



October 2025

DLM COMMERCIAL REAL ESTATE

BLUE RIDGE TOWER +

4240 Blue Ridge Blvd Kansas City | Missouri



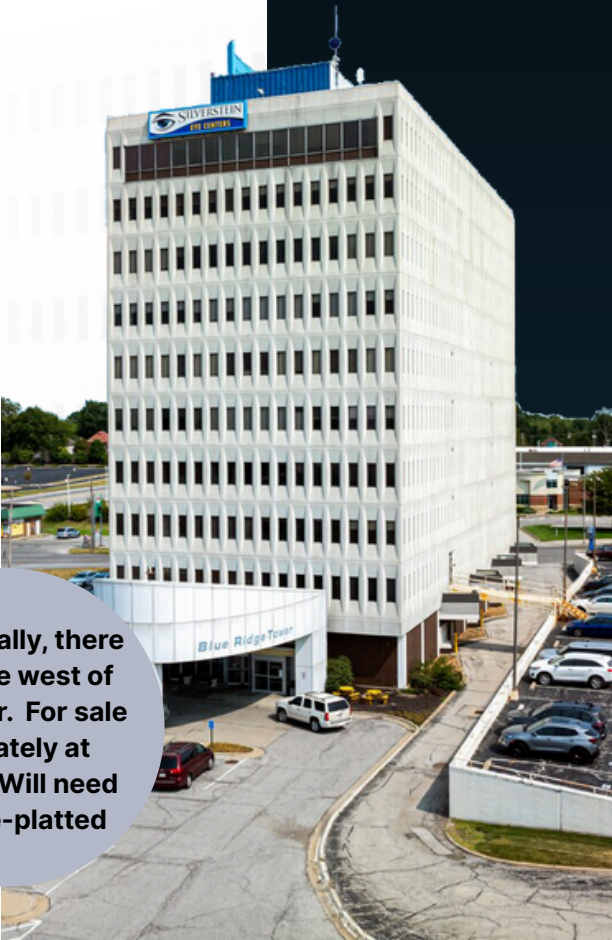
Mixed-Use East Jackson County Opportunity
74% Occupancy with Active Repositioning and Tenant Growth Potential

EXECUTIVE SUMMARY

DLM Commercial, as exclusive advisor, is pleased to present the opportunity to acquire Blue Ridge Tower (the "Property"), a 10-story, Class B mixed-use office and retail asset located at 4240 Blue Ridge Boulevard in Kansas City, Missouri. The Property totals 101,469 rentable square feet, featuring upper-floor office space, first-floor retail suites, and ample parking at a ratio of 4.5 spaces per 1,000 SF.

Recently acquired and undergoing revitalization by Levaré Properties, Blue Ridge Tower combines affordability, accessibility, and modernization within the growing East Jackson County submarket. Positioned at the intersection of Highway 40 and Interstate 70, the Property benefits from strong visibility, convenient access, and proximity to nearby retail and entertainment amenities. With asking rents averaging \$16.00 per square foot, the asset provides a below-market entry point compared to both submarket and metro averages.

Following its 2023 acquisition, ownership initiated a targeted improvement program to reposition the building for long-term performance. Recent enhancements include refreshed lobby and common areas, a new micro-market café, and updated tenant suites supported by generous TI allowances. The mix of traditional offices, medical suites, and executive spaces appeals to professional users seeking modern, flexible, and move-in-ready environments.



Additionally, there is 1 Acre west of the tower. For sale separately at \$795K. Will need to be re-platted



Project Summary

101,469 SF

Total
Rentable Area

74.1%

Combined
Occupancy

1970 / 2006

Year Built

4.5 / 1,000 SF

Parking Ratio

Office Summary

~95,000 SF

Total
Rentable Area

74%

Combined
Occupancy

Retail Summary

~6,000 SF

Total
Rentable Area

VACANT

Combined
Occupancy

Major Tenants

2,562 SF

The Dream Works

Making Visions a Reality

10,344 SF



6,670 SF



4,426 SF



4,541 SF

caPa



INVESTMENT HIGHLIGHTS



Strategic Location and Connectivity

Situated at the crossroads of Highway 40 and I-70, Blue Ridge Tower offers exceptional regional accessibility. Tenants can reach Downtown Kansas City or Overland Park within minutes, making it ideal for organizations seeking central positioning without downtown pricing pressures. The property's high visibility along major routes also strengthens brand exposure and convenience for employees and clients alike.

