

FOR LEASE

2615 HARNEY ST



HEARTLAND
PROPERTIES, INC.



ADDRESS:

2615 HARNEY STREET
OMAHA, NE 68131

SF

5234

PRICE

\$10 SF/YR + NNN

PARKING

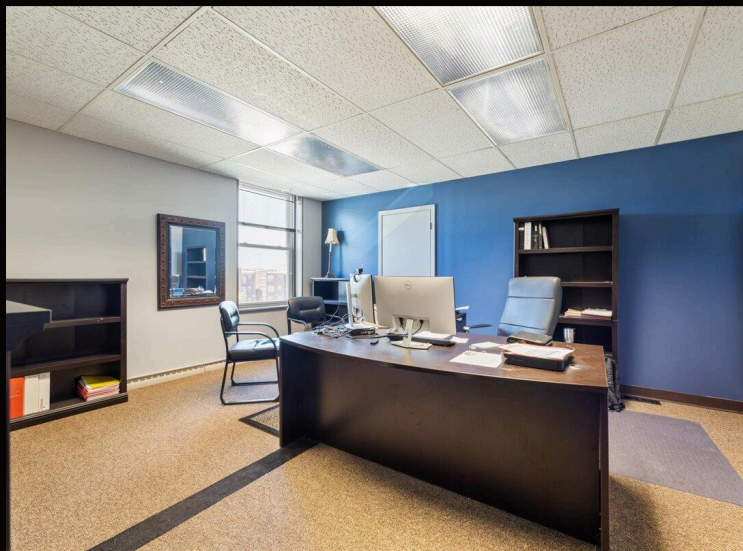
OFF AND ON STREET

Prime Downtown Omaha Space on the Streetcar Line

Take advantage of a rare opportunity to lease space in a stately, historic building located in the heart of Downtown Omaha—directly on the new Omaha Streetcar route! This prominent corner property offers exceptional visibility, flexible configurations, and includes an additional off-street parking lot directly across the street.

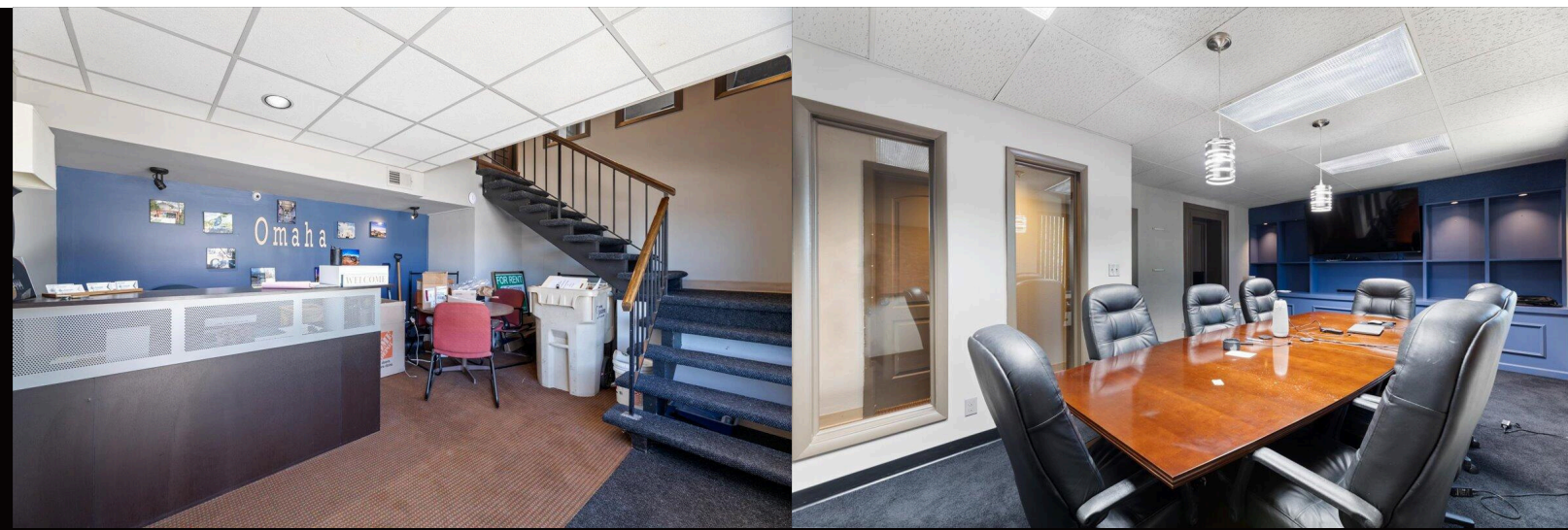
Currently divided into two separate tenant spaces with their own main-level entrances:

