

BLUME NKC

NEW CONSTRUCTION - OFFICE & RETAIL
2,577 - 5,739 SF AVAILABLE



*RENDERING

 LOELLKE CRE

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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 also offers three 6,000SF commercial buildings that provide optimal flexibility for larger businesses. With the project's 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 professional service provider, retailer, or a professional wanting a change, 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 A1 & A2

Burlington Ave

3100 NORTH OAK TFWY






Buchanan Way

BUILDING A1

BUILDING A2

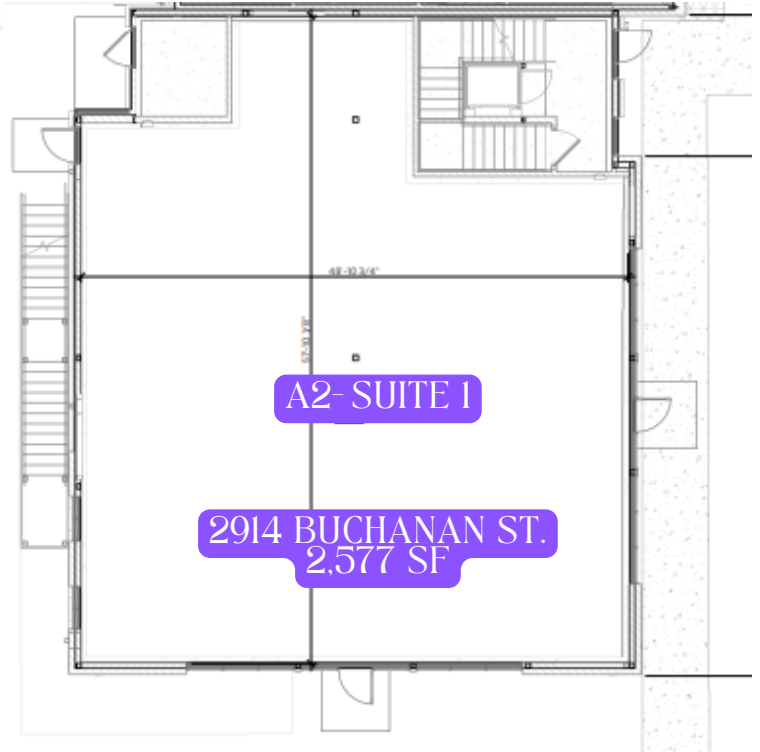
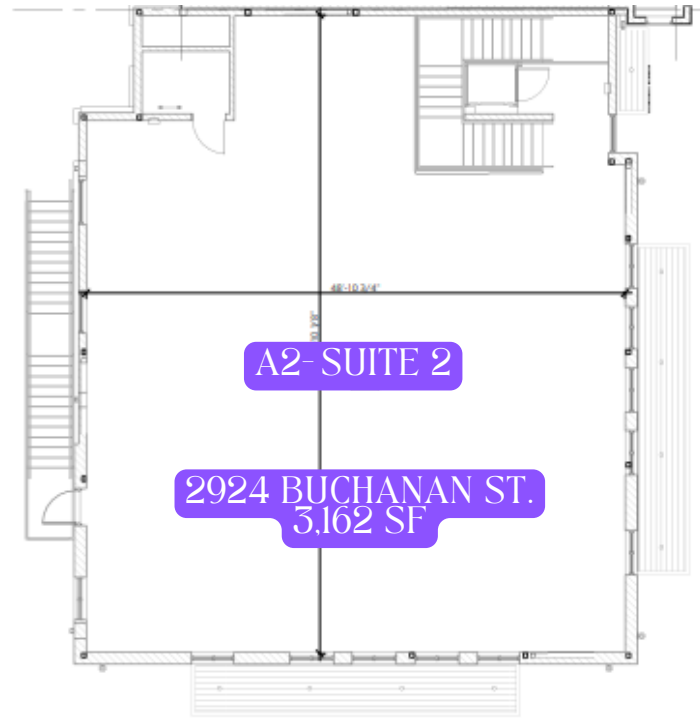
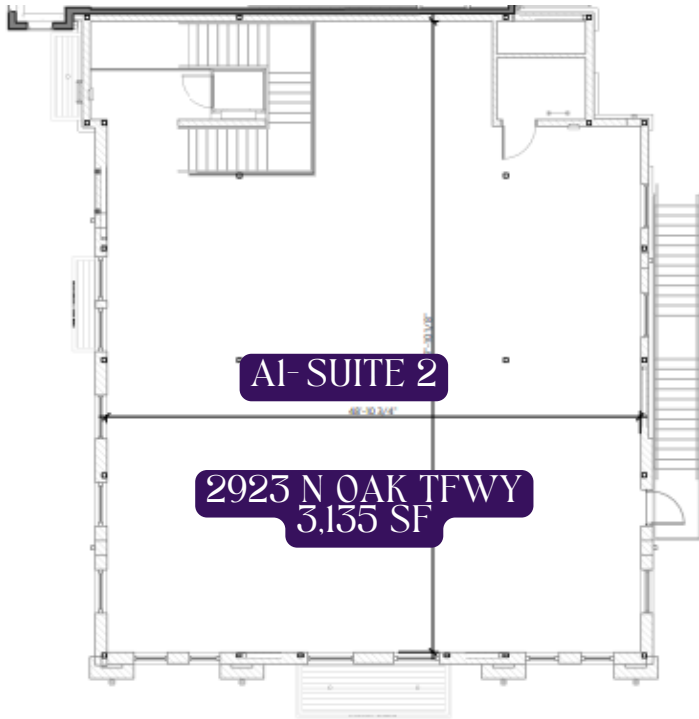


