

## For Sublease

### Ryan E. Biery, SIOR

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## 1251 NW Briarcliff Parkway Kansas City, Missouri

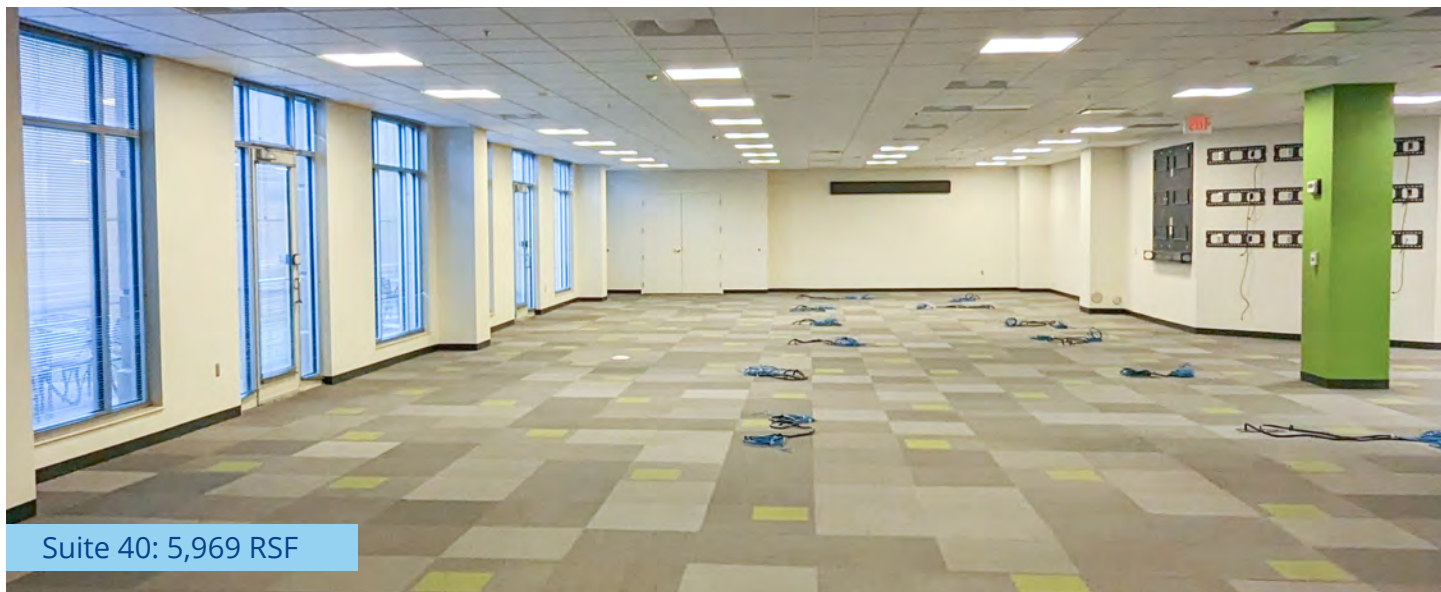
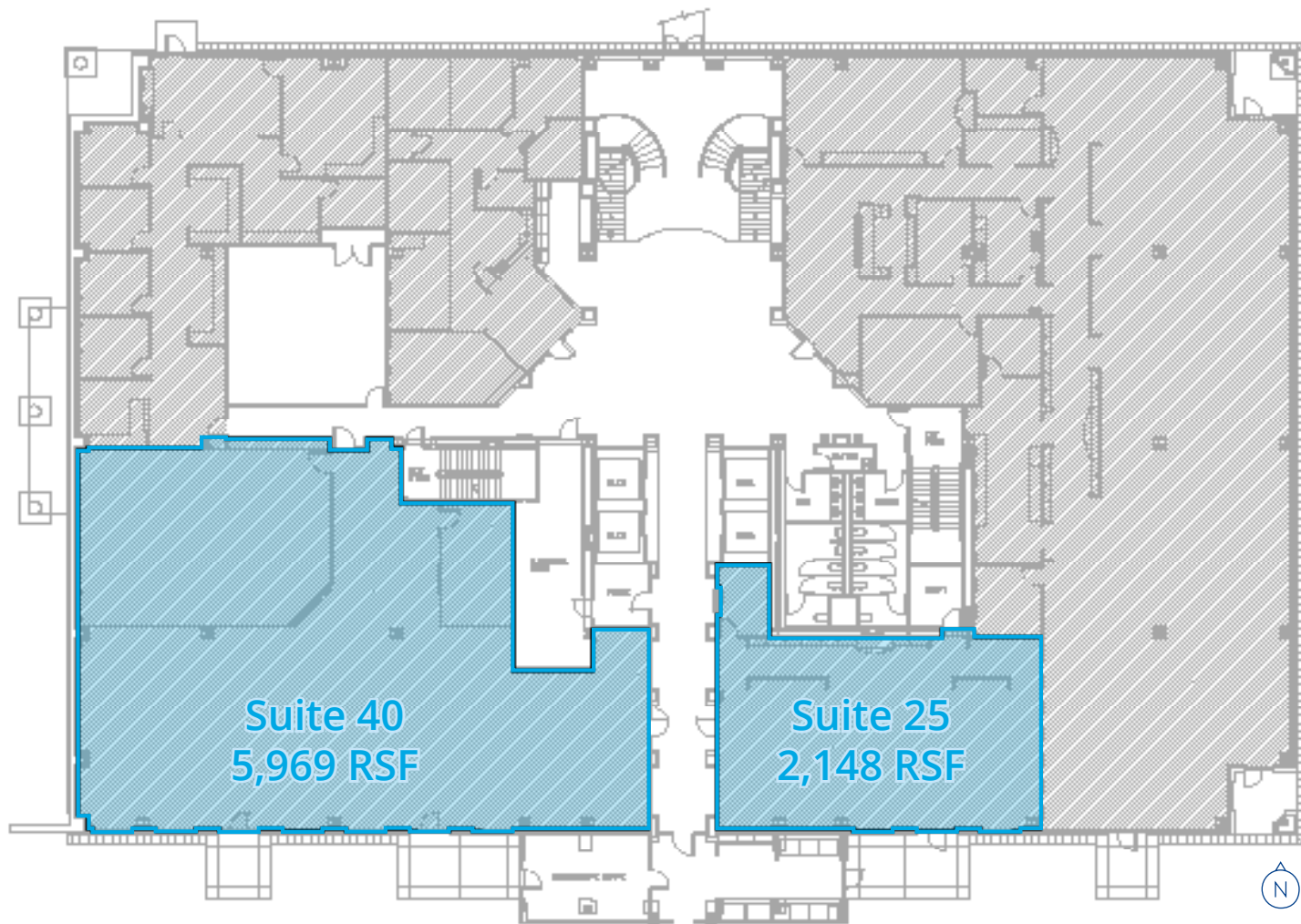
### Property Highlights

