



Riverfront Heritage Trail

Parcel 7

Parcel 8

Parcel 6

Parcel 5

Parcel 9

Parcel 4

Parcel 3

Parcel 13

Under Construction

Front Street

Guinotte Avenue

35

# BERKLEY RIVERFRONT

[www.berkleyriverfrontsites.cushwakesites.com](http://www.berkleyriverfrontsites.cushwakesites.com)

## PRIME RIVERFRONT DEVELOPMENT



BERKLEY RIVERFRONT SITES | 1298 E. RIVERFRONT ROAD | KANSAS CITY, MO 64120

# BERKLEY RIVERFRONT



The Berkley Riverfront location is a prime downtown development opportunity in Kansas City, Missouri, south of the new Riverfront Drive and bounded by the Bond and Heart of America bridges. The site is a destination unto itself, but also has outstanding synergistic potential through connections to adjacent neighborhoods in the River Market and Columbus Park.

The master planned development for the 45-acre riverfront site calls for the creation of a world-class urban village with over 5 million square feet of offices, residential and retail space, along with entertainment and cultural amenities. Sites ranging from less than 2 acres to 15 acres are available for immediate development, with grading, engineered fill and utilities to be delivered with the sites. The master plan envisions a pedestrian-friendly, mixed-use environment with density, a FAR of 10 and building heights up to 130'.

## Site Highlights

- Flexible parcel sizes from 2 - 40 acres adjacent to Kansas City's revitalized downtown
- Master planned for high-density, mixed-use development
- Land may be purchased or acquired via long-term ground lease
- Numerous economic development incentives available
- Excellent access and visibility from I-35 and Kit Bond Bridge
- Columbus Park Urban Renewal District
- Nearby amenities include:
  - » Berkley Riverfront Park (16+ acres)
  - » Heritage Trail Systems
  - » Columbus Park
  - » City Market Shops

## Size

2 to 40 acres

## Current Zoning

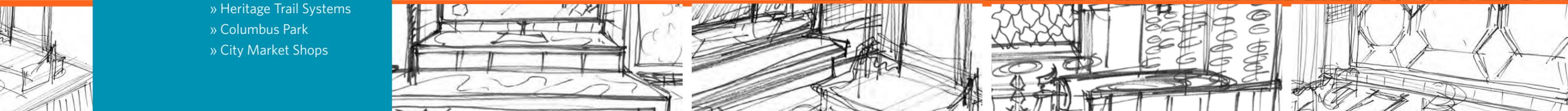
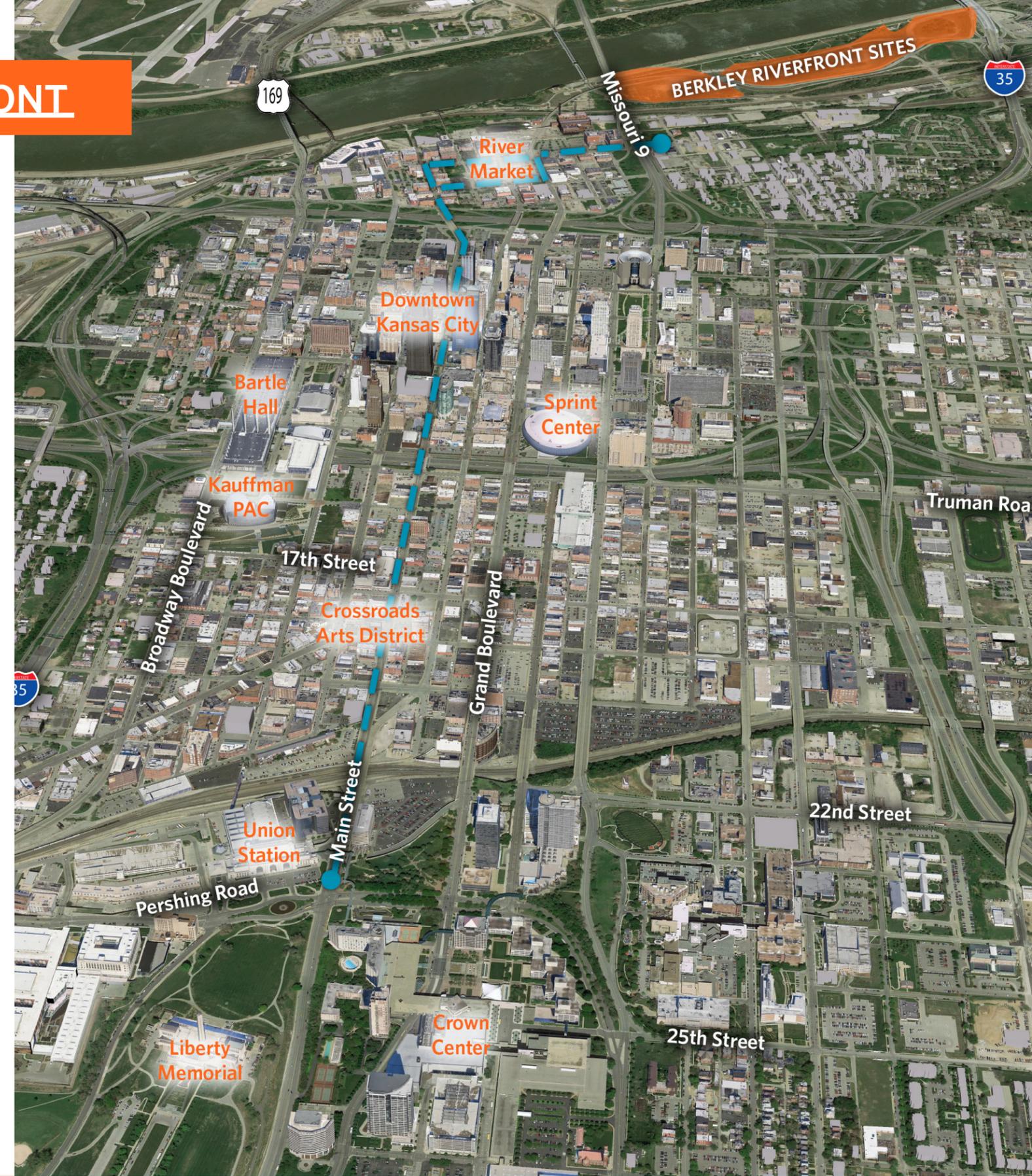
Master Planned Development (approved through City Planning)