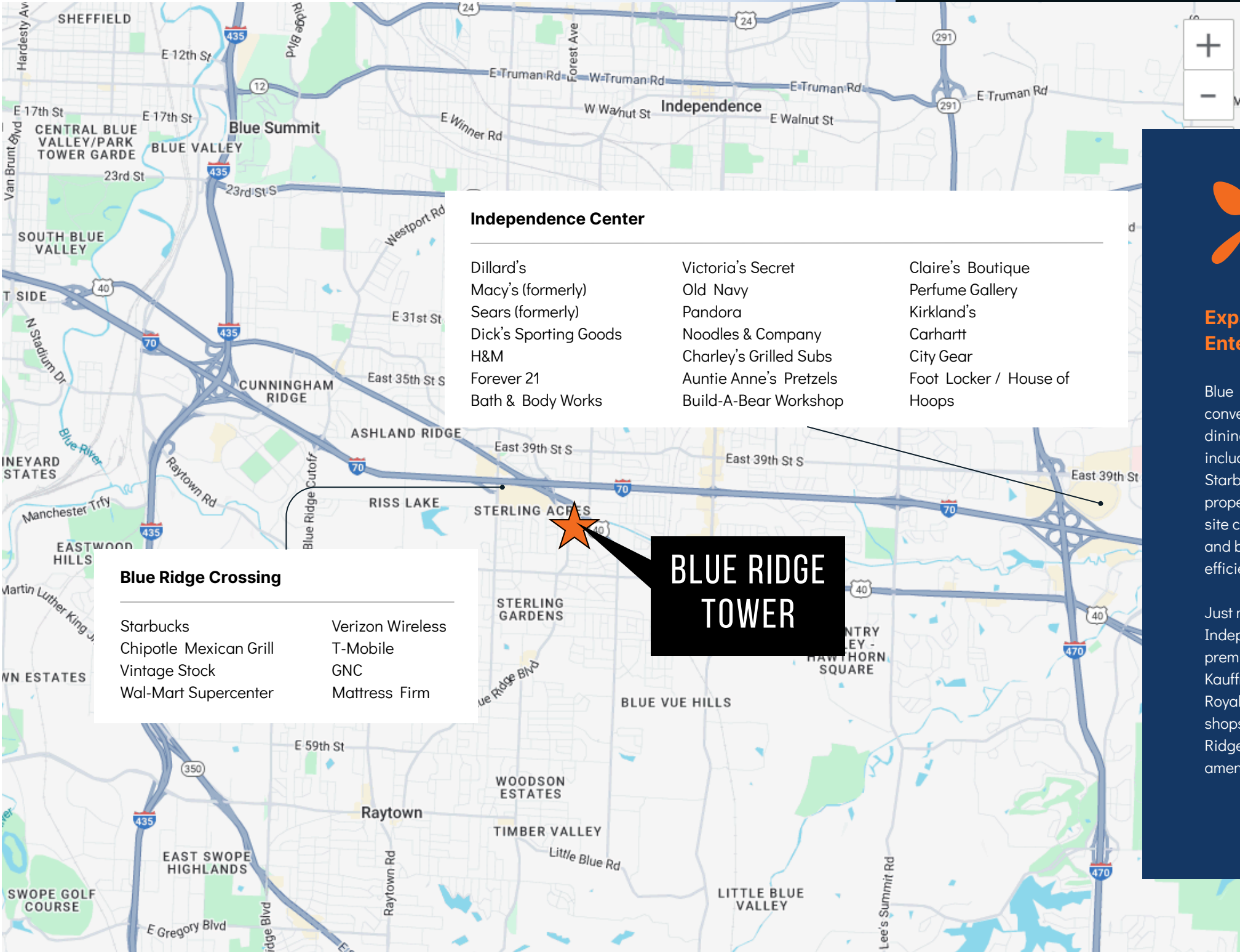
Located near key commercial and lifestyle destinations—including Independence Center, Centerpoint Medical Center, and multiple national retailers—Blue Ridge Tower provides an amenity-rich environment that supports tenant satisfaction and retention.



Tenant-Focused Redevelopment

Under new ownership, the property is being repositioned to deliver modern, flexible workspaces and an enhanced tenant experience. LeVare Properties has introduced tenant improvement packages, flexible build-out options, and refreshed common areas while maintaining below-market rental rates.

Recent updates include upgraded lobby and corridors, improved finishes, and the addition of a micro-market café, reinforcing the tower's appeal as a convenient, professional, and cost-effective workspace for today's office users.



