



# Blume Commerical Space

6101-6123 Nieman | Shawnee, KS 66203

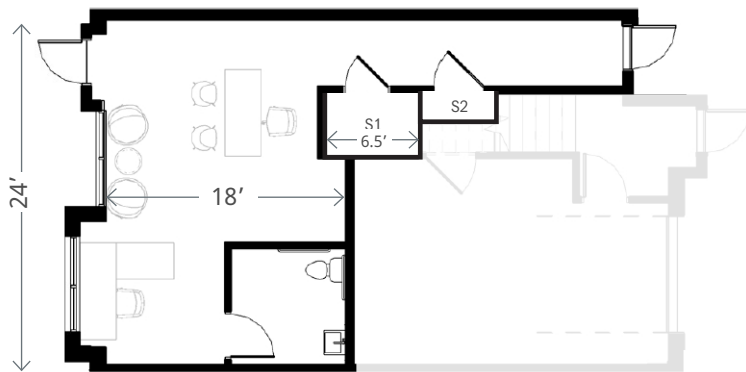


## Features

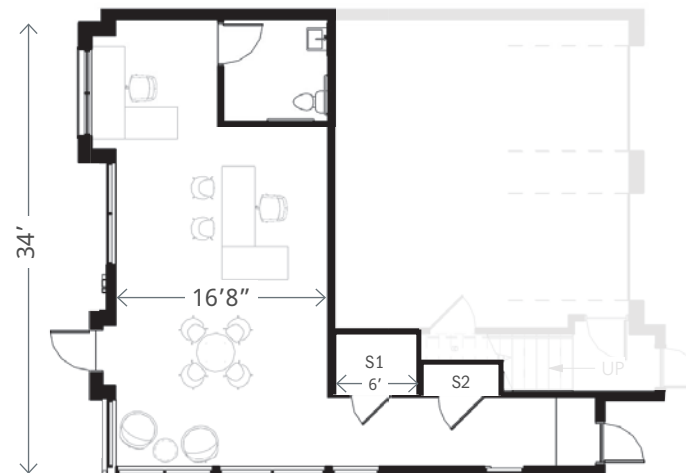
Blume Shawnee's main level provides street-level commercial spaces, between 600-800 square feet, with private access, storefront visibility, and a two-bedroom townhouse or apartment above. Enjoy our walking trail or private dog agility course.

As many people learned during the pandemic, working from home can be convenient but at times, it can be hard to separate work life from home life. At Blume you can be close, but separate.

**the berit** | 601 SF



**the addler** | 801 SF



- Open floor plan with finished restroom
- Private front and back entries
- Available building signage
- Storefront windows
- Coat and storage closet
- Private restroom
- Can be delivered with carpet/paint or as a white box

For more information:

**Christy Terrell, LEED AP**  
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nai-heartland.com

# Blume Commerical Space

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## Property Amenities:

- ✦ Base rent includes estimated property taxes, property insurance, common area maintenance
- ✦ Tenant responsible for electricity, water and janitorial
- ✦ Move-in ready, contemporary offices
- ✦ Minutes from Downtown Shawnee and multiple restaurant and entertainment options
- ✦ Covered, private entrances, restrooms and signage
- ✦ 37 Shared parking spaces (4.56 per 1,000 SF)
- ✦ 17 Reserved residential parking spaces
- ✦ 16 Shared public parking spaces

| Unit   | Floor Plan | Sq. Ft. |
|--------|------------|---------|
| 6101 A | Addler     | 801     |
| 6103 A | Addler     | 801     |
| 6105 A | Berit      | 601     |
| 6107 A | Berit      | 601     |
| 6109 A | Berit      | 601     |
| 6111 A | Addler     | 801     |
| 6113 A | Addler     | 801     |
| 6115 A | Berit      | 601     |
| 6117 A | Berit      | 601     |
| 6119 A | Berit      | 601     |
| 6121 A | Berit      | 601     |
| 6123 A | Addler     | 801     |

For more information:

