

4,777 SF OFFICE CONDO AVAILABLE FOR SALE

BRIARCLIFF PROFESSIONAL OFFICE PLAZA

1801 NW PLATTE ROAD, SUITE 220 | RIVERSIDE, MO



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GREAT INVESTMENT OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire the fee simple interest in this office condo located at 1801 NW Platte Road, Suite 220 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, this Briarcliff Office Condo is fully occupied by a single tenant user through September 2029 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 Briarcliff from among the Downtown options.

Suite 220 - 4,777 SF Available
Sale Price: \$1,035,000

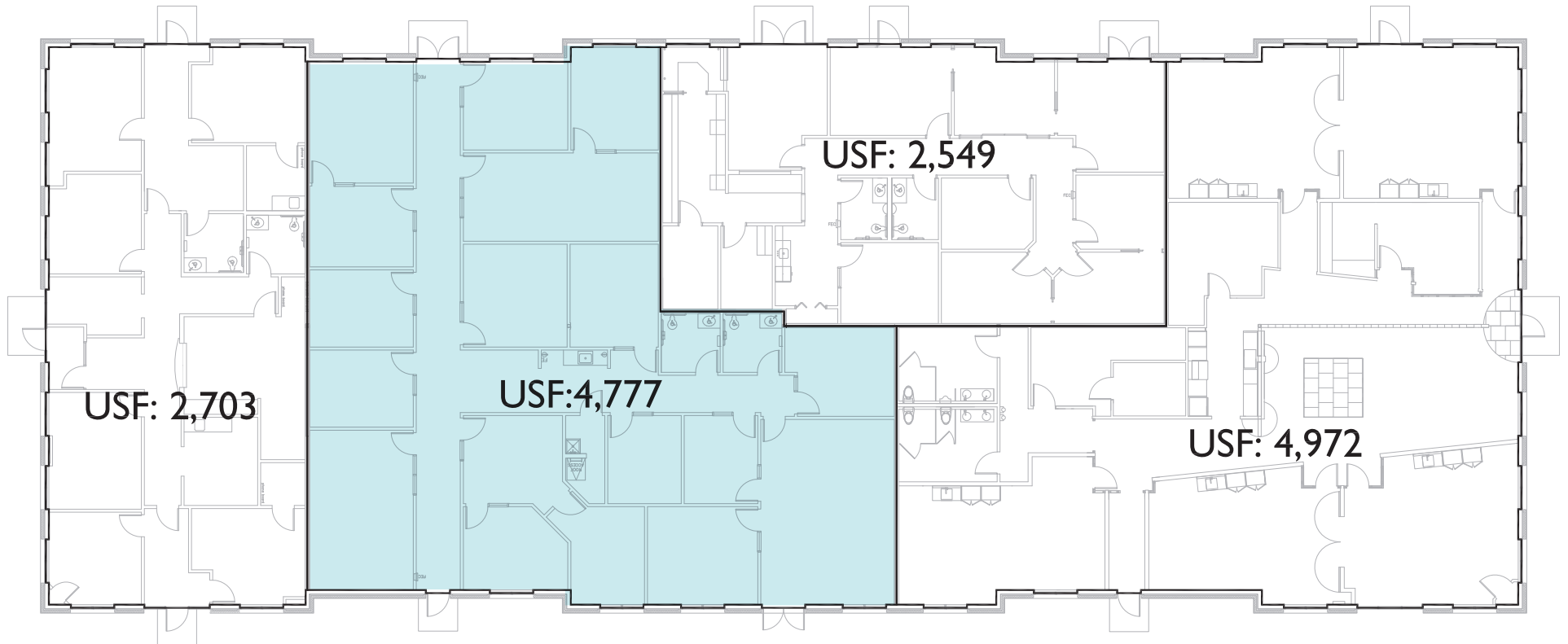
For more information visit www.briarcliffkc.com



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FLOOR PLAN



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TENANT INFORMATION



Address: Bldg A - 1801 NW Platte Road, Suite 220
Square Feet: 4,777
Lease Expiration: 09/30/29
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.

