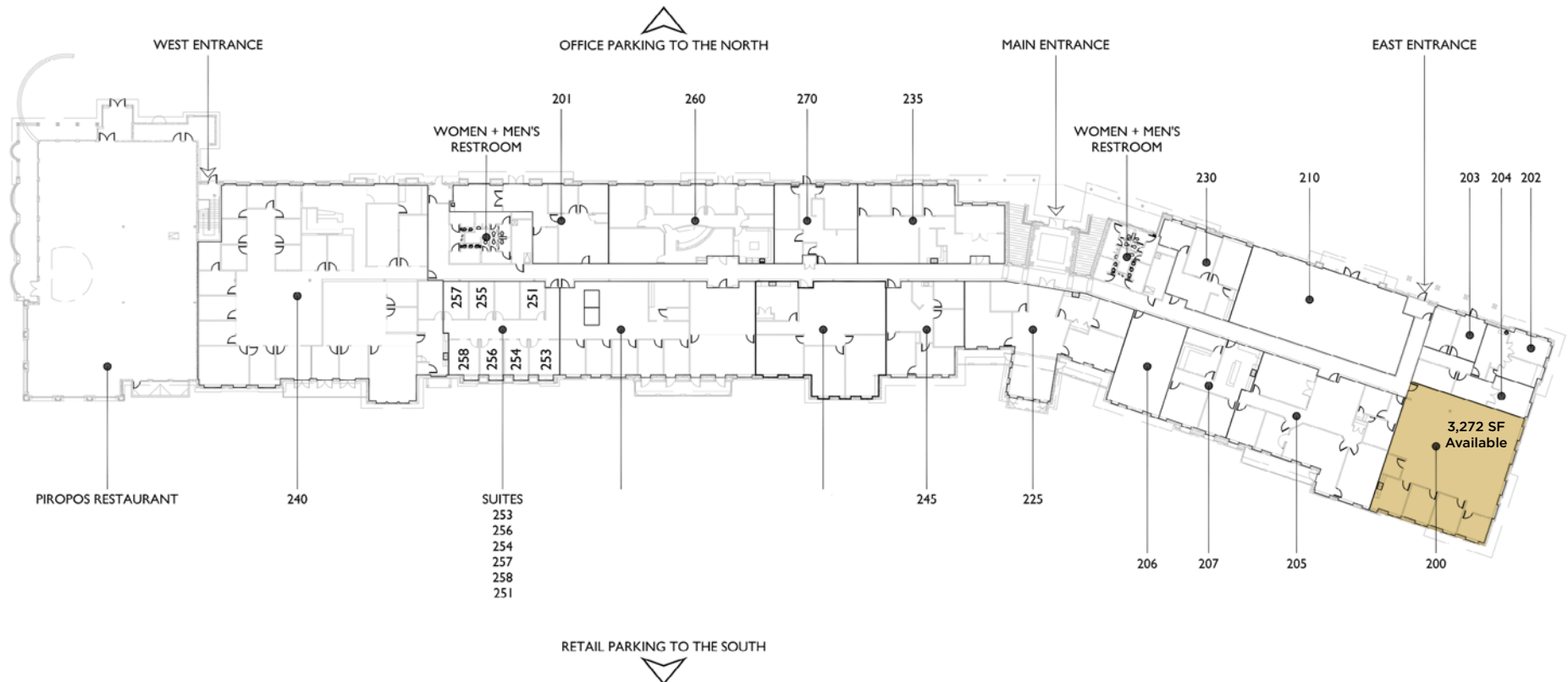
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UPPER LEVEL