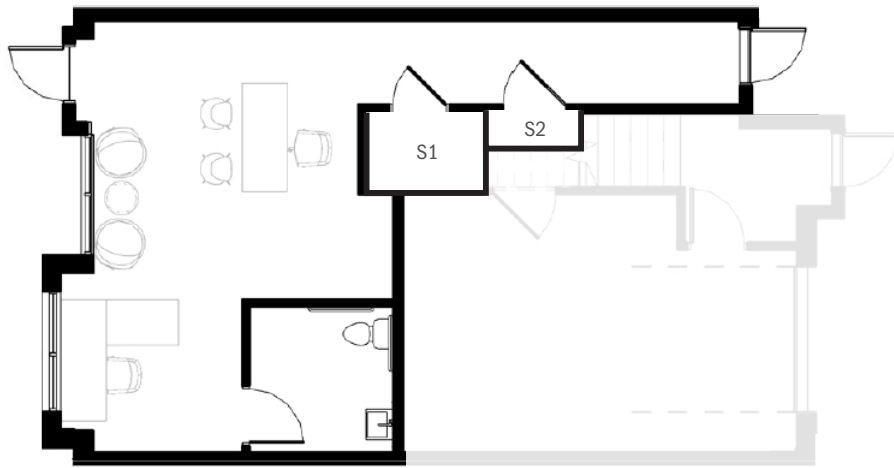
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**NAI**Heartland

**BoxDevCo**  
real estate

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## the berit | 601 SF



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### Berit Dimensions

| First Floor |     |       |
|-------------|-----|-------|
| Office      | 24' | X 18' |
| Storage 1   | 6'  | X 4'  |
| Storage 2   | 4'  | X 2'  |

## the addler | 801 SF



### Addler Dimensions

| First Floor |      |         |
|-------------|------|---------|
| Office      | 34'  | X 16'8" |
| Storage 1   | 6'6" | X 4'7"  |
| Storage 2   | 5'6" | X 2'    |

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# Location Map

## Blume Shawnee

Herman Laird Park  
Home of  
Old Shawnee Days

Splash Cove

Shawnee City Hall

WILD CHILD  
Opened 2023

Frieten  
Opened 2023

1.4 miles

IKEA

Johnson Dr

St Joseph School / Church

DOWNTOWN SHAWNEE SQUARE  
Aztec Theatre  
TRANSPORT SERVICES  
Betty C's Bar & Grill

The Pour House  
Historic Building Renovations

MOTHER CLUCKER!

Picnic Plaza Outdoor Feature

McLain's Market

blume shawnee

West Park Project

SUSHI MIDO

Precision Tune Auto Care

Central Bank of the Midwest

PET STOP

PPG PAINTS

Russell's FLORIST

UNITED STATES POSTAL SERVICE

Stags Creek New Medical-Office Building

Sarpino's Pizzeria

ARVEST BANK

KFC

CHICK-FIL-EE

HAWAIIAN BROS

MAJESTY'S

DISCOUNT TIRE

SUBWAY

FirstWatch

AutoZone

Commerce Bank

iStorage

Arby's

Canes

SCOOTER'S COFFEE

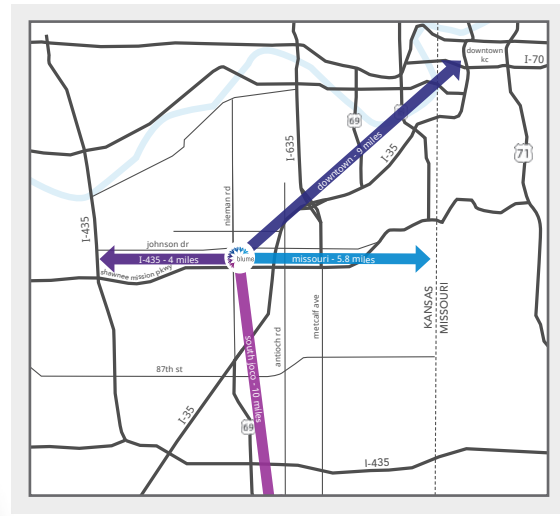
Tanner's

1435 - 4 miles

Nieman Road

Shawnee Mission Pkwy

135 - 1.1 miles



### Location Amenities

The community is nestled in the heart of Downtown Shawnee where you can walk to grab coffee for your morning meeting or lunch at a nearby cafe or restaurant and you'll find many exciting new additions to the area.

Blume Shawnee is an easy landing place; centrally located in the KC metro between Downtown Kansas City and South Johnson County and within minutes of most major highway systems.

BOX Real Estate Development

DUTCH BROS

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