

EST  1911

 **BARON**

KEELINE BUILDING

PRIVATE OFFICE
COMMUNITY

319 S. 17TH STREET | OMAHA, NE 68102

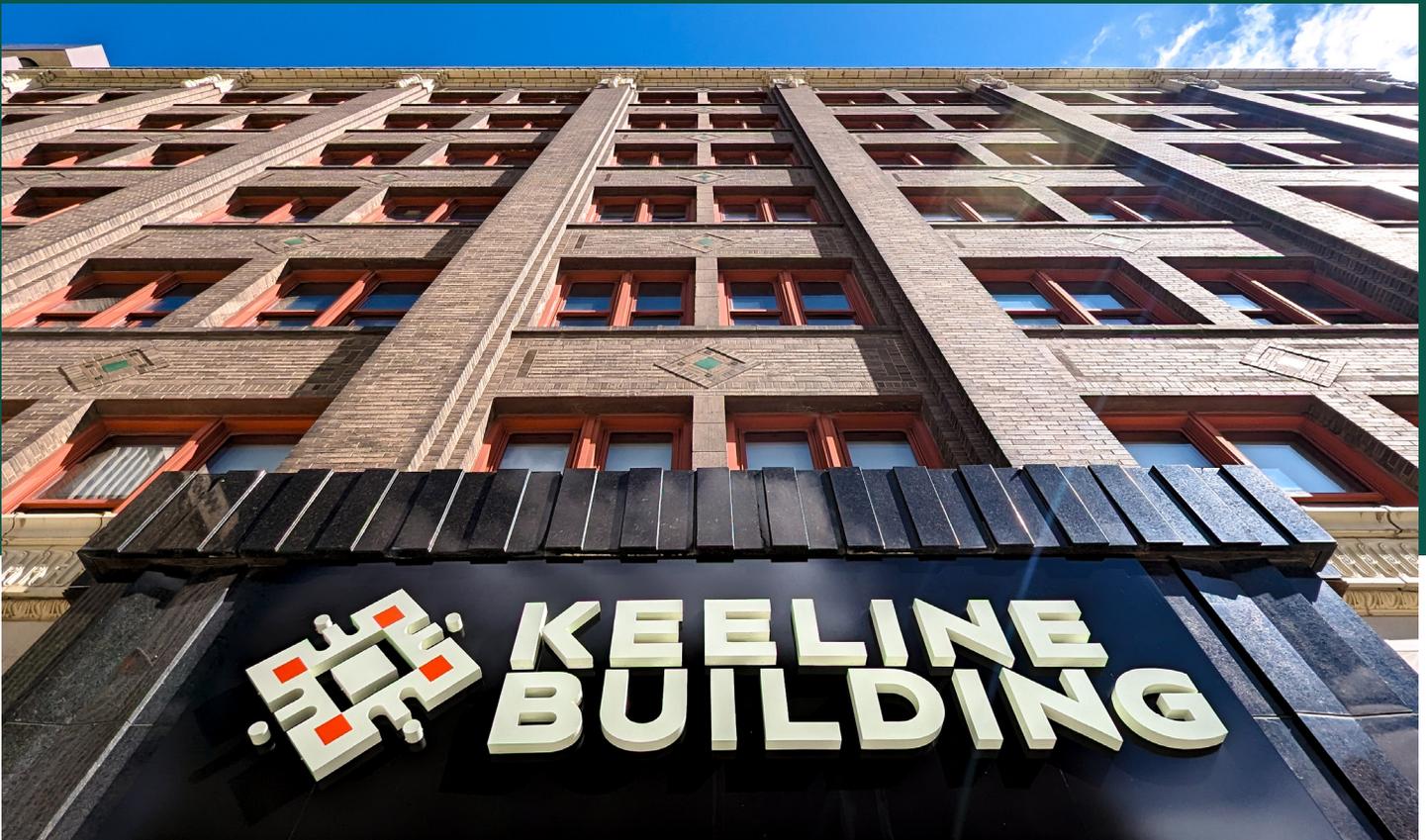


KEELINE BUILDING - A PRIVATE OFFICE COMMUNITY
PRIVATE OFFICE SUITES STARTING AT \$415 PER MONTH



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PROPERTY HIGHLIGHTS

Welcome to the Keeline Building! A historic landmark nestled in Omaha's vibrant Central Business District at 17th and Harney Street. Built in 1911 by renowned architect John Latenser, Sr., and thoughtfully renovated by Shamrock Development, Inc bringing together timeless elegance with modern amenities, offering affordable office spaces that cater to the needs of today's professionals.