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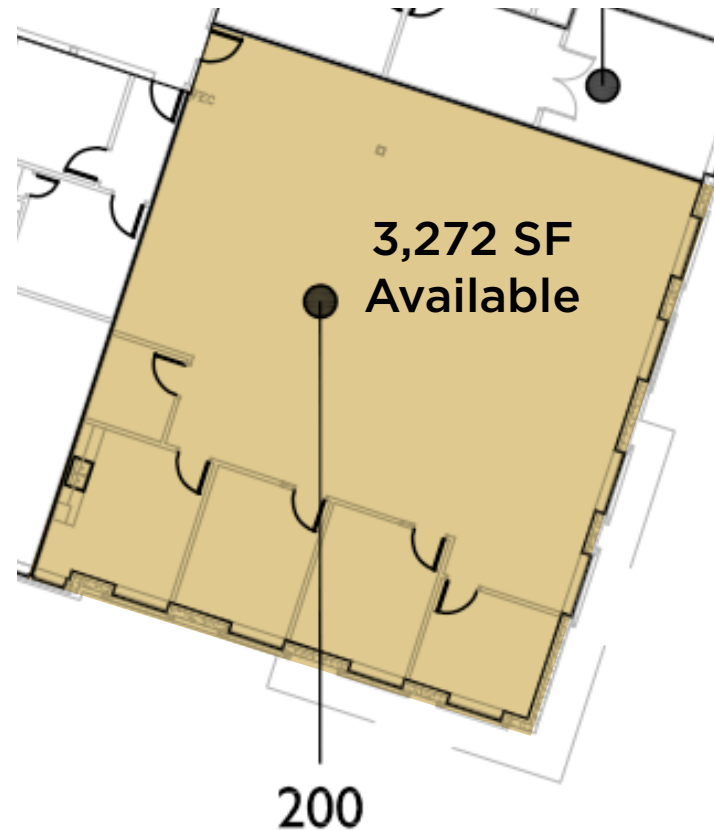
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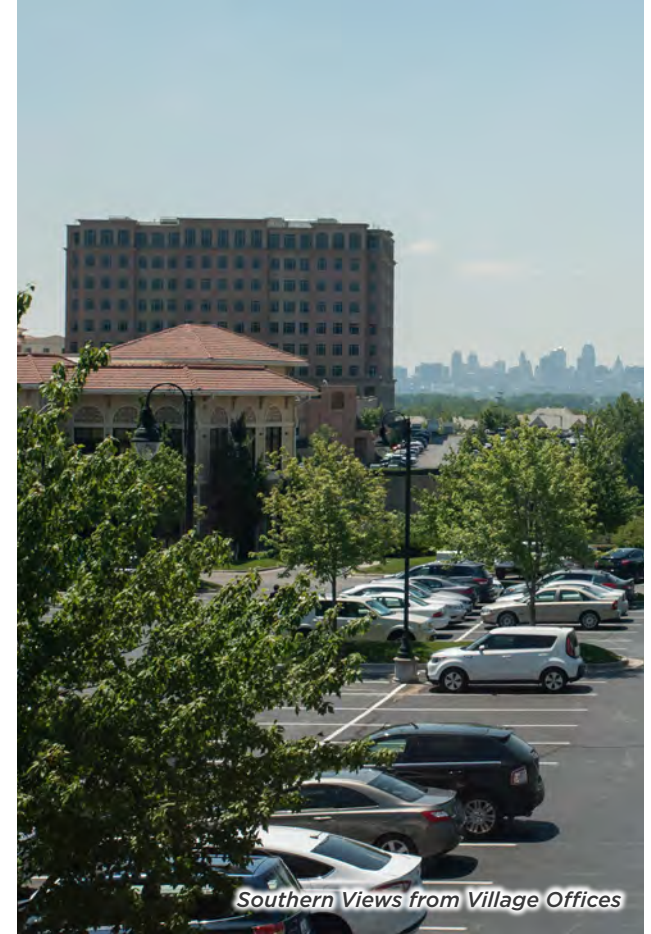
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Briarcliff Office Lobby



Suite 260



Southern Views from Village Offices

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RESTAURANTS

Alice Scooper's
Briarcliff Barrio Mexican Kitchen
Headrush Roasters
PhillyTime
Piropos
Trezo Mare

GROCERY

Carne Diem

SERVICES

Buenos Aires Room and Wedding Chapel
Eclectica
Fred Astaire Dance Studios
L'Acqua Nails & Lashes
Metro KC Fitness
Pinot's Palette
Rajeunir Medical Spa
The Culinary Center
The Spa at Briarcliff
The View at Briarcliff
Westrock Orthodontics