## Utilities

All utilities to site.

## Topography

Graded sites to be delivered with engineered fill at elevation above 100-year flood plain.



With a metropolitan area made up of 2.2 million people in 18 counties, Kansas City is the most geographically central major metro in the country. Kansas City's unique bi-state location makes it truly unique to the nation. It has been named among the Top 25 Best Cities for Business by MarketWatch and the Forty Strongest U.S. Metro Economies by Business Week. More than 22 major corporations have located their headquarters in Kansas City, with numerous companies choosing to locate significant new operations or expand existing operations in the Metropolitan area.

Kansas City is home to some of the major names in distribution, manufacturing, animal health, and the financial industry. Major employers include the Federal Government, Cerner Corporation, Sprint Corporation, St. Luke's Health System and HCA Midwest Health System. With the cost of living well below the US average, living in Kansas City invites you into an environment of creativity, culture and entertainment, education, neighborhoods, and college and professional sports unrivaled by any other city in the region. Kansas City generates acclaim for the high quality of life it provides residents and is consistently ranked as a great place to live and do business.



*The City of Fountains is home to the sweet scent of BBQ, the deep roots of history, the foundation of Jazz, and now one of the most up-and-coming communities in the nation. This is where creativity and inspiration meet to deliver the latest foodie havens, live music venues, cutting edge galleries and in-vogue boutiques.*

## KANSAS CITY: DESTINATION LIVE. WORK. PLAY

### OUR RANKINGS

- 1<sup>ST</sup>** **Top 5 Cities to Be In**  
(Huffington Post, September 2014)
- 10<sup>TH</sup>** **Best Zip Code in America**  
(Business Insider, October 2014)
- 7<sup>TH</sup>** **Most Affordable Area to Buy a Home**  
(NerdWallet, April 2014)
- 1<sup>ST</sup>** **High-Tech Cities to Call Home**  
(PC Magazine, May 2014)
- 6<sup>TH</sup>** **Top City for Startups**  
(Inc.com, January 2015)
- 41<sup>ST</sup>** **Top 50 Metros for Exports**  
(International Trade Administration, September 2014)
- 3<sup>RD</sup>** **Best Cities for Kids**  
(Overland Park, KS, Livability.com, May 2014)



# UNION @ BERKLEY RIVERFRONT PARK

UNDER CONSTRUCTION



The Union luxury apartment project is currently under construction on a 5 acre site. This project is the first vertical development at this location in over a century and is being developed by Flaherty & Collins.

As one of the Midwest's largest and most experienced developers of multi-family properties, Flaherty & Collins Properties is a leader in development, construction and property management.

They specialize in both market rate and affordable housing developments, public/private partnerships and mixed-use, urban in-fill developments. To date, Flaherty & Collins Properties have completed over \$1.5 billion in developments and have an ongoing pipeline of half billion in future developments. Additionally, they manage nearly 15,500 multi-family units in 12 states across the nation.