- **West Space:** ~**719 SF** of main floor retail/office space—ideal for boutique retail, professional services, or creative workspace.
- **East Space:** Features a welcoming lobby/reception area on the main level, with access to a fully built-out second floor of upscale office space—perfect for teams or businesses needing a polished, professional environment. **2835 SF**
- **Bonus Opportunity:** The entire third floor is currently unused and presents exciting potential for future expansion, creative use, or custom tenant improvements. **1680 SF**



INTERIOR PHOTOS

MORE PHOTOS



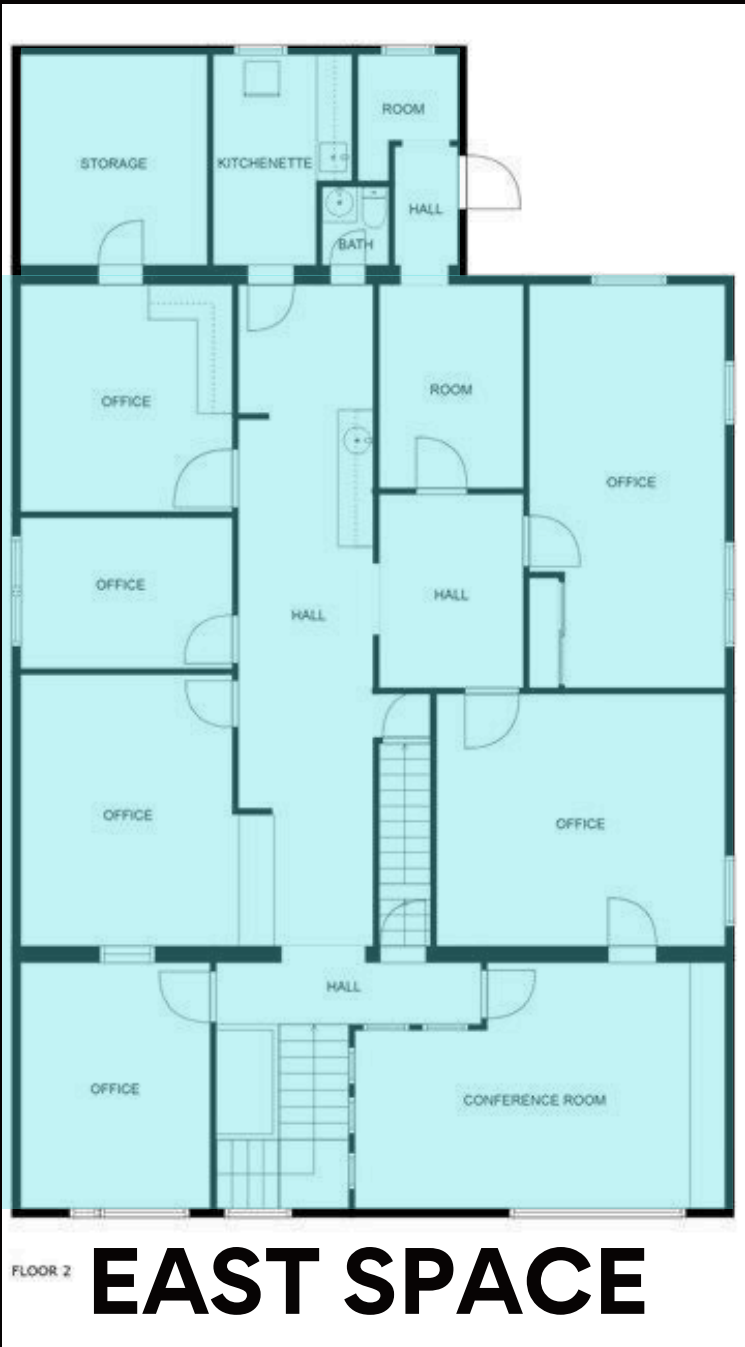
ENTRY LEVEL



FLOOR 1

HARNEY STREET ENTRANCE

FLOOR PLAN





Whether you're looking for an inspiring office HQ, a retail storefront with incredible foot traffic, or a blend of both—this property offers flexibility, location, and long-term upside.



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SUITE 100
COUNCIL BLUFFS, IA 51503
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Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.