- 8,117 RSF available between two suites (5,969 RSF and 2,148 RSF)
- Sublease rate: \$20.00 PSF, full service
- Sublease term through June 30, 2029
- Space is primarily open and includes a conference room, kitchen, and large data room
- Premier location at Briarcliff Hilltop
- On-site nature trails
- Walkable restaurants, hotels, services, and shopping at The Village at Briarcliff
- Excellent access to 169 Highway and 9 Highway

1251 NW Briarcliff Parkway

# Floor Plan

## Garden Level





1251 NW Briarcliff Parkway

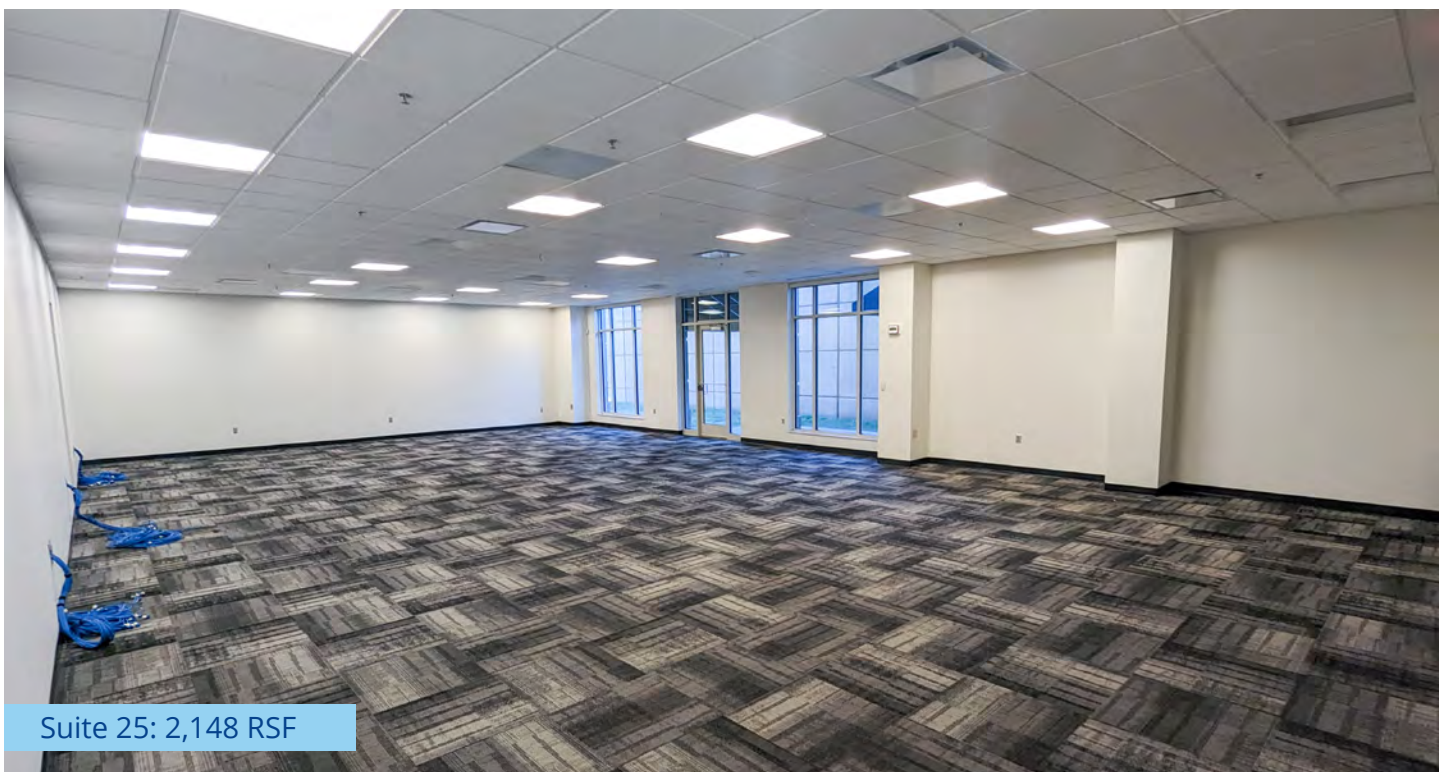
# Property Gallery



Tenant Living Room



Suite Entry



Suite 25: 2,148 RSF



## 1251 NW Briarcliff Parkway



Location Aerial



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