For more information on Union I Berkley Riverfront Park or other Flaherty & Collins Properties developments, please visit their website at:

<http://flco.com/company-properties/unionberkleyriverfrontpark/>



**Union**  
BERKLEY RIVERFRONT

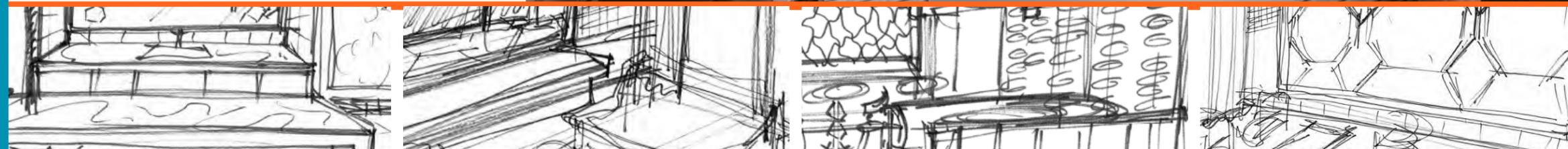
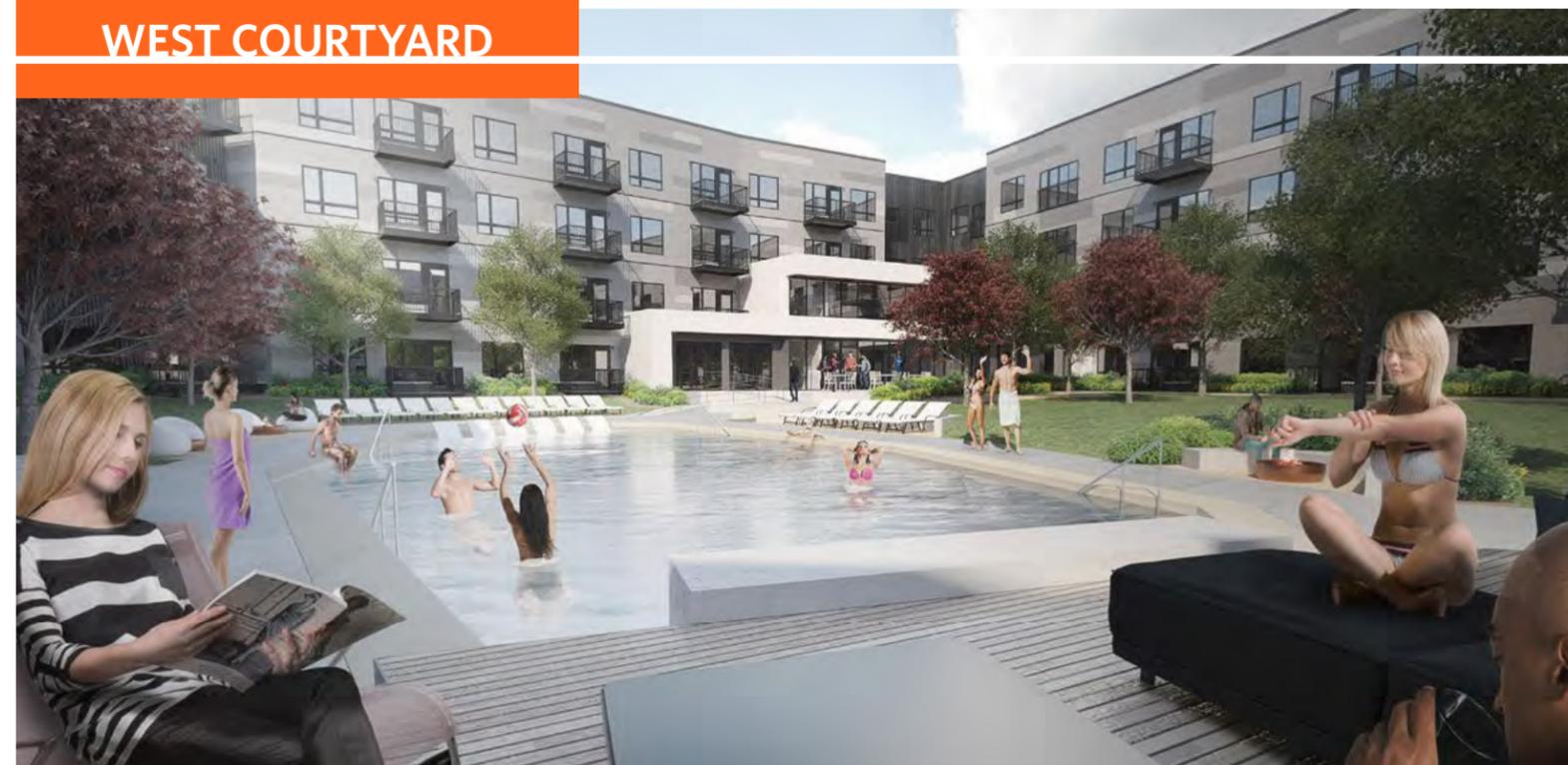
## Development Highlights

