



Blume Commerical Space

6101-6123 Nieman | Shawnee, KS 66203

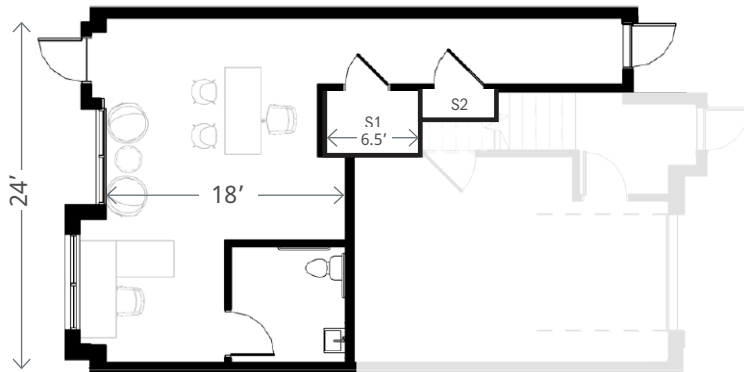


Features

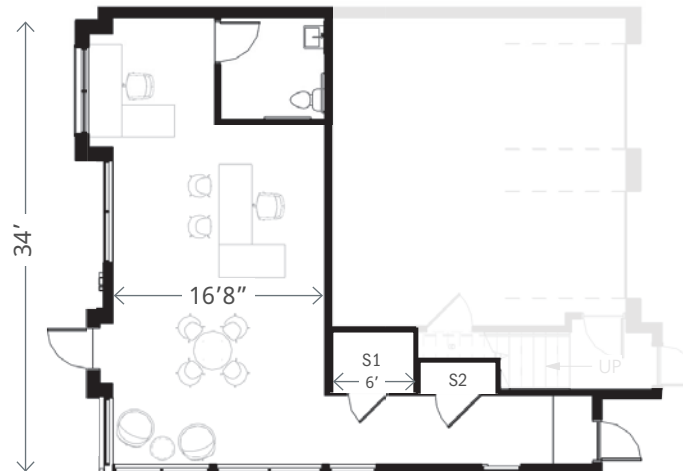
Blume Shawnee's main level provides street-level commercial spaces, between 600-800 square feet, with private access, storefront visibility, and a two-bedroom townhouse or apartment above. Enjoy our walking trail or private dog agility course.

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
+1 913 228 1828 • cterrell@boxdevco.com

NAIHeartland

BoxDevCo
real estate

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

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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



Floor Plans

Blume Shawnee Commercial Space

the berit | 601 SF



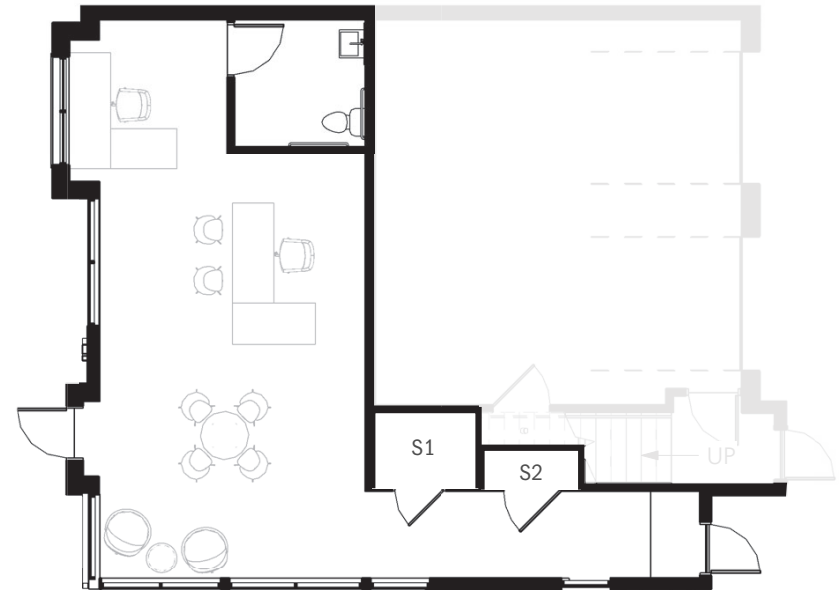
Features

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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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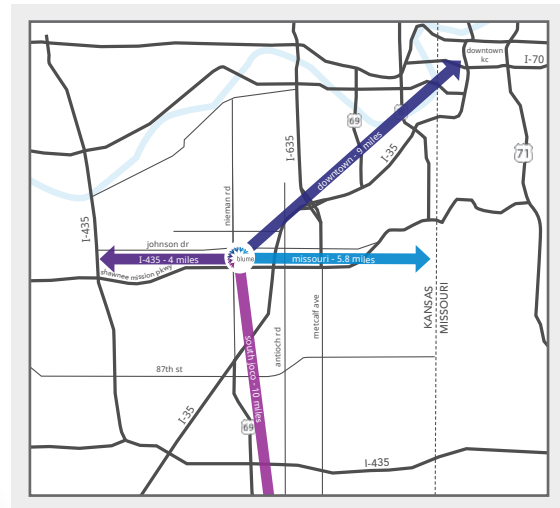
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Location Map

Blume Shawnee

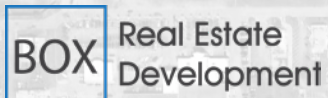


Location Amenities

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.

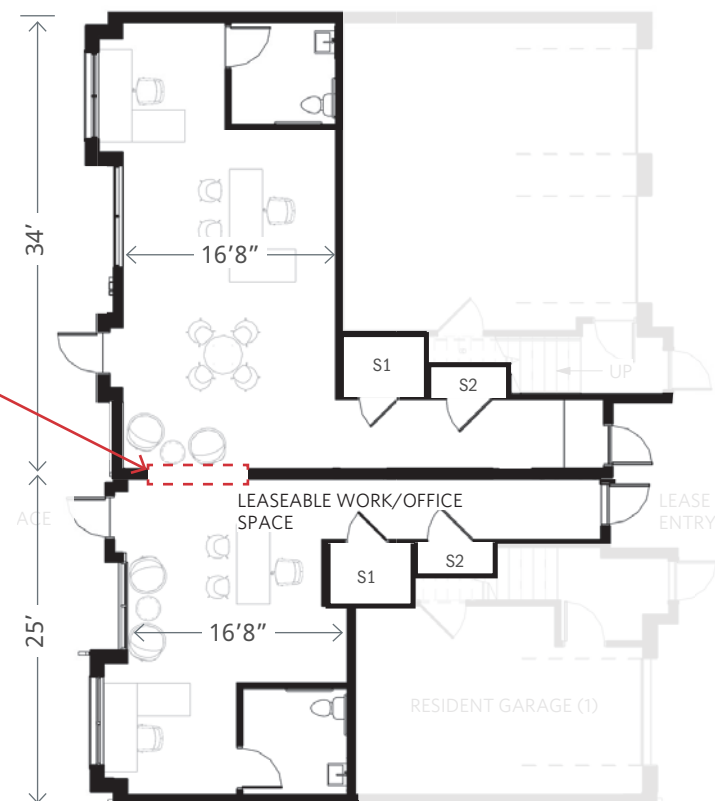
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6103A & 6105A Nieman

1,402 SF Combined



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