COMMERCIAL UNITS

	Benson	+/- 600 SF
	Hudson	+/- 440 SF
	2913-2923 North Oak Tfwy.	+/- 2,648 - 5,783 SF
	2914-2924 Buchanan St.	+/- 2,577 - 5,739 SF
	3100 North Oak Tfwy.	+/- 2,000 - 6,620 SF

BUILDINGS A1 & A2

- Buildings A1 & A2
 - 2 story commercial buildings with retail/office on both levels
 - Rate: \$28.00 - \$34.00 / SF / YR (NNN)
 - Estimated NNN: \$6.48 / SF / YR
 - Each building is approximately 6,000 SF with +/- 2,600 SF on the first levels and +/- 3,100 SF on the second levels
 - A2 Suite 2 and A1 Suite 2 are second floor spaces – note they have an exclusive entry/stair/lift setup
 - Natural light, European feel, ample parking, new construction, fully customizable, amazing view of downtown skyline from 2nd floor, enjoy foot traffic from adjacent apartments, easily walkable to local favorites, prime visibility to Burlington.



BUILDING E

- Building E
 - 3 story mixed-use building with retail on ground floor and furnished residential rentals on 2nd and 3rd floors.
 - 6,620SF ground floor commercial space
 - Rate: \$30.00 - \$35.00 / SF / YR
 - Estimated NNN: \$6.48 / SF / YR
 - Excellent visibility, European style brick building, new construction, customizable layout, prime signage opportunity.

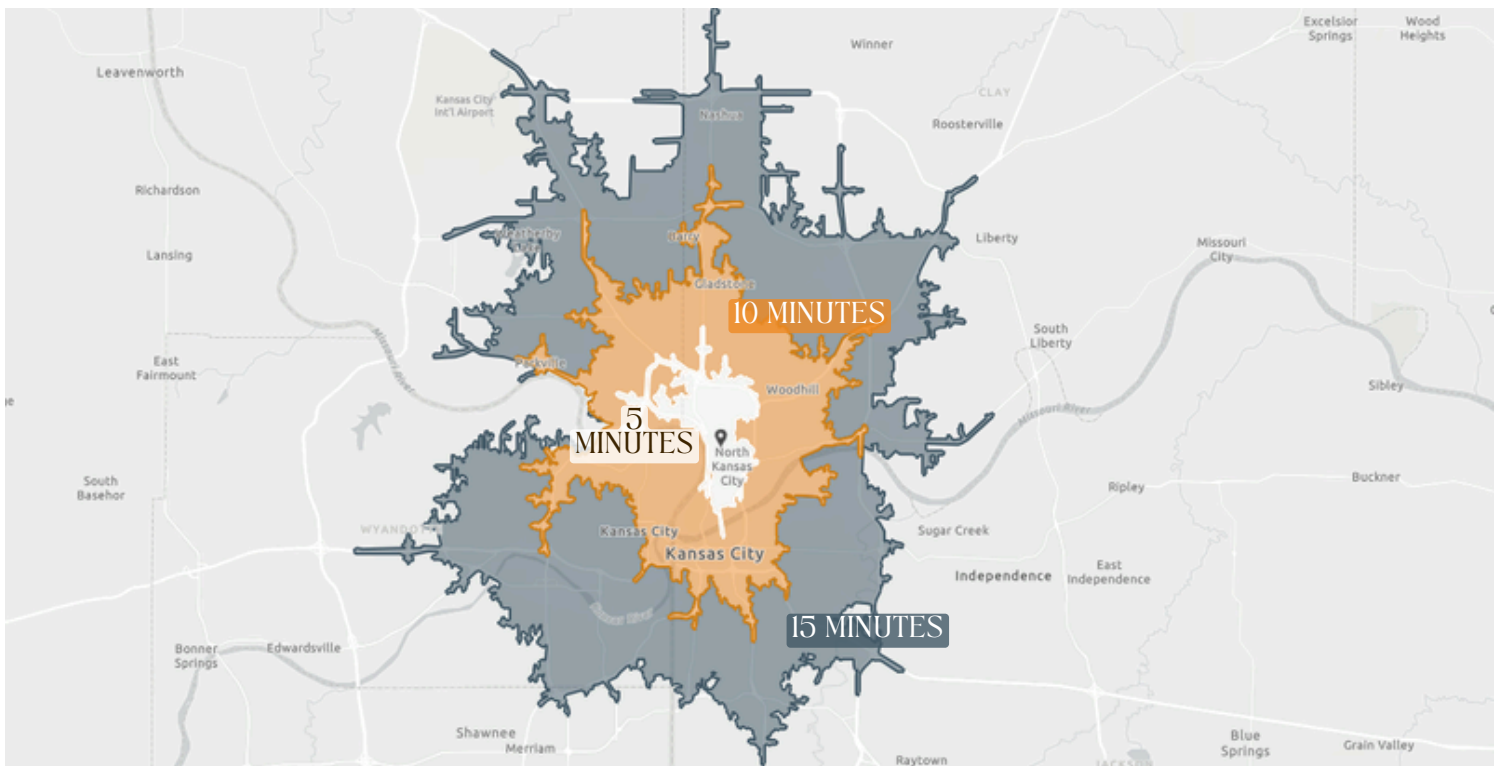


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NEARBY AMENITIES



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



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