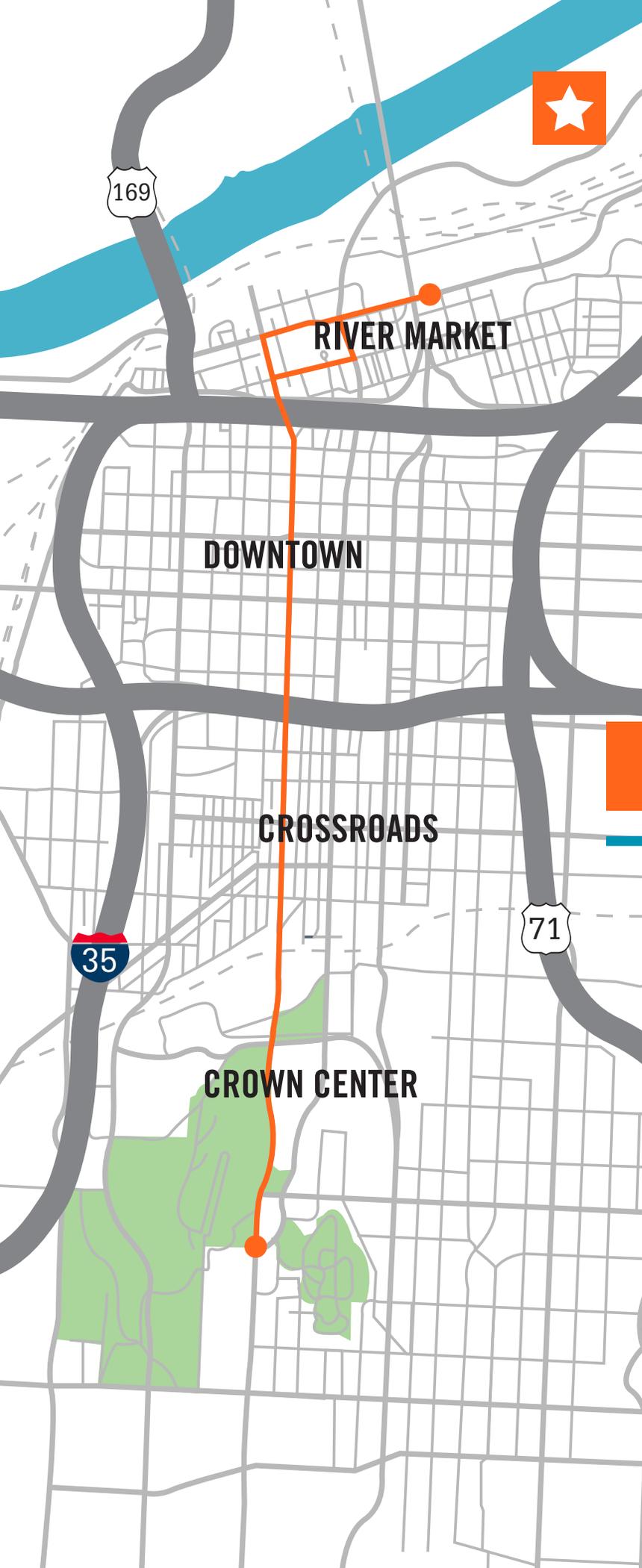
Union I Berkley Riverfront Park is a planned mixed-use urban development and will consist of 410 luxury apartment units, 400 parking spaces and 12,000 square feet of retail.

## Amenities

- Resort-style outdoor pool with sun deck, sky boxes and great views of downtown Kansas City and the river
- Gaming lounge
- Fitness club
- Indoor/outdoor yoga and Pilate's studio
- Pet walking paths
- Pet washing station
- Bicycle bar

## WEST COURTYARD





The new downtown streetcar opened in 2016. The two-mile, north-south Kansas City project connects the River Market to Crown Center and Union Station. Businesses in Downtown (Central Business District), the Power and Light District and Crossroads now benefit from the easy connectivity along Main Street.

The streetcar has been an overwhelming success, with over a million riders in the first 6 months of operation.

The streetcar authority is currently studying the feasibility of extending the streetcar to Berkley Riverfront, which would have a transformational effect on the area.

For more information on the project or progress, please visit [www.kcstreetcar.org](http://www.kcstreetcar.org).

## CONTACT US



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