

Barryview Office Building

22,000 SF Office

FOR SALE

\$2,750,000

**7211 NW 83 Street
Kansas City, MO 64152**

Property Information

Bldg. Type	Office Building
Bldg. Area	±22,000 SF
Land Area	±1.00 AC
Year Built	1985
Parking	±100 Spaces
Suites	± 40 Suites
Bathrooms	6 Bathrooms

Asset Information

Tenancy Type	Multiple
Occupancy	75% <i>*As of January 2025</i>
Lease Type	Full service on existing leases/New leases NNN
Financials	Available upon request, Turnkey investment with minimal vacancy.
Investment Upside	80% of leases need to be converted to NNN



For more information, please contact:

Mike Rivera | Broker | AMG/CR | Phone: 913.827.1712 | mriviera@amg-cr.com

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ZONA ROSA

DSW
DESIGNER SHOE WAREHOUSE®

OLD NAVY

BO LINGS

Walmart

LOWE'S

HOBBY LOBBY

Park Hill Schools

LOUISIANA KITCHEN
POPEYES

Minsky's PIZZA
Starbucks
McDonald's

beauty brands
RALLY HOUSE
ROSS
DRESS FOR LESS

HyVee

Barry View Building

SHOE CARNIVAL
AMC THEATRES

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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