Independence Center

- | | | |
|-----------------------|------------------------|------------------------|
| Dillard's | Victoria's Secret | Claire's Boutique |
| Macy's (formerly) | Old Navy | Perfume Gallery |
| Sears (formerly) | Pandora | Kirkland's |
| Dick's Sporting Goods | Noodles & Company | Carhartt |
| H&M | Charley's Grilled Subs | City Gear |
| Forever 21 | Auntie Anne's Pretzels | Foot Locker / House of |
| Bath & Body Works | Build-A-Bear Workshop | Hoops |

Blue Ridge Crossing

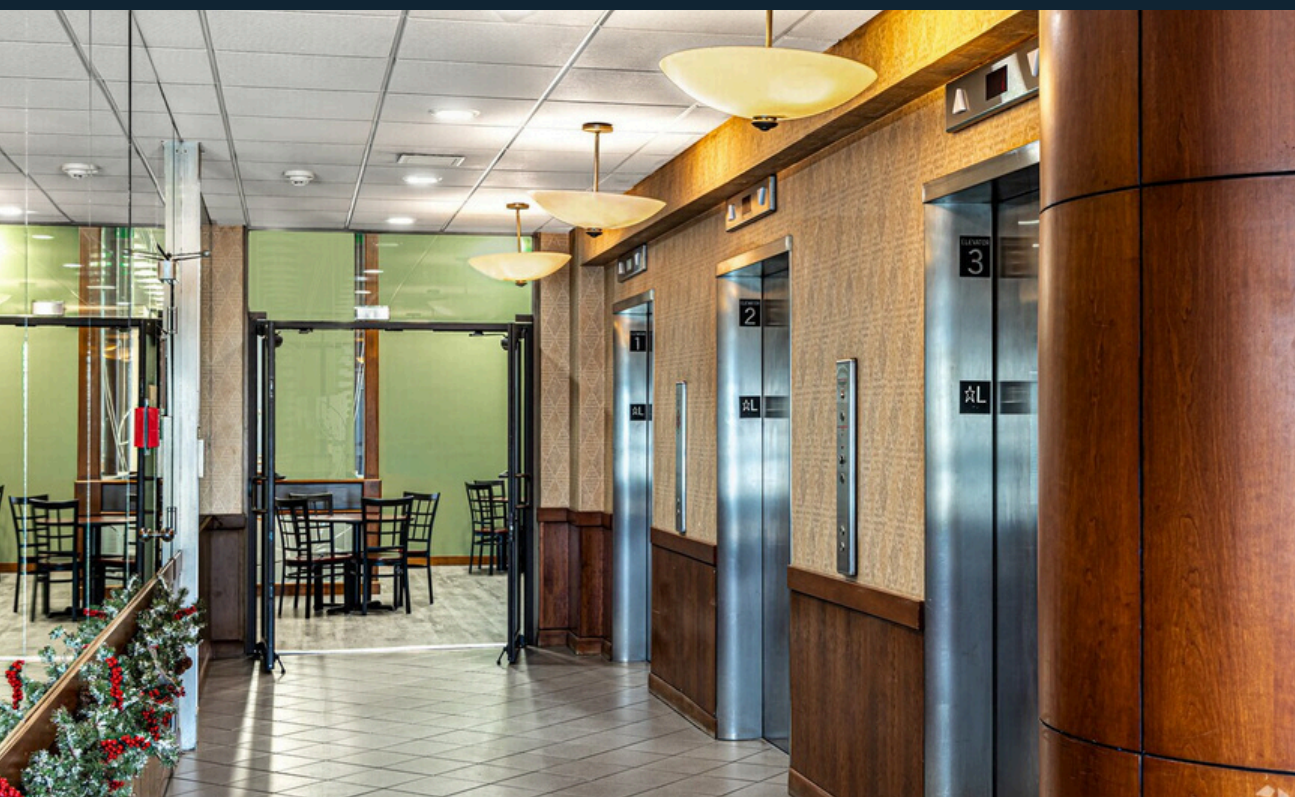
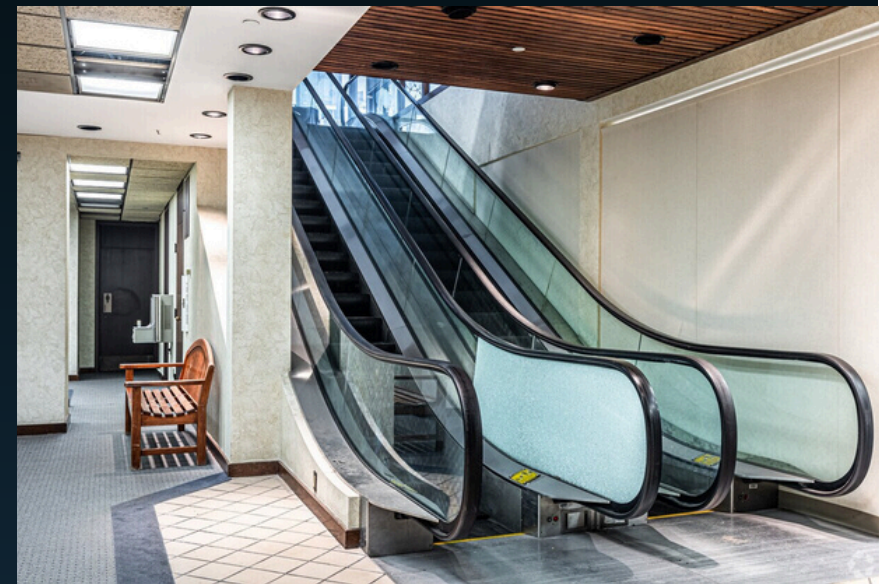
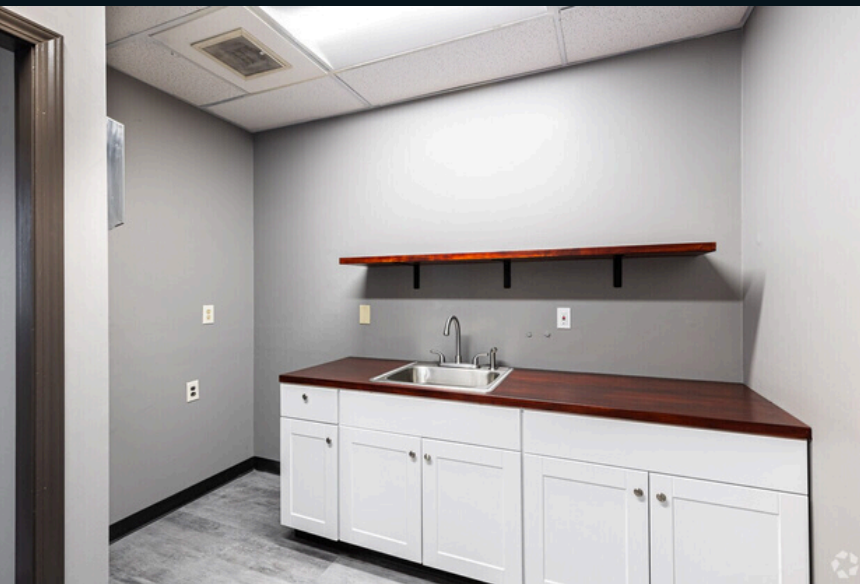
- | | |
|------------------------|------------------|
| Starbucks | Verizon Wireless |
| Chipotle Mexican Grill | T-Mobile |
| Vintage Stock | GNC |
| Wal-Mart Supercenter | Mattress Firm |



