

1001 NORTHWEST BARRY ROAD

KANSAS CITY, MO 64118

**OFFICE BUILDING
FOR LEASE**



PROPERTY DESCRIPTION

Located at 1001 NW Barry Road, this high-visibility two-story office building sits in the heart of the Northland, offering a professional environment with immediate access to major transit arteries and local amenities.

The featured Lower Level, Suite B provides 5,289 SF (+/-) of versatile space with a flexible floor plan perfectly suited for high-density workstations, medical administrative use, or partitioned private offices. Designed for maximum convenience, boasting several access points for easy entry and plenty of parking to accommodate both a team and visiting clients.

PROPERTY HIGHLIGHTS

- High Exposure Corridor on NW Barry Road
- In The Center of Major Development & Growth
- Ample Surface Parking
- Easy Access to Barry Road and US-169
- Rapid Transit To The Downtown and Airport
- Located Next to Nearby Local and National Brand Amenities

OFFERING SUMMARY

Available SF:

Suite B, Lower Level - 5,289 SF (+/-)

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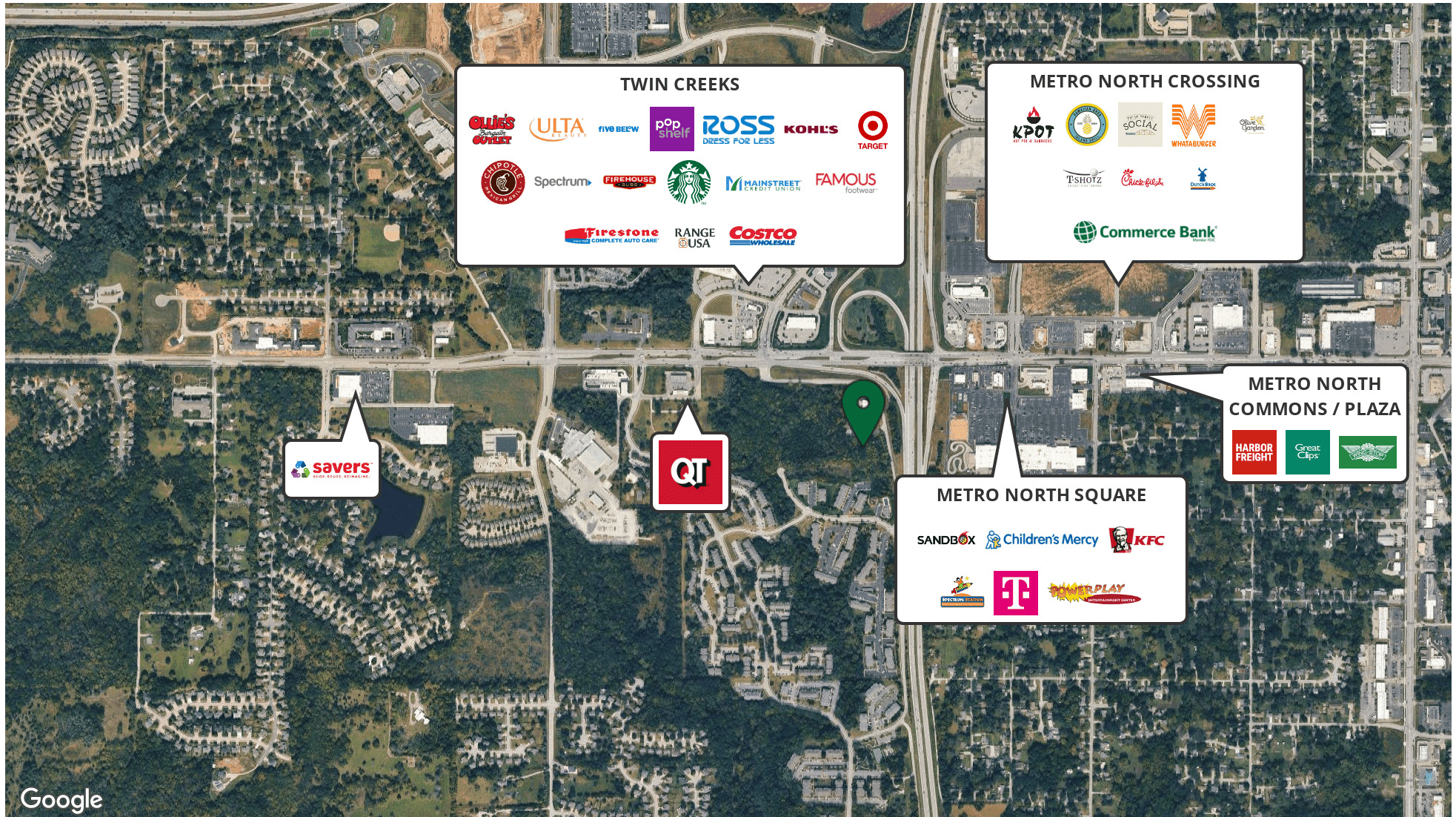
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RETAILER MAP



