

Welcome to



blume





At Blume,
you can lease
your home,
your office, or
both in one
of our vertical
mixed-use
townhomes
with work
space on the
ground floor
and your
home above.

Available in Shawnee in
the spring of 2022 and
North Kansas City in the fall
2023. Blume was inspired
by sister-cities in Europe,
where families ran storefront
businesses on the ground
floor and lived above.



WHAT IS A VMU TOWNHOME?

Short for vertical mixed-use, this type of development is a tale as old as time. Nearly.

VMU development allows for a combination of different uses within the same building. Typically, the lower floors contain commercial businesses while the upper floors are reserved for private uses, in this case, living.

In the U.S., walkable development patterns are significantly lacking or missing entirely. Therefore, development is more spread out and typically designed for car owners.

However, in other parts of the world with higher density, especially Europe, VMU townhomes are much more common.

The concept encourages human connection, walkability, lively streets, and can create economic benefits for both owners and renters.

ENVISIONED BY BOXDEVCO

The Blume concept was created by BoxDevCo, who believes that real estate development requires being equal parts a student of what came before us, and a predictor of what is to come.

Based in the Kansas City area and founded in 2016, our mission is to elevate a sense of financial, physical and natural resource stewardship in the development space. BoxDevCo has completed a number of award-winning projects, often involving some element of walkability, medium-density design, and master-planning.





Erfurt, Germany

BLUME SHAWNEE IS THE BEST OF LIVE/WORK

Our townhouses and offices are inspired by the mixed-use and walkable downtown of Shawnee, Kansas' European Sister-City.

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.

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 flat above. Enjoy our walking trail or private dog agility course.

If you love the idea of “zero-commute” you will have the opportunity to buy a “Blume Purchase Option” which can lock in your base rent and build a credit for future purchase.

DEVELOPING FINANCIAL SENSE

Each Blume Shawnee space will initially be available for lease, however, after the 10-year Opportunity Zone requirement expires, each Vertical Mixed-Use Townhome may be purchased individually.

The Blume Purchase Option is a fee paid by the tenant that incentivizes the future purchase with a locked-in rental rate and the ability to convert the fee into a credit at closing.

The ground floor commercial spaces can be used for a variety of offices or retail uses allowing small businesses a storefront in the heart of a bustling neighborhood.





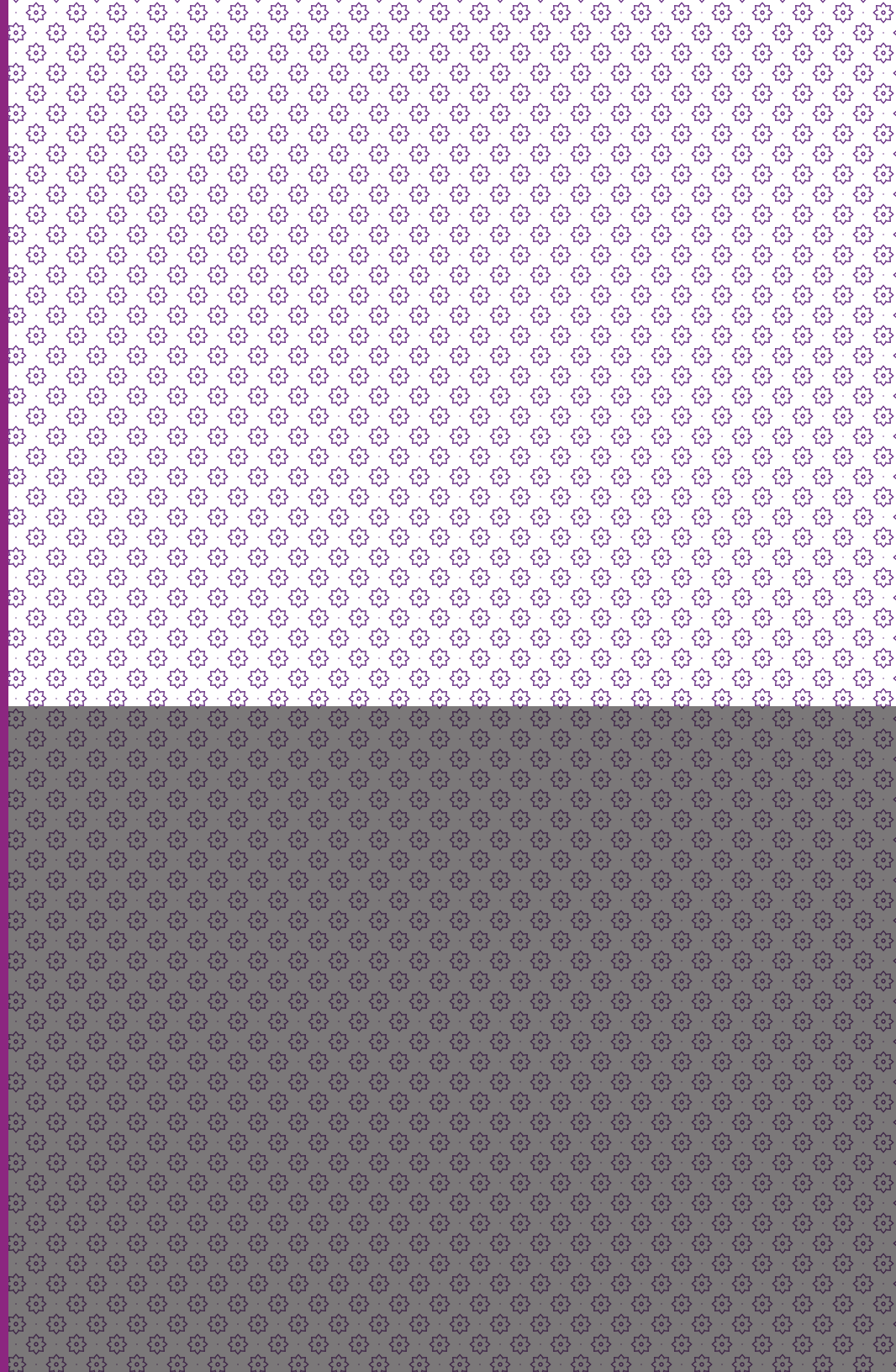
THE SUBURBS WERE DEVELOPED FOR CARS. CITIES WERE DESIGNED FOR PEOPLE.

