Barryview Office Building

22,000 SF Office





\$2,750,000

7211 NW 83 Street Kansas City, MO 64152

Property Information

Bldg. Type

Bldg. Area

±22,000 SF

Land Area

±1.00 AC

Year Built

1985

Parking

±100 Spaces

±40 Suites

Asset Information

Bathrooms

Tenancy Type

Upside

Occupancy	90% *As of June 2025
Lease Type	Full service on existing leases/New leases NNN
Financials	Available upon request,
	Turnkey investment with minimal vacancy.
Investment	80% of leases need to be

6 Bathrooms

Multiple

converted to NNN



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FOR SALE

Ownership Strategy & Value Creation

Since acquisition, current ownership has implemented a focused reposition strategy:

Leasing Strategy: Proactively converting leases to Triple Net (NNN) structure to reduce owner expenses and increase NOI.

Rental Growth: Rental rates have been steadily increased as leases turn over, reflecting market strength and improving tenant quality

Capital Improvement & Building Enhancements

Under current ownership, Barryview has undergone substantial upgrades, enhancing both form and function:

Mechanical Systems: HVAC and elevator upgrades designed for long-term efficiency & aesthetic appeal

Aesthetic Enhancements: Common areas and restrooms have been updated & modernized

Exterior Improvements: Revitalized through newly added parking spaces, a repaved lot, improved walkways and sidewalks, and refreshed landscaping.

Investor Opportunity: City-approved atrium infill permits are in place, allowing for an additional ±600 square feet of leasable space per infill

