

# BLUME NKC

NEW CONSTRUCTION - OFFICE & RETAIL

431-3,278 SF AVAILABLE



\*RENDERING

**beyond**  
BROKERAGE

# WHY BLUME NKC?



## SETTING THE STANDARD

We are thrilled to introduce Box Development's latest endeavor - Blume NKC. This unique project merges European-inspired architectural elegance with the functional needs of today's high-powered businesses.

Setting a new standard for commercial and living spaces, Blume NKC features vertical mixed-use townhomes promising versatility for a spectrum of business needs. These well-designed townhomes offer private access with exceptional storefront visibility on North Oak Trafficway and Burlington Street.

## THRIVING LOCATION

Blume NKC provides the exciting opportunity for businesses to lease high-end residential spaces just above their workplaces. Now your daily commute is simply a flight of stairs, bringing a whole new meaning to work-life balance.

Nestled in the bustling North Kansas City submarket, Blume NKC offers superior locational benefits. Not only can businesses revel in the 1% earnings tax exemption, but they're also just minutes from Downtown and walkable to local favorites: Chicken N' Pickle, McLain's Bakery, Tay's Burger Shack, Iron District, RoKC, and local breweries.



## FLEXIBLE SPACES

Blume NKC offers Vertical Mixed-Use Townhomes that feature ground floor commercial spaces with small units (starting at 431sf) that can be combined to achieve a larger footprint. With delivery planned in early 2025, tenants can fine-tune their space's aesthetic, selecting paint and flooring that aligns with their branding.

Whether you're a service provider or retailer, Blume NKC caters to a broad tenant base. With lease terms ranging from 3-10 years, this can be your business's next dynamic hub.



# BUILDINGS C & D

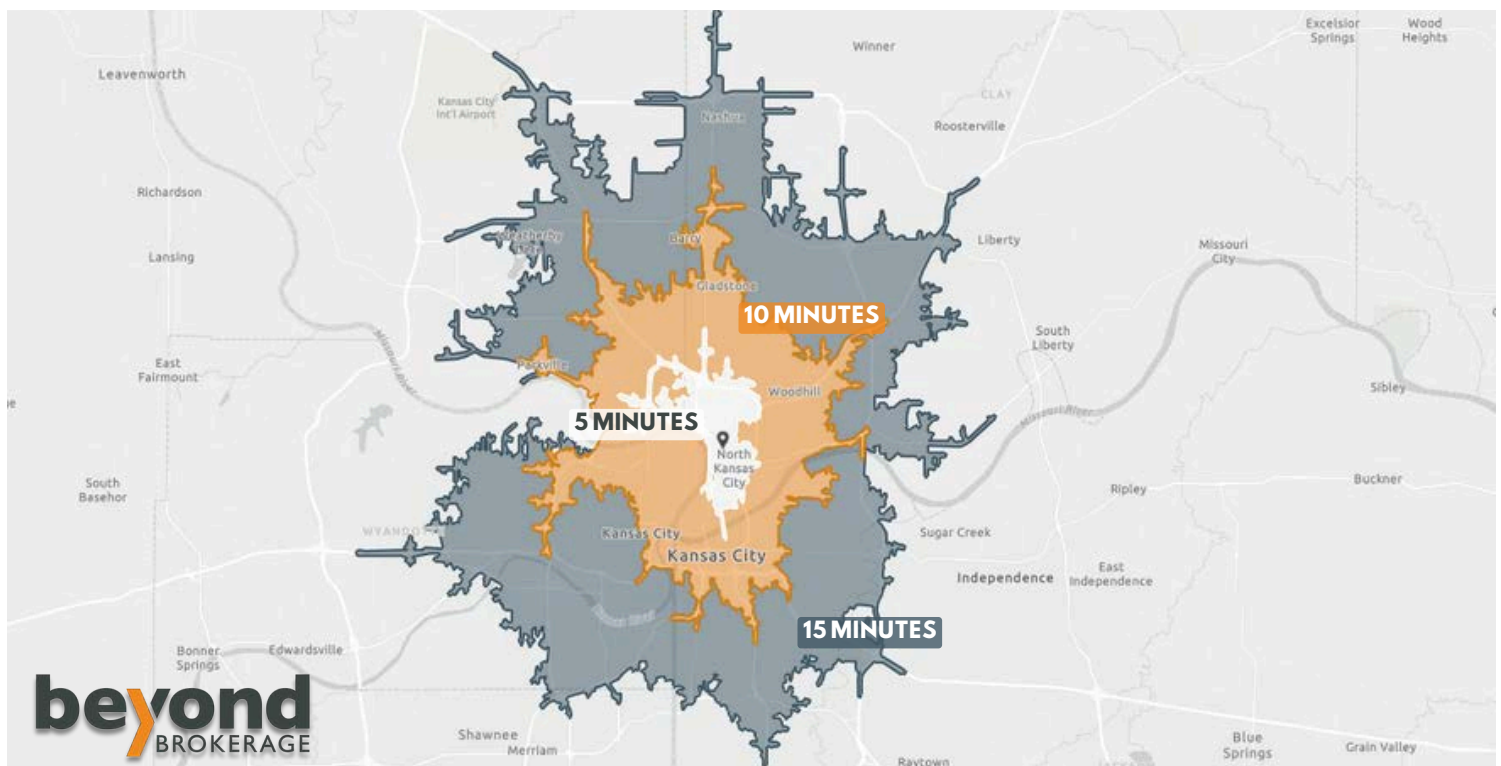
- Buildings C & D
  - Vertical Mixed Use Townhomes. Each townhome features ground floor commercial space. Units can be combined to achieve a larger footprint.
  - Unit Sizes: 431 - 6,000+ SF
  - Rate: \$28.00 - \$34.00 / SF / YR (NNN)
  - Estimated NNN: \$6.28 / SF / YR
  - Monthly rent starts at \$1,250.00
  - Rare new build, small commercial spaces, street visibility, dedicated street entrances, storefronts provide abundant natural light, private restroom, potential for signage.



# NEARBY AMENITIES



# DRIVE TIME MAP



# MEET THE TEAM

## BOX DEVELOPMENT CO.

Box Development is headquartered in Kansas City and focuses on real estate acquisition and development in the central United States for industrial, retail, and office properties. They provide a full spectrum of services including fund creation and administration, asset management, and construction management. Blume NKC is a sister project to Blume Shawnee, Box Development's project just across the state line in Shawnee, KS. The Blume projects are inspired by Box's partner Russ Pearson's European travels.



RUSSELL PEARSON



JUSTIN LARSON



RICHARD LANNING

## STRAUB CONSTRUCTION

Straub Construction has been building in Kansas City since 1920. The build across product types including healthcare, schools, multi-family, senior living, and churches. They have a special focus on the community and pride themselves on building affordable housing and giving back through numerous charities. Their guiding principle is simple: Treat others the way you would like to be treated.



ERNIE STRAUB



PARKER YOUNG



CHAD EDMONDS



DAVID BAALMANN



DAN VANDONGE

## BEYOND BROKERAGE

Beyond Brokerage is part of the NorthPoint Development family of companies and is headquartered just down the street from Blume NKC. They are a boutique commercial real estate brokerage firm that values going 'beyond the contract' and finding win-win solutions for all parties involved in a transaction.



BRIAN VOTAVA



BRENDAN LOELLKE



NEVIN ROSNER



LYNETTE RUSS

816.683.4988 | [HELLO@BEYONDBROKERAGEKC.COM](mailto:HELLO@BEYONDBROKERAGEKC.COM)