



For Immediate Release
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Tuileries Plaza Phase II Construction Underway

KANSAS CITY, MO - Construction is underway on the first four buildings of Phase II at Tuileries Plaza in Kansas City. The buildings (5A, 7, 10 & 11) are designated as retail space in the mixed-use development, with a combined building square footage of just over 25,000 square feet. Construction is expected to be complete on these buildings in the fall of 2006. The 1,800 square foot building 5a adjacent to NW 64th Street will host Caribou Coffee with interior seating and drive through service.

In addition to the retail and office buildings, a portion of this construction project includes a children's soft play area between buildings 10 and 11. Play area elements are designed to replicate European monuments including the Eiffel Tower and the Arch de Triumph. A European garden maze, boat water feature, and climbing structure similar to the entrance to the Louvre Museum are also part of the children's area. Local renowned artist Carolyn Payne has been commissioned to create a whimsical tile mural depicting these monuments on a wall adjacent to the play area.

Plans have been approved by the Planning and Zoning Commission, to increase the property's overall size to 330,000 square feet. With this approval, an additional 63,000 square feet have been added to the original 267,000 square foot design, allowing for second level offices over buildings 8, 13, 14, and 17. These buildings are scheduled to begin construction in the fall of 2006 and spring of 2007.

Under a separate construction project, road improvements began in May allowing for additional access into the west side of the development. These improvements will add turn lanes for left-in and left-out access, plus a traffic signal at the intersection. The construction expected to last approximately five months, and be completed in the third quarter.

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According to property manager Greg Norris, “These construction projects are part of the ongoing development at Tuileries Plaza. This project continues to evolve into one of the most intriguing developments in Kansas City.” The property’s old-world design includes distinctive features such as the stone front buildings, captivating tile roof lines, parking and pedestrian areas constructed entirely of brick, a 60’ bell tower and lush fountain courtyard.

Tuileries Plaza is one of the Northland’s newest mixed-use centers, located at I-29 and Highway 45 in Kansas City. The center, with a European flair inspired by the Louvre Museum’s Tuileries Gardens, will host an exceptional mix of fashion retailers, one-of-a-kind specialty tenants, professional offices and appetizing restaurants. This unique venture is locally owned and managed by Prairieview Development, LLC of Kansas City and leased by CBRE.

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