No extra utilities or NNN fees!

Tours now available by appointment only.

- Charming Historic Building
- Historical Renovation in 2023
- Suites range from 138-7,000 SF
- Furnished offices available
- Modified gross lease (No utilities or NNN fees)
- National Registry of Historic Places
- Short-term leases available
- Conveniently located across the street from the Douglas County Courthouse, City of Omaha offices, and Douglas County Youth Center
- Heart of Omaha's CBD with several hotels, restaurants, and ample parking available
- Close to many residential buildings with excellent proximity to public transportation including the future street car on Harney Street



PRICING BREAKDOWN

Suite Options	Size (SF)	Date Availability	Price per Month
Single Suite	+/- 165 SF	Immediately Available	Starting at \$415.00
Double Suites	+/- 330 SF	Immediately Available	Starting at \$725.00
Multi-Office Suites	500 - 7,000 SF	Immediately Available	Starting at \$995.00

BUILDING DETAILS

Year Built/ Renovated: 1911 / 2023

First Floor Retail includes: Bob's Grill & Cafe, The UPS Store, Mexitli, La Traga Zona & Backline Comedy Theatre.

Number of Floors: 7

Number of Elevators: 2

Garage Parking: Attached Monthly Garage Parking

Surface Parking: Nearby Monthly Surface Parking

Walking Score: Walker's Paradise (95)

Transit Score: Good Transit (51) located on the future street car line

Bike Score: Very Bikeable (80)

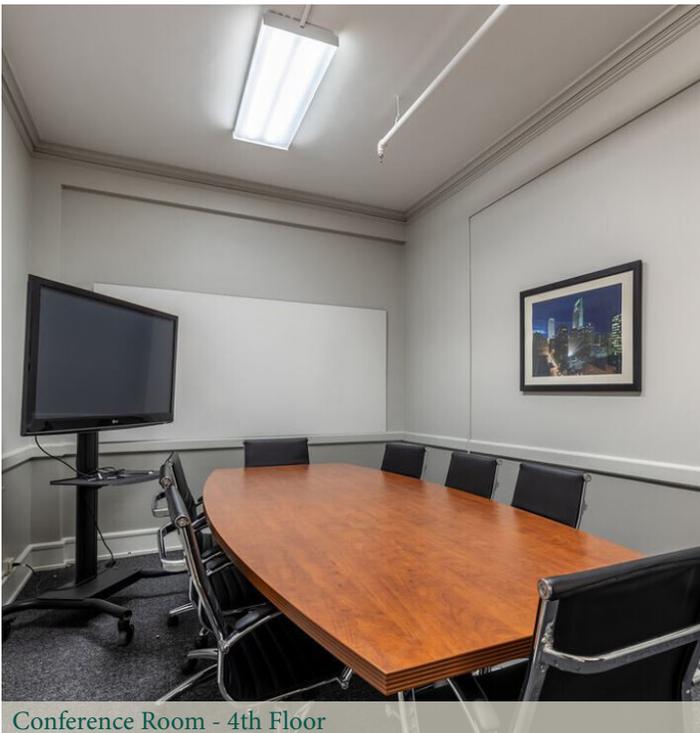
Traffic Count: 7,835 EADT (2021)

Building amenities: Conference rooms, Classroom, Kitchenette, Attached Garage Parking, Fiber Internet, 24/7 Secured Access, Modern amenities within the charm of a historic building.