SHOPPING

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

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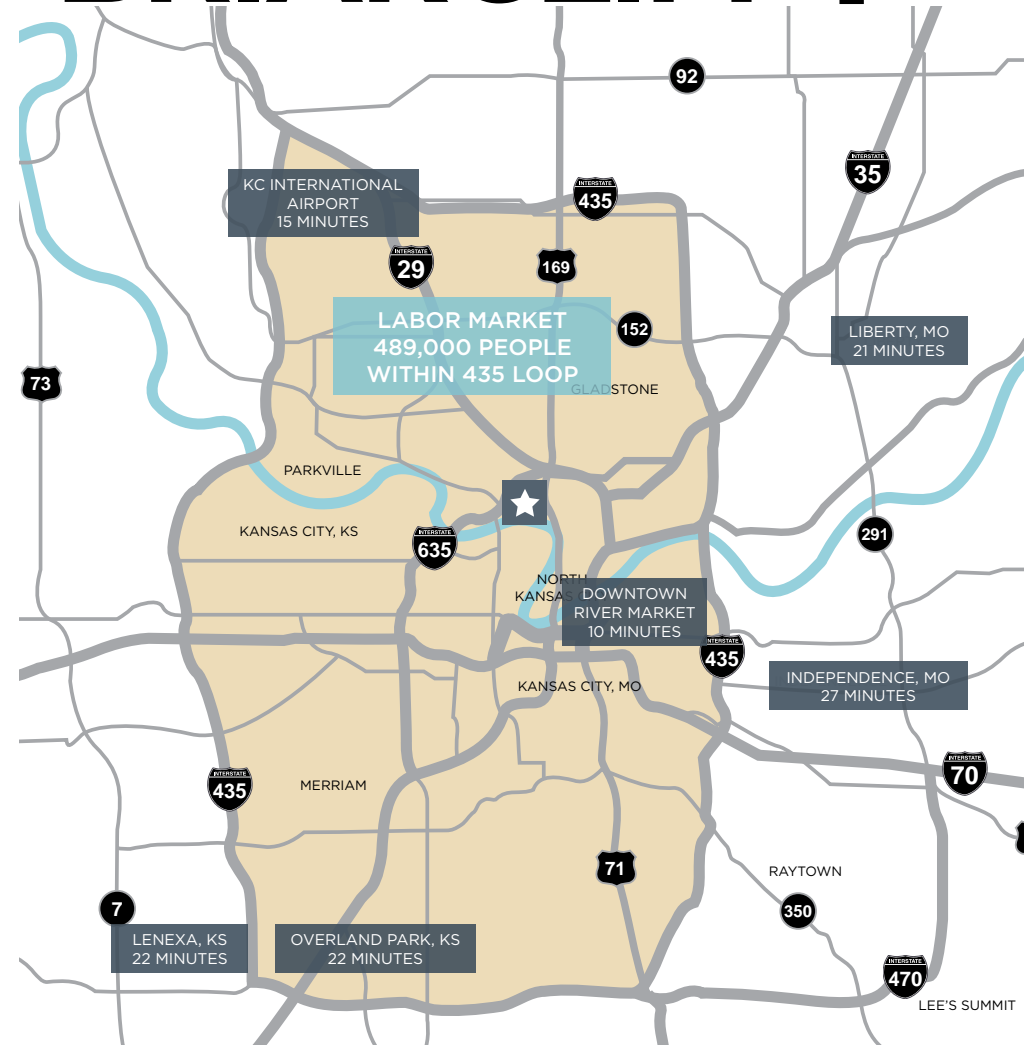
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- Moving to Briarcliff is an investment which provides long lasting value to users and occupiers
- High quality retail amenities within The Village at Briarcliff (www.thevillageatbriarcliff.com)
- Two of Kansas City's highly rated regionally acclaimed 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
- Total population within a 20-minute drivetime of Briarcliff is 489,000
- 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 2018 through 2023, there have been 4,397 new jobs created in the Crossroads, Downtown, and Northland areas
- Center of the labor market