Most European cities, and many U.S. cities were designed before the advent of the car.

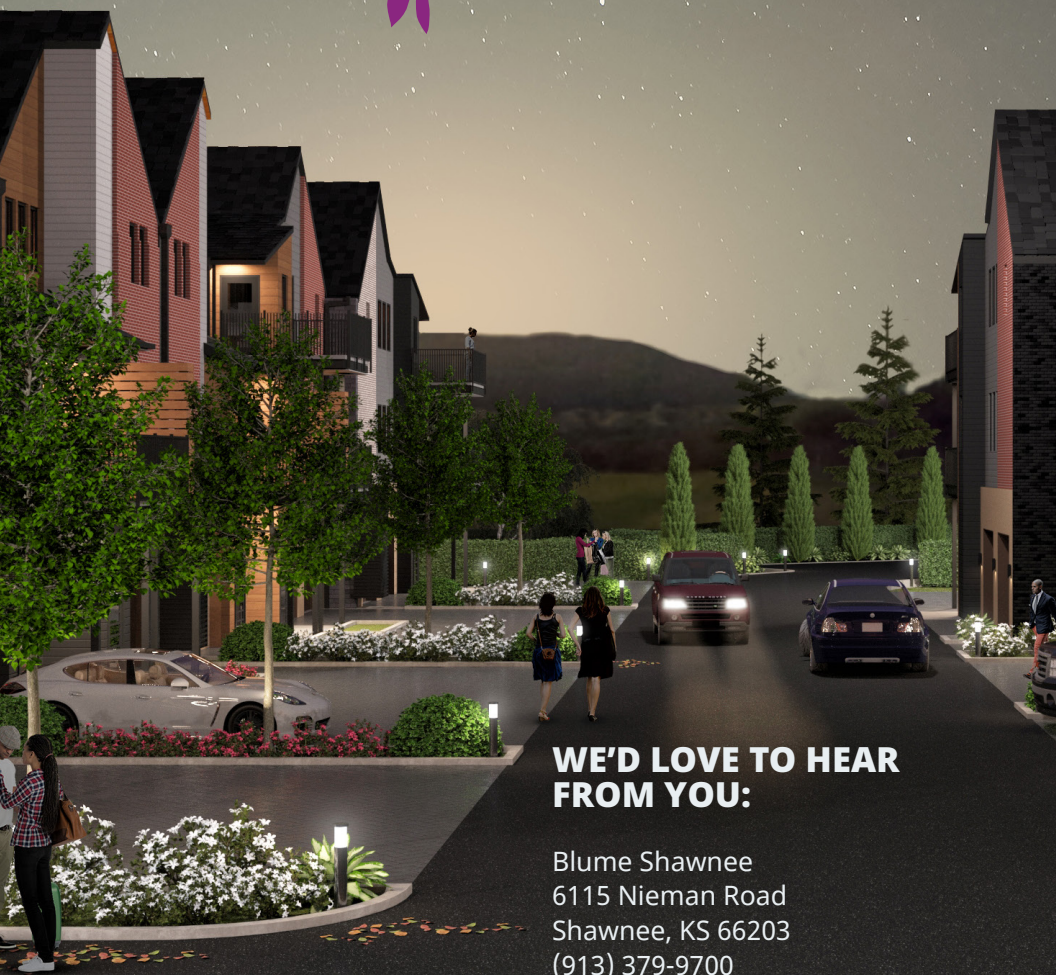
For daily life, traditionally people walked places. To the market. To your job. To your family and friends'. While 'walkability' is often positioned as a modern idea, it's actually deeply rooted in the past. The Blume product line embraces the best of these New Urbanist principles.

Blume Shawnee delivers right-sized offices for small businesses and satellite locations for remote workers, plus all the comforts of home.

- Private balconies and patios
 - Main floor commercial space with signage
 - Luxury interior finishes
 - Double vanity master bathroom suite with “rain” showerheads
 - Ceramic tile in bathrooms and showers
 - Energy efficient mini-split HVAC systems
 - Attached garages
 - 3rd floor vaulted ceilings
 - European-inspired courtyard
 - Private dog agility course
-



ASK US ABOUT OUR OTHER BLUME LOCATIONS.



**WE'D LOVE TO HEAR
FROM YOU:**

Blume Shawnee
6115 Nieman Road
Shawnee, KS 66203
(913) 379-9700