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SUITE B EXTERIOR



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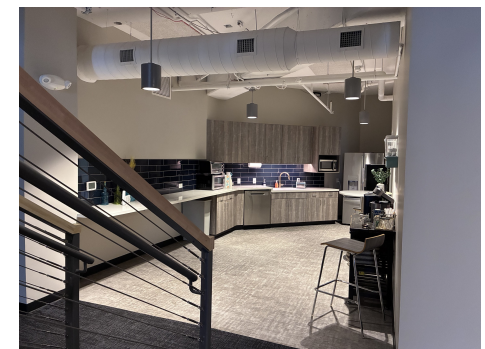
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SUITE B INTERIOR



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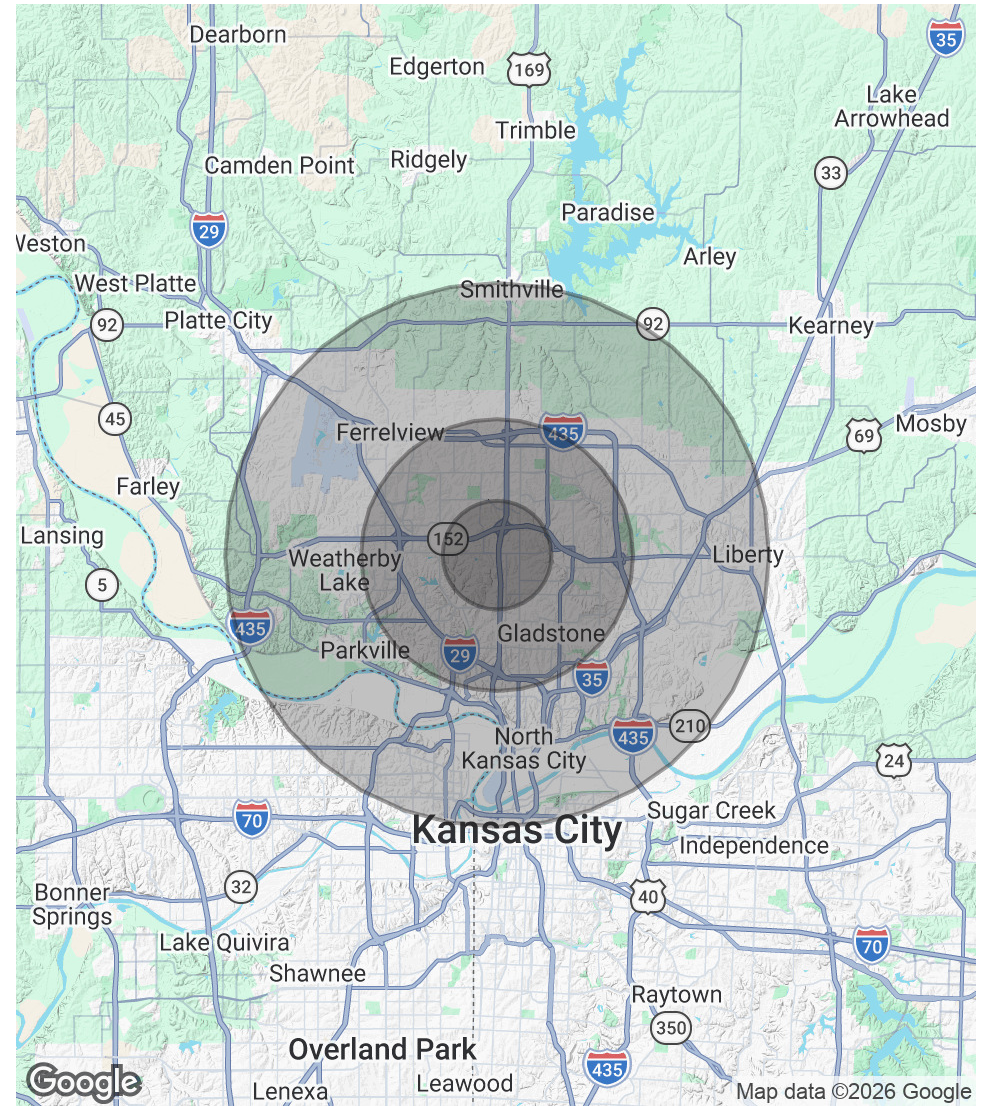
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	28,673	155,895	367,115
Average Age	35.2	38.2	37.4
Average Age (Male)	32.6	37.7	36.6
Average Age (Female)	38.3	39.0	38.3

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	12,122	63,706	148,131
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$87,553	\$103,859	\$101,557
Average House Value	\$253,556	\$292,104	\$276,280

2023 American Community Survey (ACS)



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