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AMENITIES



Briarcliff Village

RESTAURANTS

Briarcliff Barrio Mexican Kitchen
Headrush Roasters
Ombra
PhillyTime
Piropos
Trezo Mare

GROCERY

Carne Diem

SERVICES

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

SHOPPING

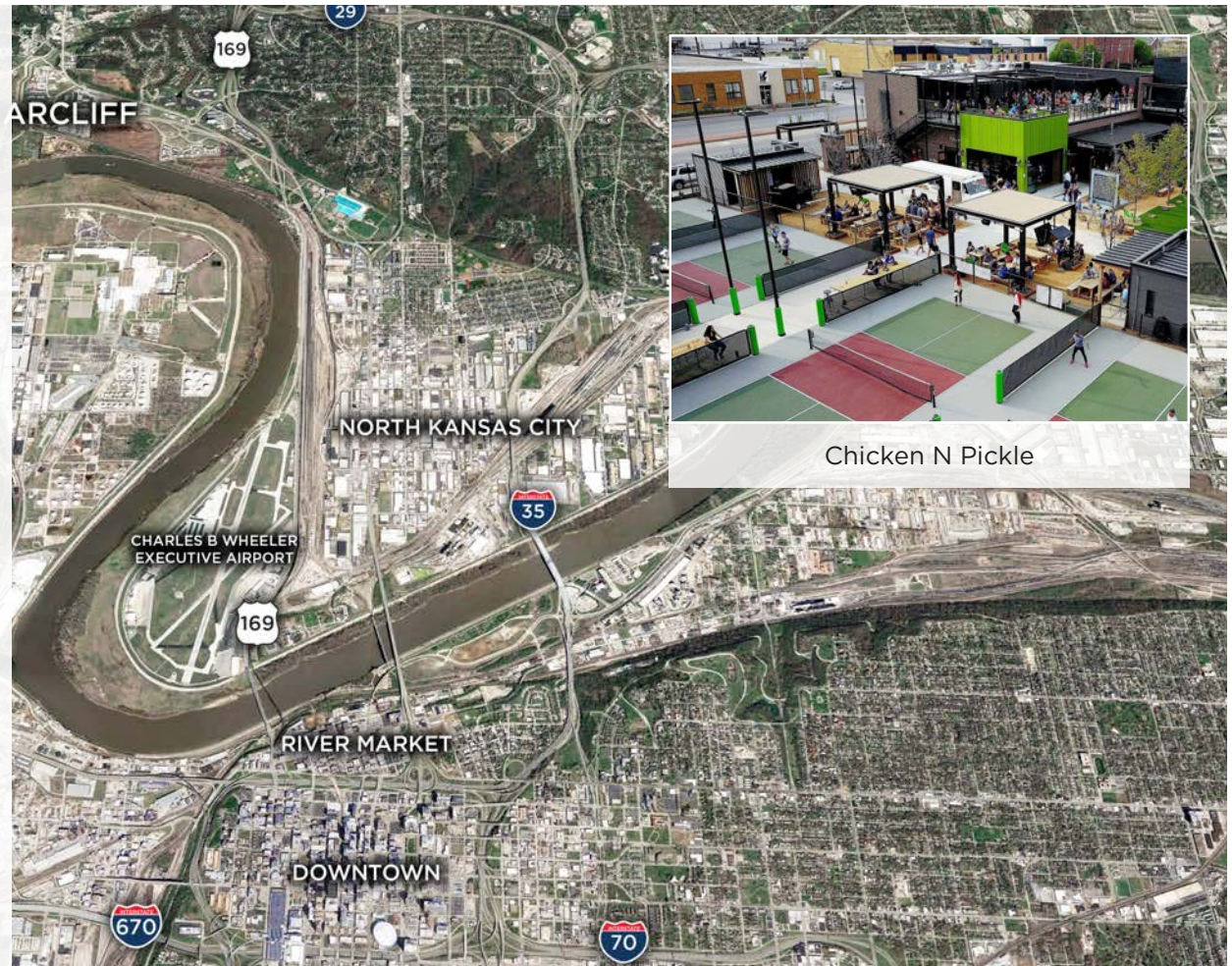
Budget Blinds of the Northland
California Closets
Decori
Design in The City
The Foot Spot
Made in KC
Nell Hill's

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THE NEW NORTH

- 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.
- 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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LOCATION AERIAL





FOR MORE INFORMATION, CONTACT:

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