



5 MINUTES FROM THE RIVER MARKET  
15 MINUTES TO KCI AIRPORT



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# THE VILLAGE AT BRIARCLIFF

4131-4135 N MULBERRY DRIVE / KANSAS CITY, MO

# THE VILLAGE AT BRIARCLIFF II

4131-4135 N MULBERRY DRIVE / KANSAS CITY, MO

## PROPERTY HIGHLIGHTS

- Available February 1, 2026
- 4,282 RSF available in The Village at Briarcliff II with building façade sign overlooking Highway 169
- Divisible Suite sizes: 1,122 RSF and 3,160 RSF
- Second floor location in the heart of The Village at Briarcliff and Trezo Mare
- Exceptional Briarcliff Quality in a walkable mixed-use setting
- Great access to Interstates 29 and 635 and Highways 169 and 9
- Excellent location - 8 minutes to CBD/ Executive Airport and 15 minutes to the new Kansas City International Airport
- Base Rents starting at \$27.00 PSF Full Service



*The Village at Briarcliff Common Area*

For more information visit [www.briarclifkc.com](http://www.briarclifkc.com)

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For more information, please contact:

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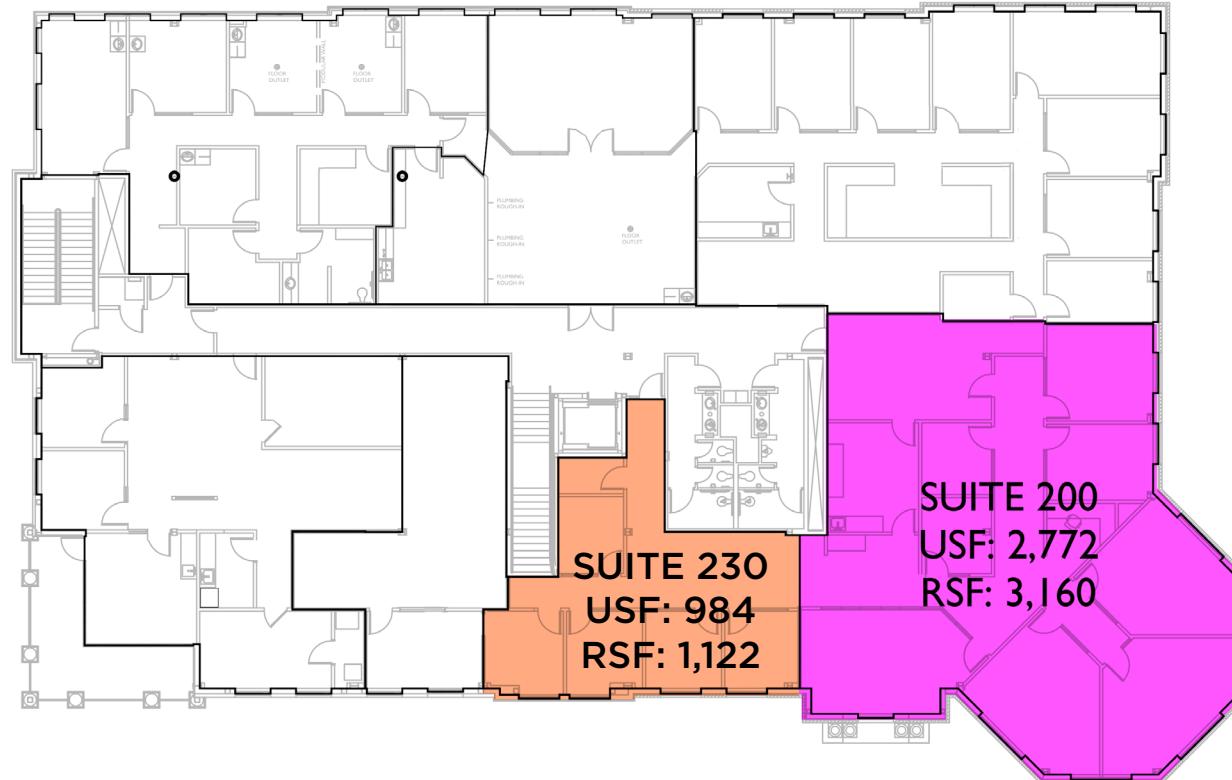
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# THE VILLAGE AT BRIARCLIFF II

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## SECOND LEVEL



4,282 contiguous square feet available with building façade sign overlooking Highway 169.

