



Blume Commerical Space

6101-6123 Nieman | Shawnee, KS 66203

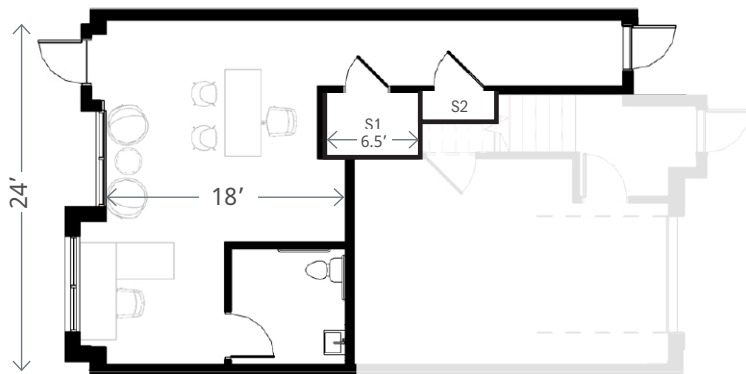


Features

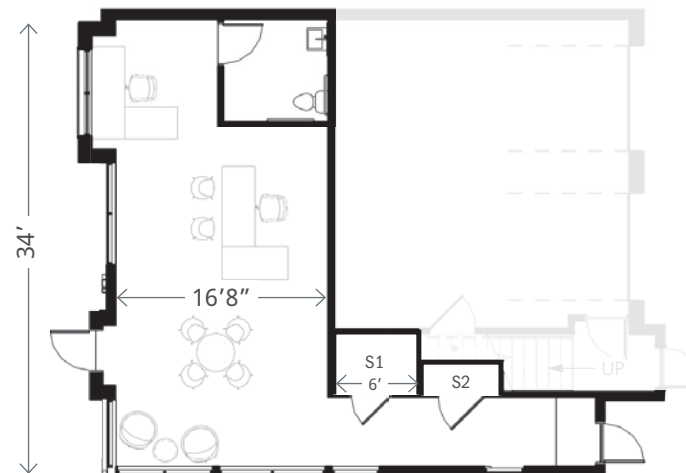
Blume Shawnee's main level provides street-level commercial spaces, between 600-800 square feet, with private access, storefront visibility, and a two-bedroom townhouse or apartment above. Enjoy our walking trail or private dog agility course.

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



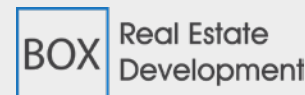
the addler | 801 SF



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

Blume Commercial Space

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Unit	Floor Plan	Sq. Ft.	Base Rent
6101 A	Addler	801	LEASED
6103 A	Addler	801	LEASED
6105 A	Berit	601	\$1,183
6107 A	Berit	601	LEASED
6109 A	Berit	601	LEASED
6111 A	Addler	801	\$2,176
6113 A	Addler	801	LEASED
6115 A	Berit	601	LEASED
6117 A	Berit	601	LEASED
6119 A	Berit	601	\$1,095
6121 A	Berit	601	LEASED
6123 A	Addler	801	\$2,176

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

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NAIHeartland

BOX Real Estate
Development

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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

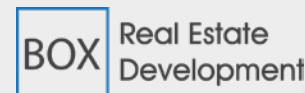


Addler Dimensions

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

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Location Map

Blume Shawnee

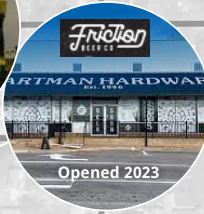
Herman Laird Park
Home of
Old Shawnee Days



Shawnee
City Hall



WILD CHILD
Opened 2023



Opened 2023



St Joseph
School /
Church

DOWNTOWN
SHAWNEE SQUARE



Historic Building
Renovations



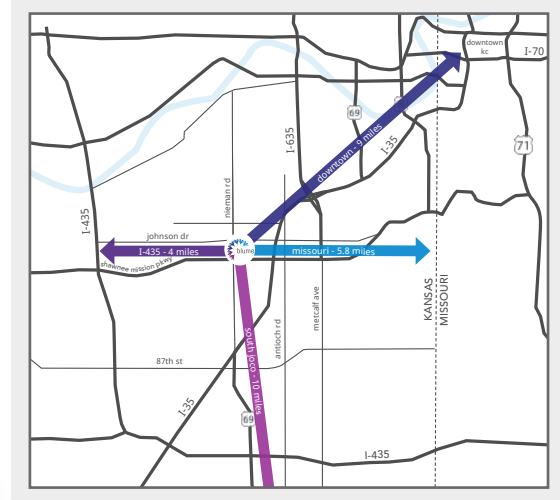
Opened
Summer 2020



Picnic Plaza
Outdoor
Feature



Stags Creek New
Medical-Office
Building

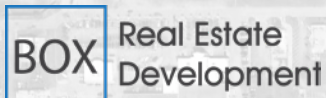


Location Amenities

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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I435 - 4 miles

Shawnee Mission Pkwy

I35 - 1.1 miles

Nieman Road