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Exterior
Photos



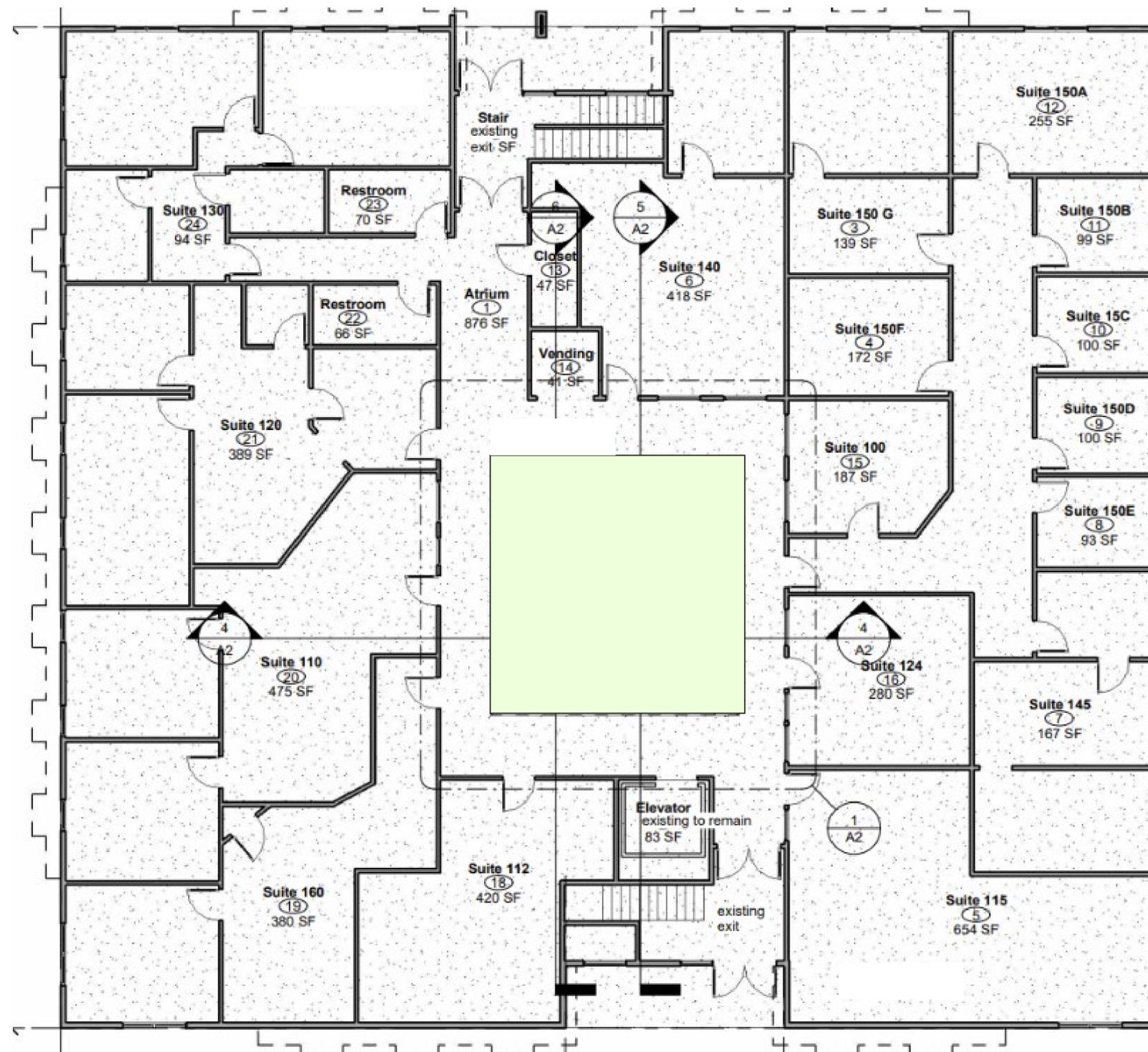
Before & After
Updates



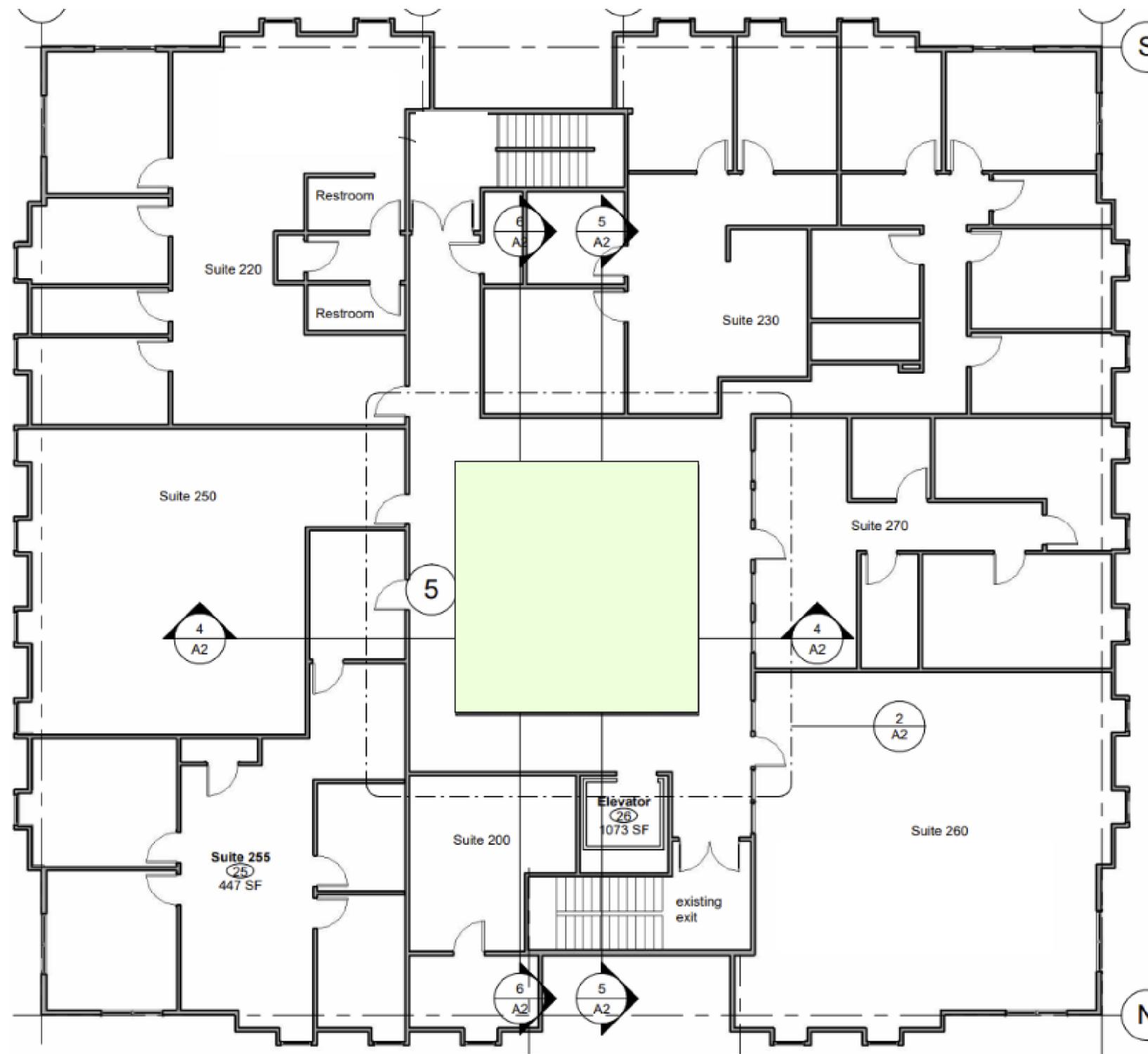
Interior
Photos



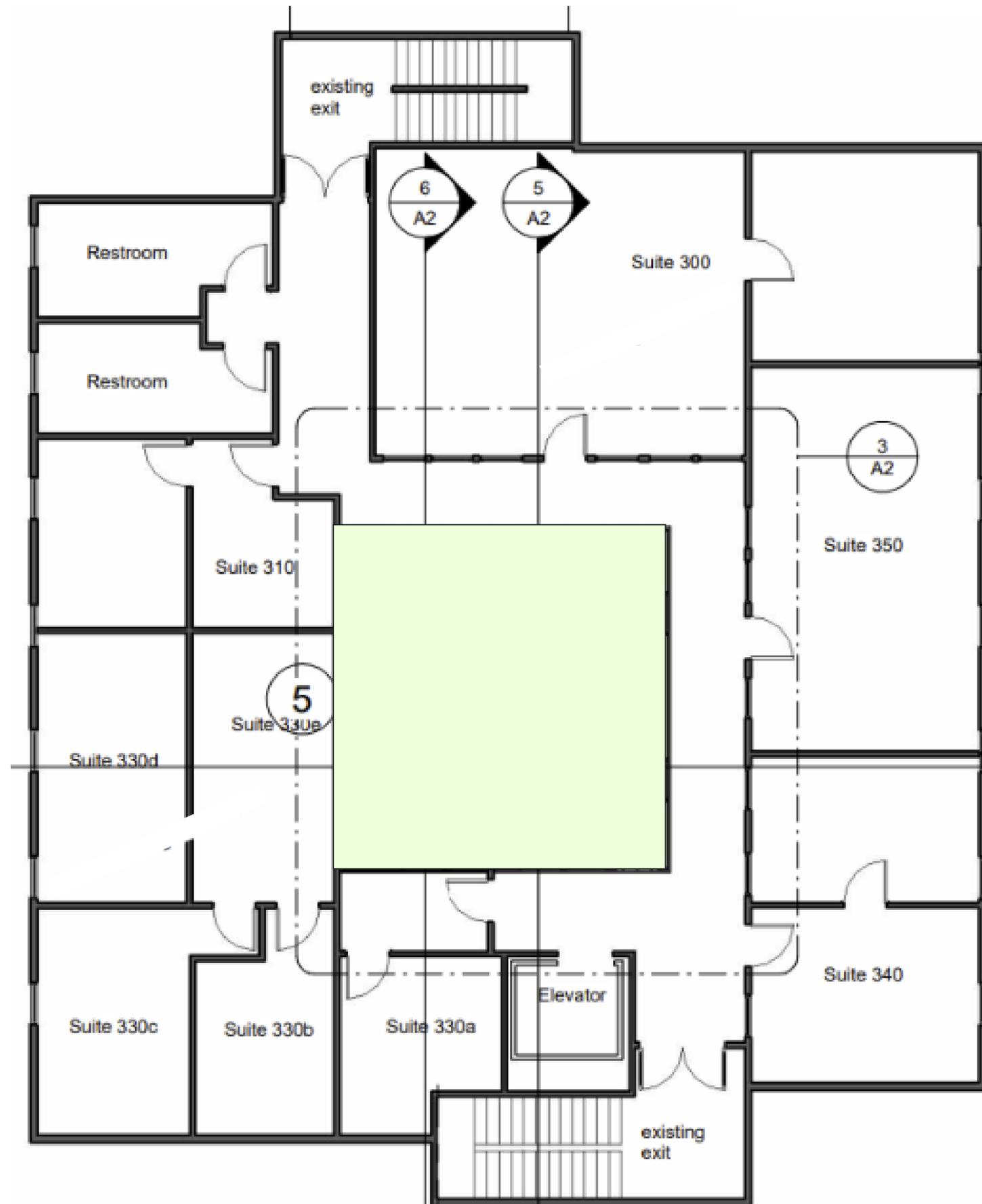
First Level Floorplan



Second Level Floorplan



Third Level Floorplan



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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.

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