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*Briarcliff Village*

## 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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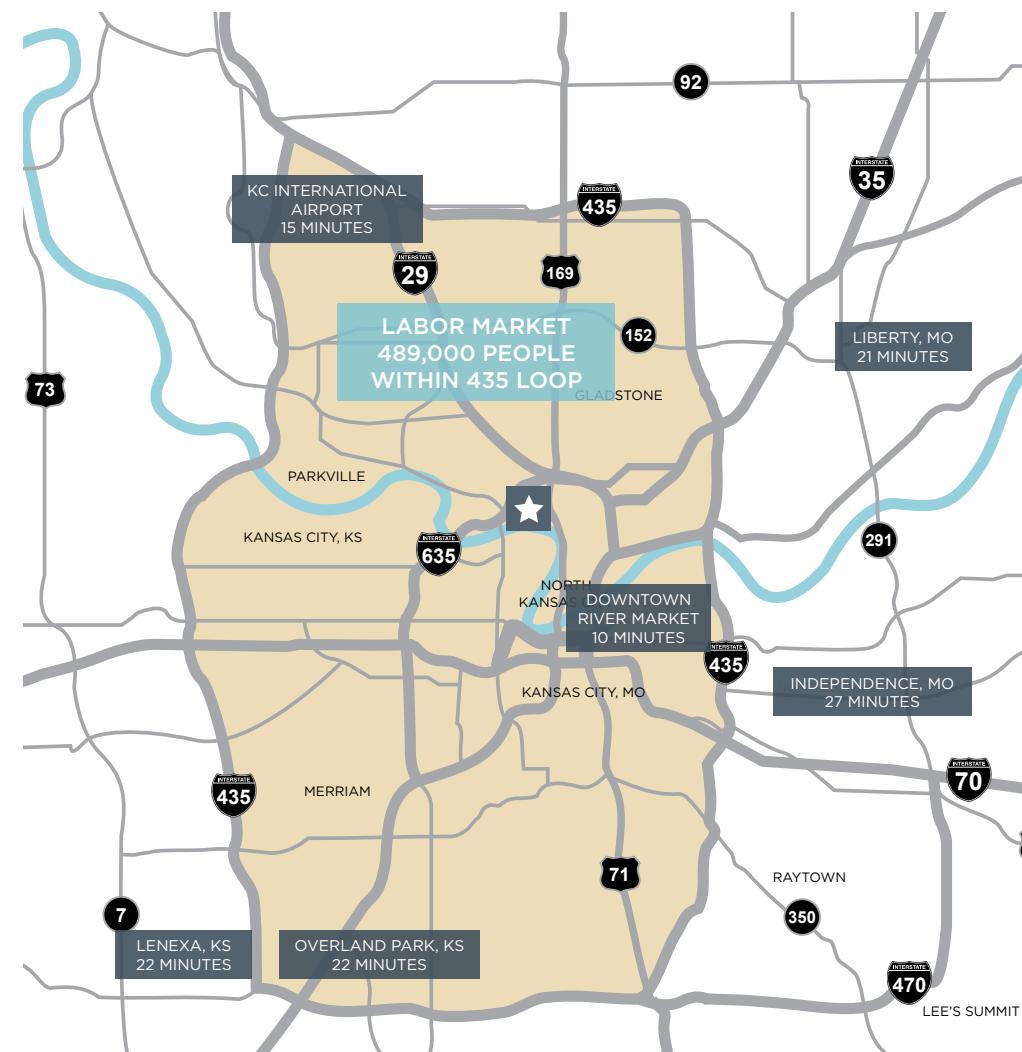
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# THE VILLAGE AT BRIARCLIFF II