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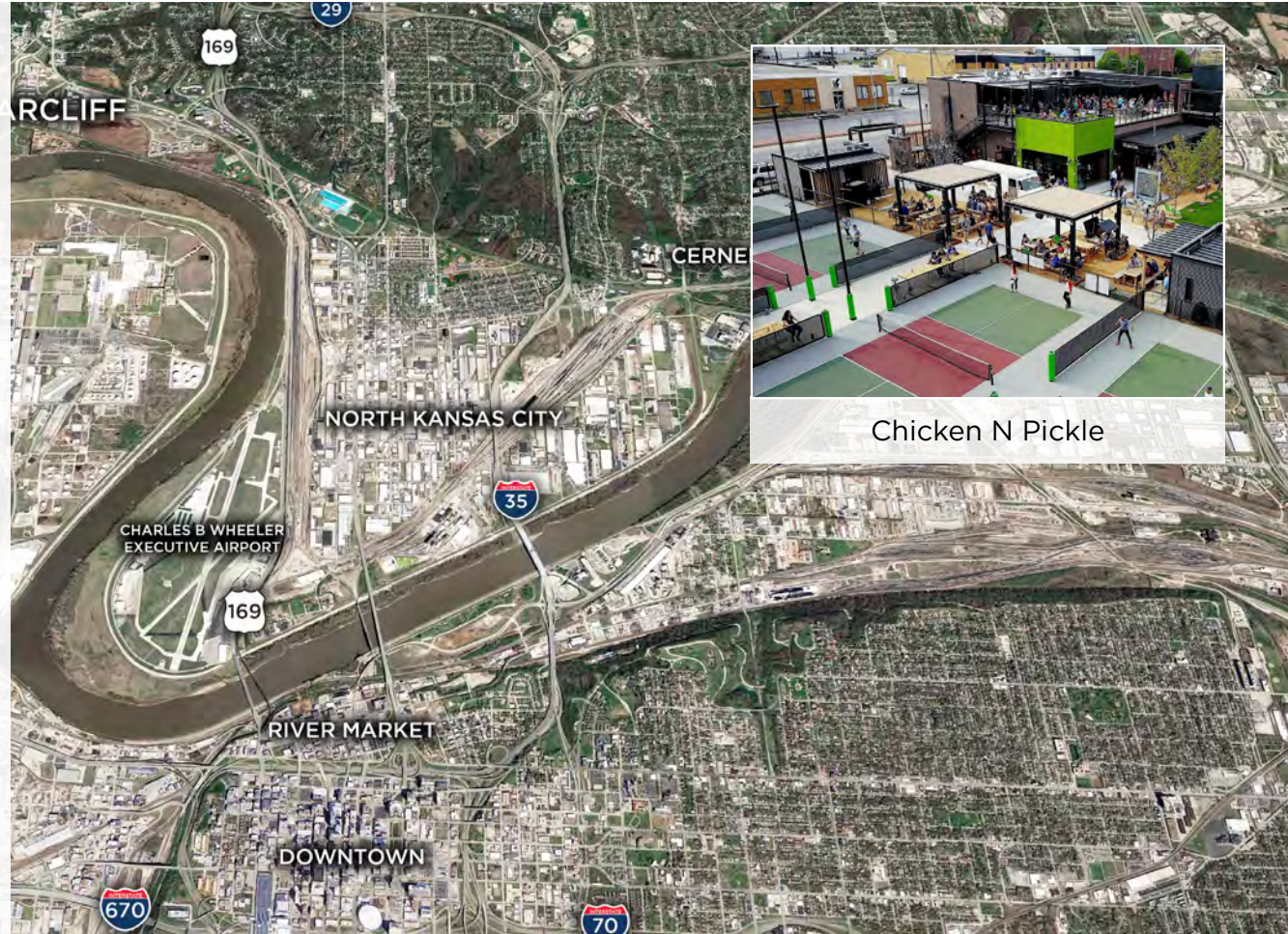
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- Briarcliff is situated between Parkville and North Kansas City.
- Parkville & North Kansas City Schools are among the top-rated Missouri schools in the Metro area.
- During 2023, Clay and Platte Counties were home to 19.7% of the population in the five-county metro area and accounted for 32.7% of single family-housing starts.
- Downtown North Kansas City is home to more than 25 locally owned restaurants and bars, along with the Iron District Food Lot.
- Sports Bars and Class A restaurants such as Trezo Mare and Piropos are within a 5-minute drive.
- Moments from the new Riverside Amphitheater and Argosy Casino
- North Kansas City Hospital & St. Luke's North Hospital are both nearby.
- Close proximity to new KCI Airport terminal, GM Assembly Plant, Charles B. Wheeler Downtown Airport, and the Kansas City CBD.
- In 2023, more than 3,600 new jobs were created in Clay and Platte Counties.
- North Kansas City is home to 3 microbreweries and 1 distillery.
- Completion of the \$220 million new Buck O'Neil Bridge in late 2024 will significantly improve access to and from Briarcliff to all parts of the metro area south of the river.



Chicken N Pickle

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