

5 MINUTES FROM THE RIVER MARKET
15 MINUTES TO KCI AIRPORT



Building Facade Sign Overlooking
Highway 169 for 4,282 SF Tenant

HOME

HIGHLIGHTS

FLOOR PLAN

AMENITIES

LABOR MARKET/DRIVE TIMES

LOCATION

AERIAL VIEW

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



For more information visit www.briarcliffkc.com

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For more information, please contact:

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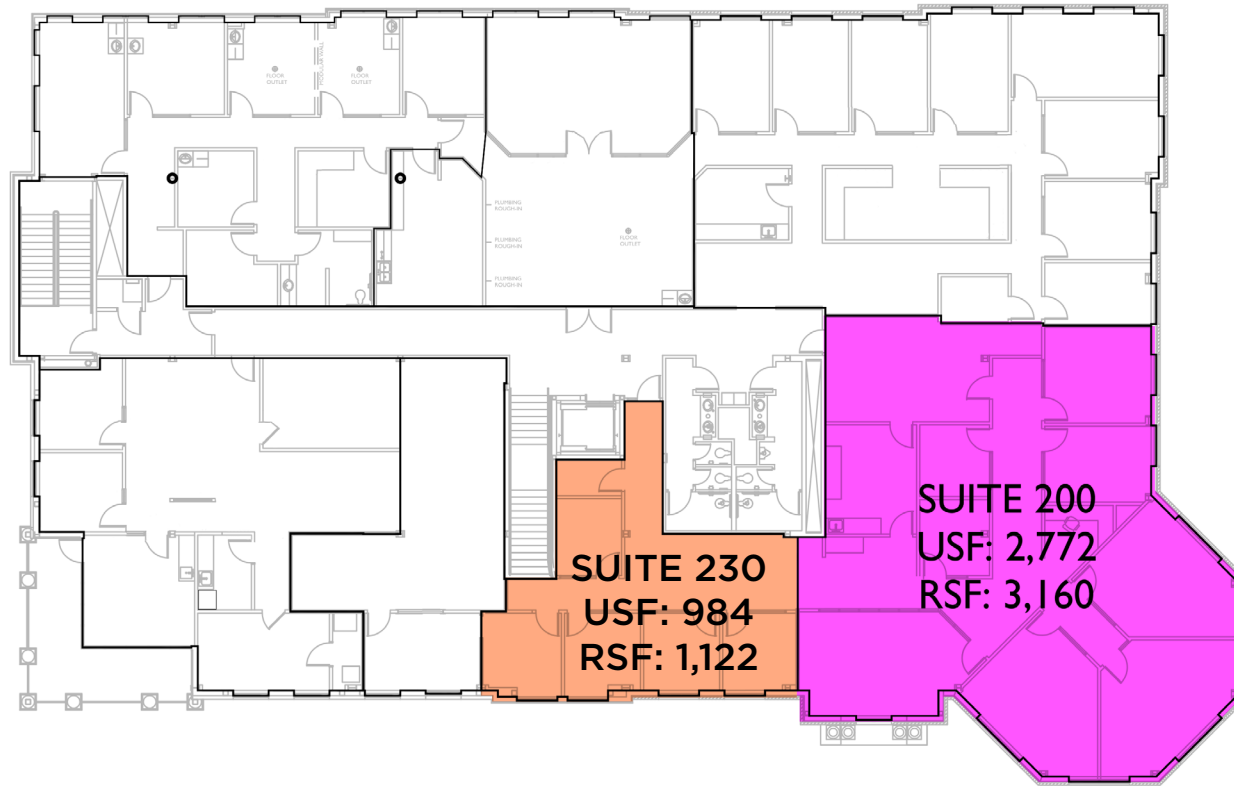
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SECOND LEVEL



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

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Briarcliff Village

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

RESTAURANTS

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

GROCERY

Carne Diem

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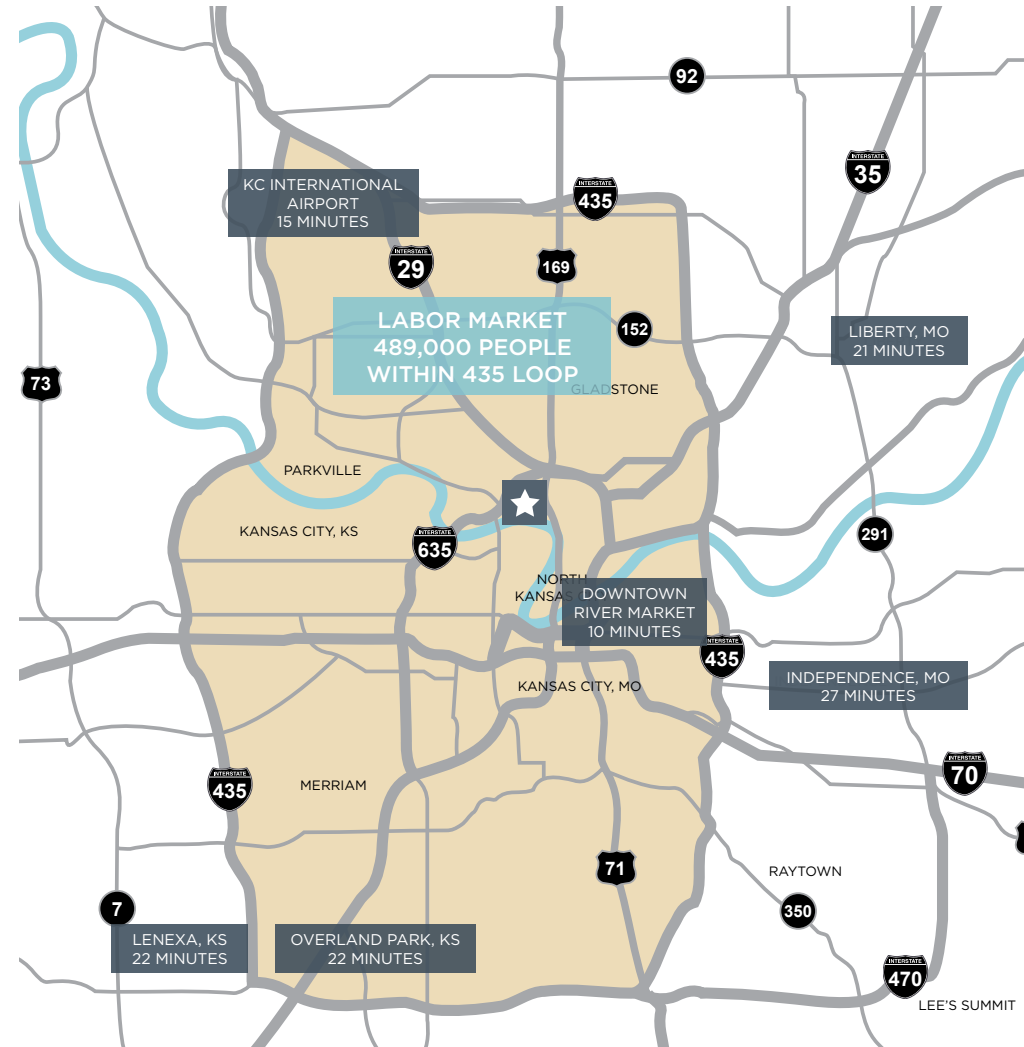
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- Moving to Briarcliff is an investment which provides long lasting value to users and occupiers
- High quality retail amenities within The Village at Briarcliff (www.thevillageatbriarcliff.com)
- Two of Kansas City's highly rated regionally acclaimed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