Expansive Dining and Entertainment Amenities

Blue Ridge Tower offers exceptional convenience with numerous retail and dining options within walking distance, including Walmart Supercenter, Lowe's, Starbucks, Chipotle, and Pier 88. The property's lobby micro-market café adds on-site convenience, offering grab-and-go food and beverages that make the workday more efficient for tenants and visitors.

Just minutes away, tenants can reach Independence Center, one of the area's premier shopping destinations, and Kauffman Stadium, home of the Kansas City Royals. Surrounded by a mix of restaurants, shops, and entertainment venues, Blue Ridge Tower provides a well-connected and amenity-rich business environment.



WITH NEARBY OFFICE
CONVERSIONS AND
TIGHTENING VACANCY,
BLUE RIDGE TOWER
EMERGES AS A CENTRAL,
AFFORDABLE, AND
MODERNIZED WORKPLACE
HUB.

BLUE RIDGE TOWER

- 1 Raytown Office Center
- 2 Raytown Medical Pavilion
- 3 Executive Hills East
- 4 Centerpoint Office Plaza
- 5 Independence Commerce Center
- 6 Crysler Plaza Office Park
- 7 Arrowhead Corporate Center
- 8 Truman Business Center
- 9 Hawthorne Executive Park
- 10 Independence Professional Building
- 11 Medical Building at Centerpoint
- 12 Brookside Office Park
- 13 Plexpod East Brookside
- 14 Independence Square Offices
- 15 Sterling Executive Center
- 16 Raytown Plaza Offices
- 17 Highland Plaza Office Suites
- 18 Eastland Office Park
- 19 Independence Business Park
- 20 Raintree Plaza Offices



BLUE RIDGE TOWER

4240 Blue Ridge Blvd Kansas City | Missouri

Investment Contacts

Allen S. Bishoff

DLM Commercial

Phone # 913-709-6295

Email allen@dmlcommercial.com

MO RE Lic. # 2022038803

October 2025

DLM COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.