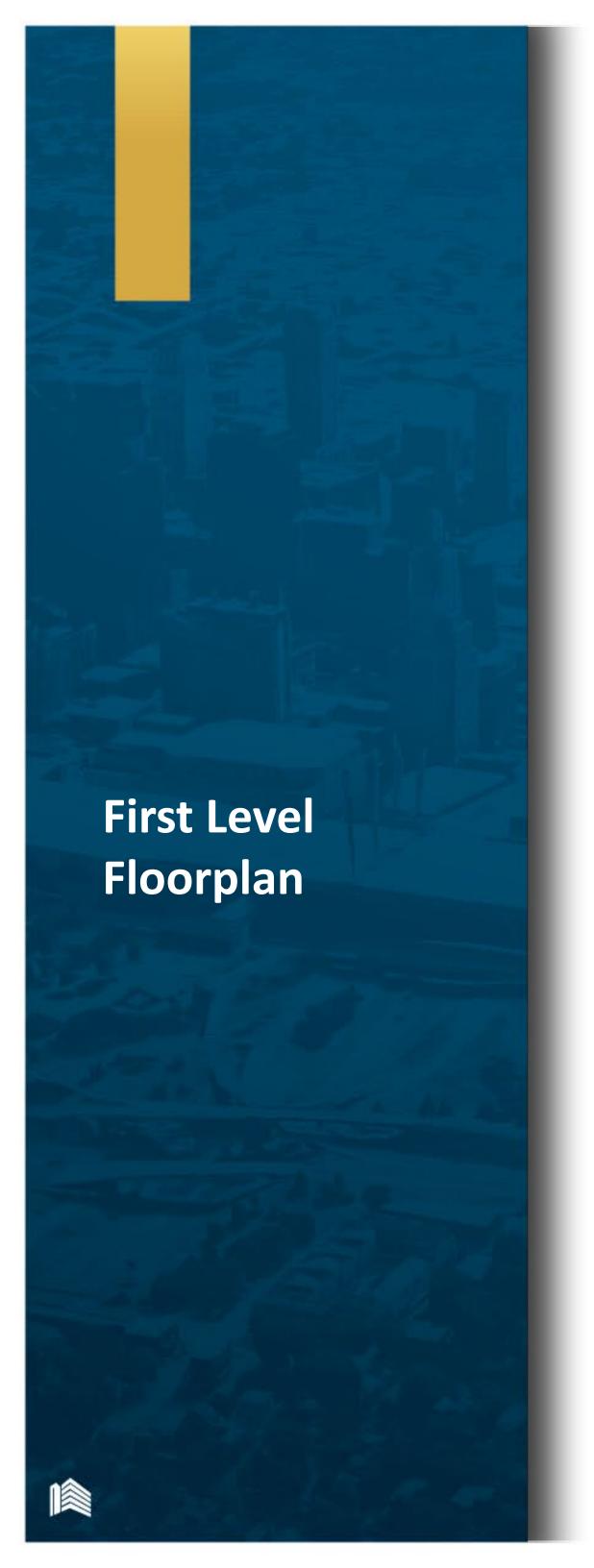


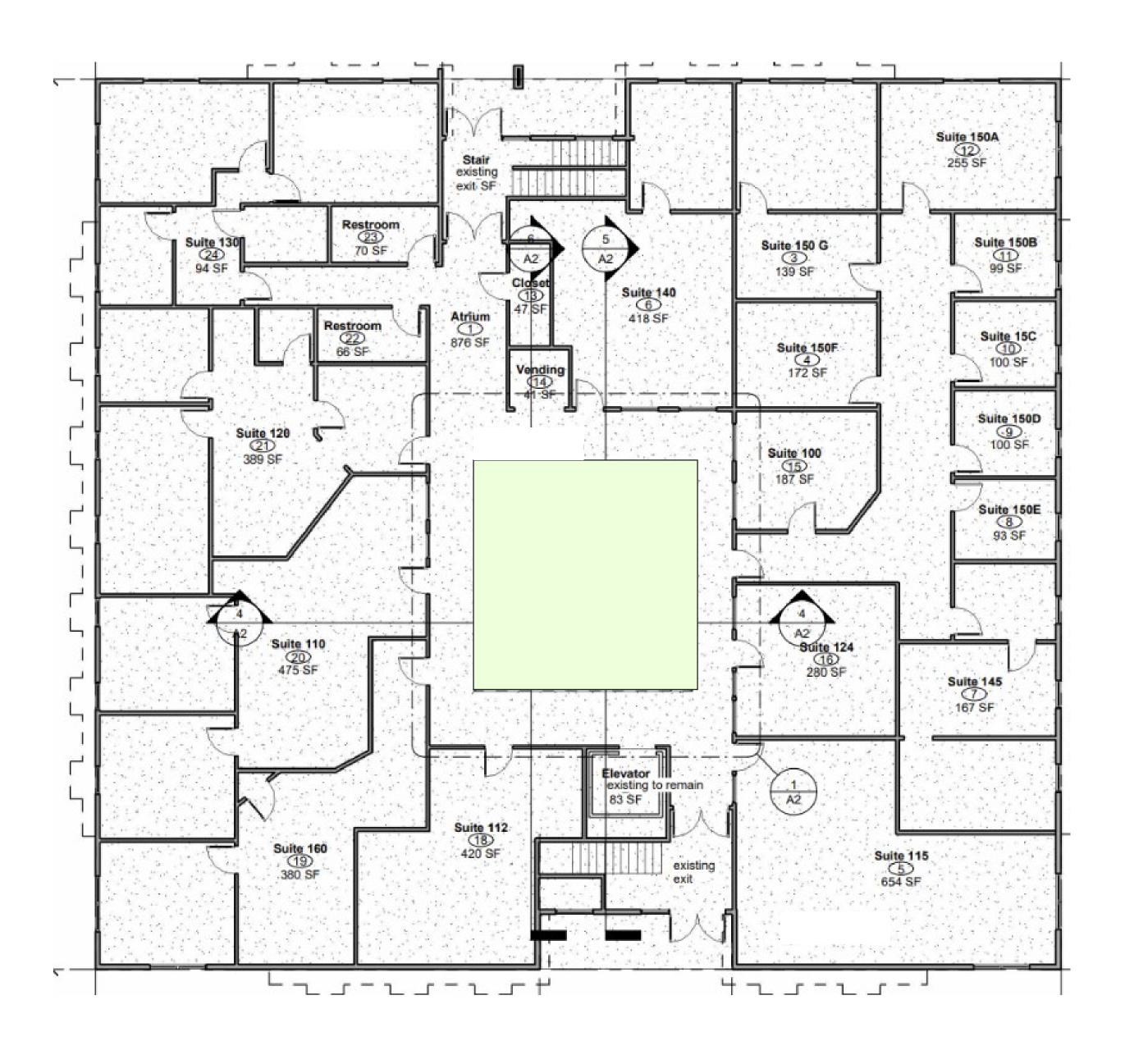




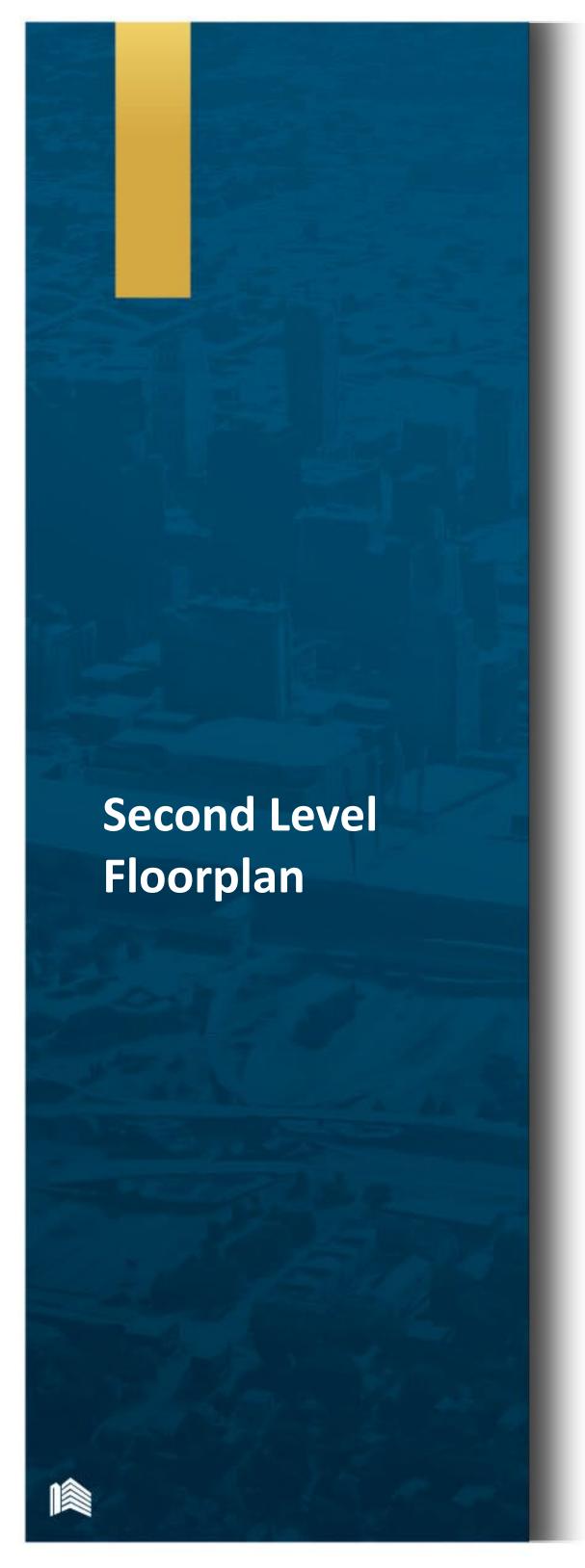


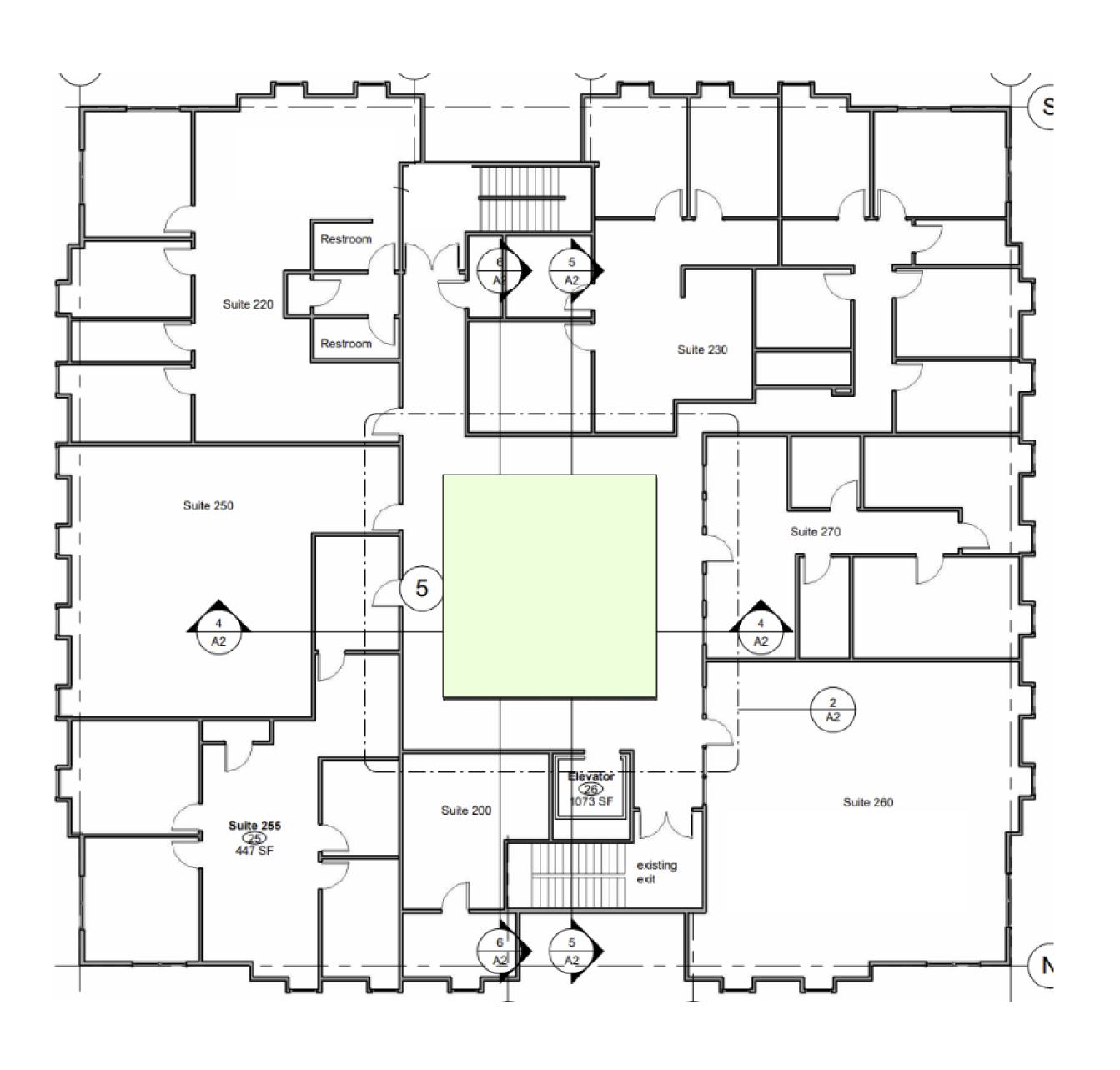




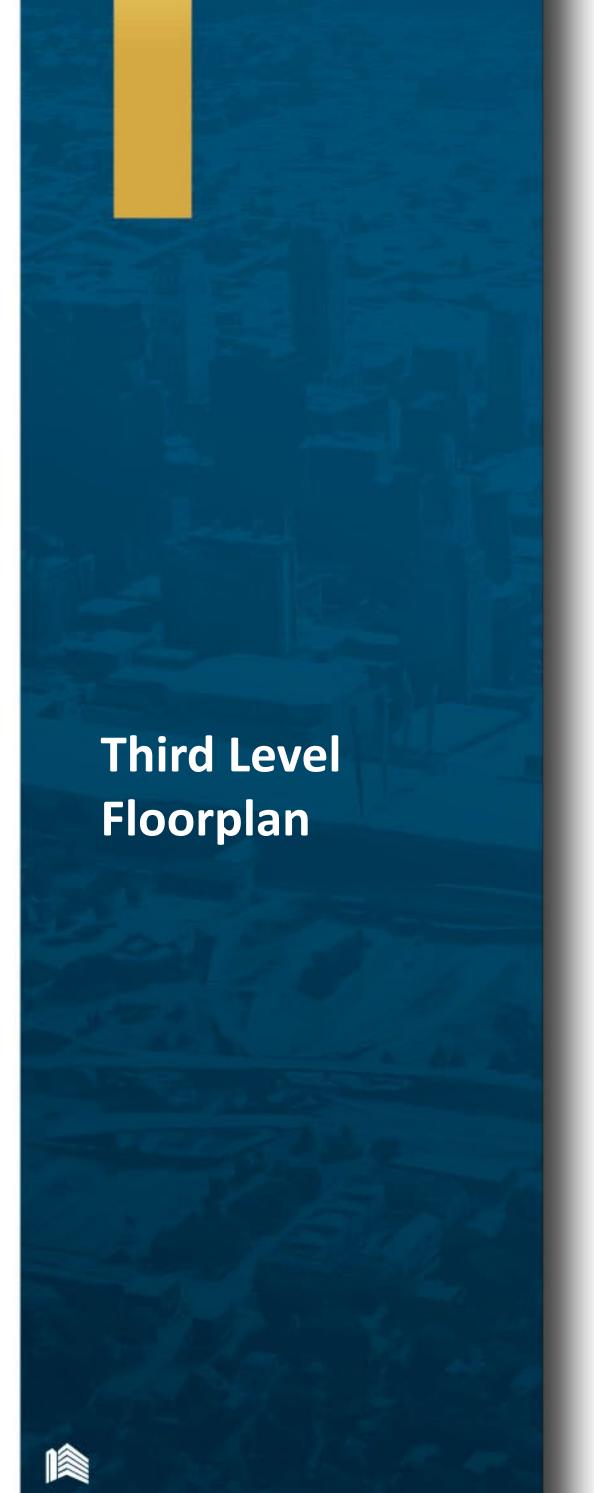


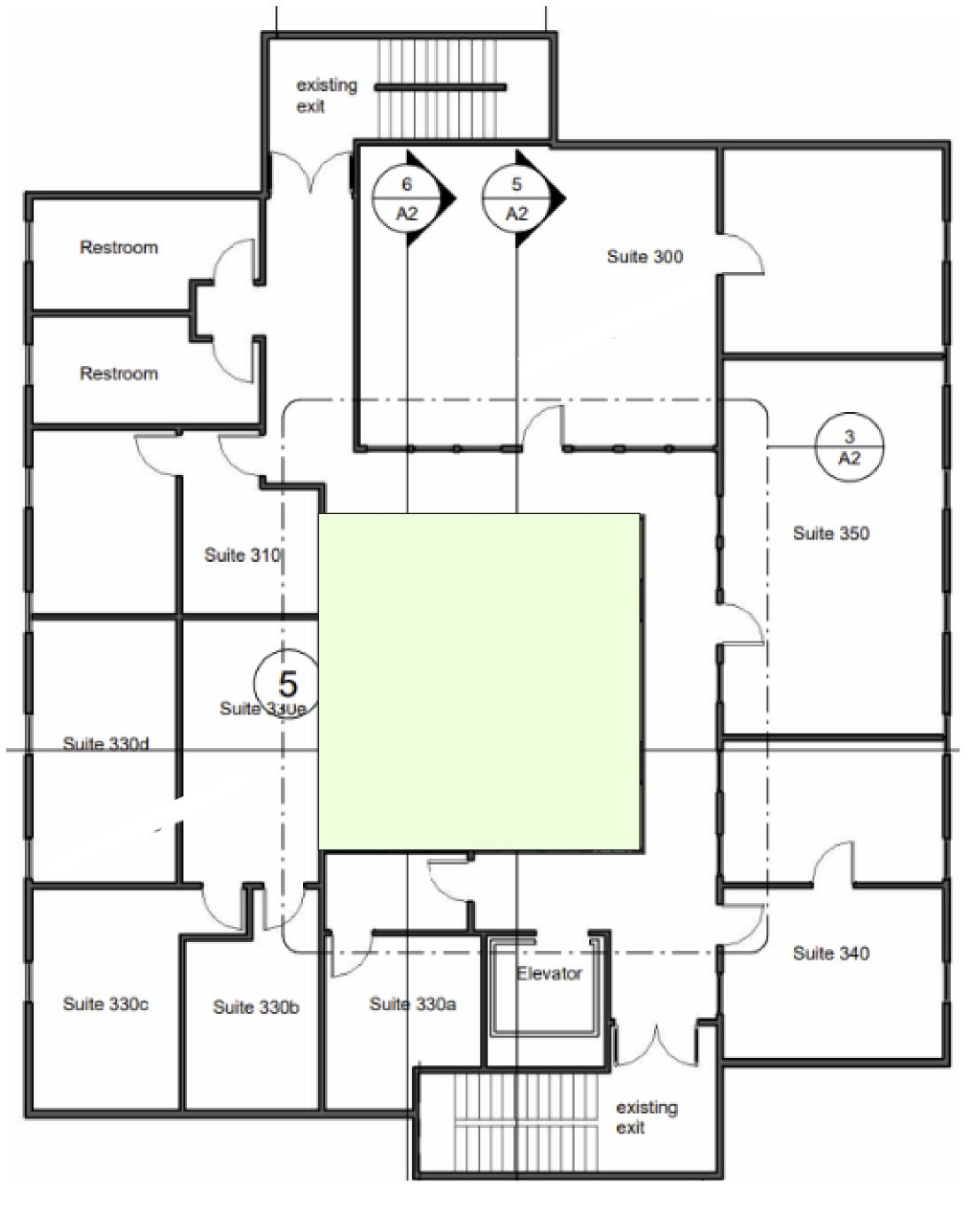












AMG/CR

Barry View Office Building

22,000 SF Office

FOR SALE

POPULATION	2 MILE	5 MILE	10 MILE
2024 Total Population	34,327	105,989	339,211
2029 Population	37,694	115,218	355,465
Pop Growth 2024-2029	2.0%	1.7%	0.9%
Median Age	37.8	38.1	37.6

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2024 Total Households	14,333	43,349	133,408
HH Growth 2024-2029	2.0%	1.8%	1.0%
Avg Household Income	\$98,602	\$100,658	\$88,397
Avg. Household Size	2.3	2.4	2.5

HOUSING	2 MILE	5 MILE	10 MILE
Median Home Value	\$274,131	\$273,367	\$220,681
Median Year Built	1990	1989	1979

^{*}All information provided herein is deemed reliable but is not guaranteed and should be independently verified. Property availability, pricing, square footage, and other details are subject to change without notice. Neither the listing broker nor any of their representatives make any representations or warranties as to the accuracy or completeness of the information contained herein. Prospective buyers or tenants should conduct their own due diligence.