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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](http://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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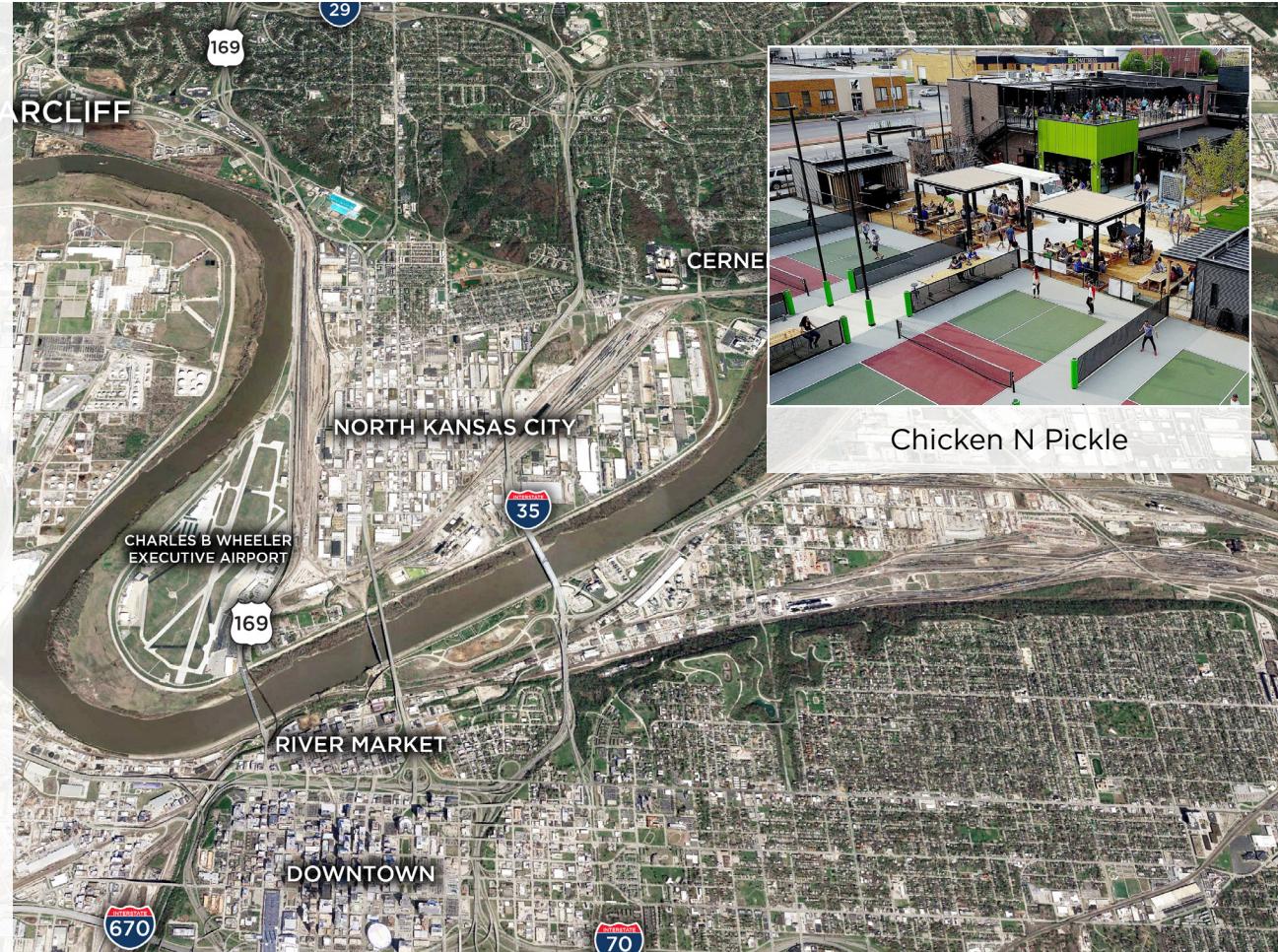
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# THE VILLAGE AT BRIARCLIFF II

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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.



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# THE VILLAGE AT BRIARCLIFF III

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