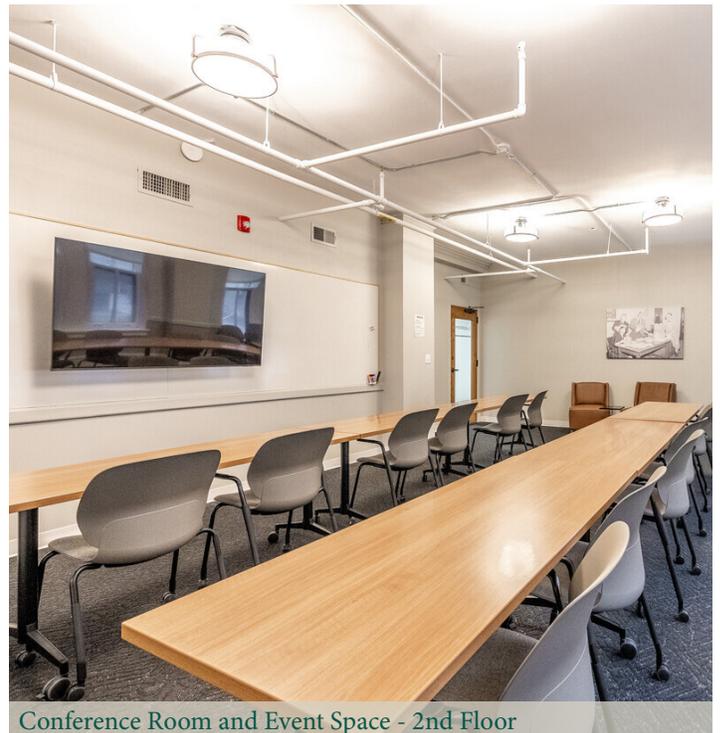


Common Area Kitchen - 2nd Floor

AMENITIES



Conference Room - 4th Floor

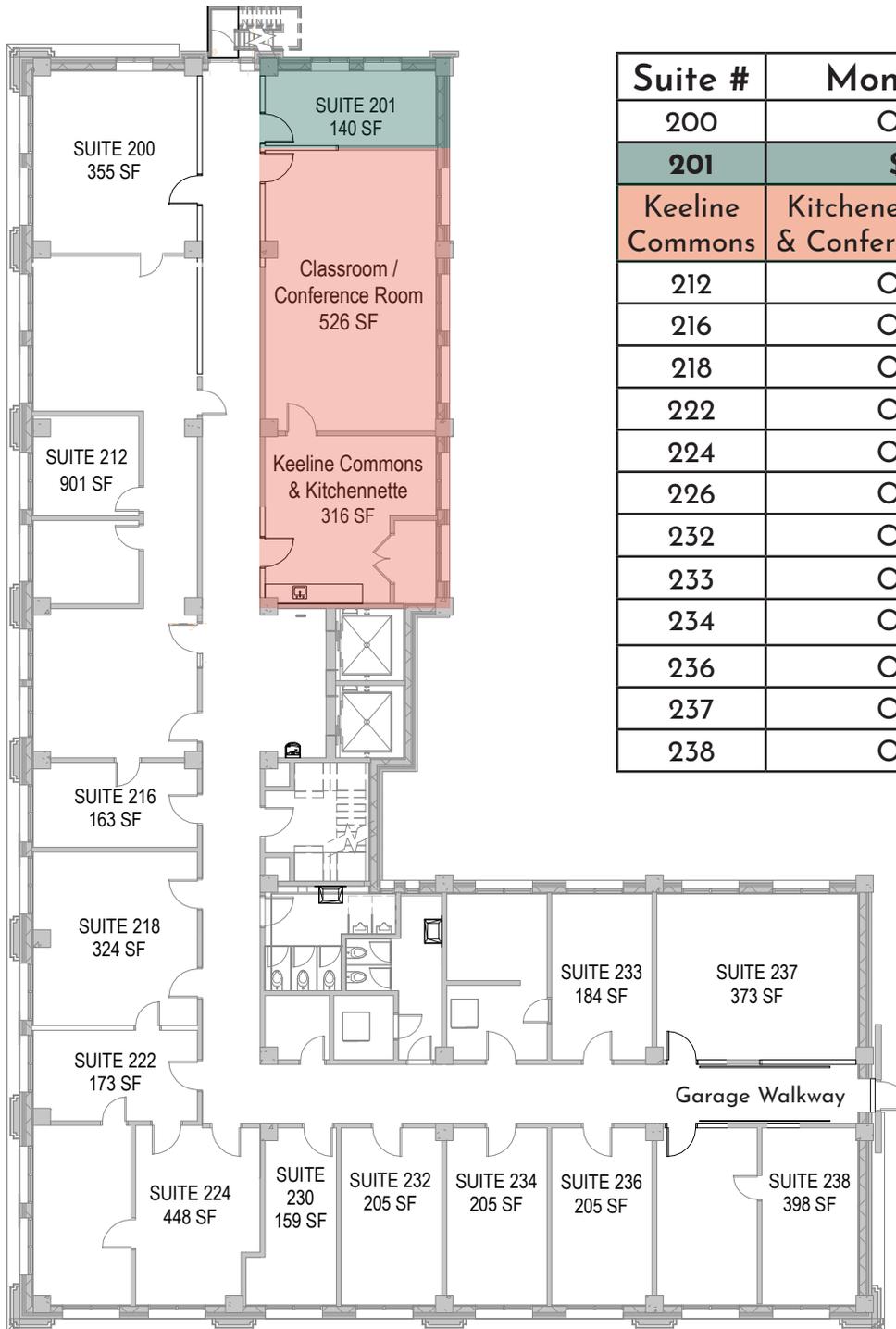


Conference Room and Event Space - 2nd Floor



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S. 17th Street

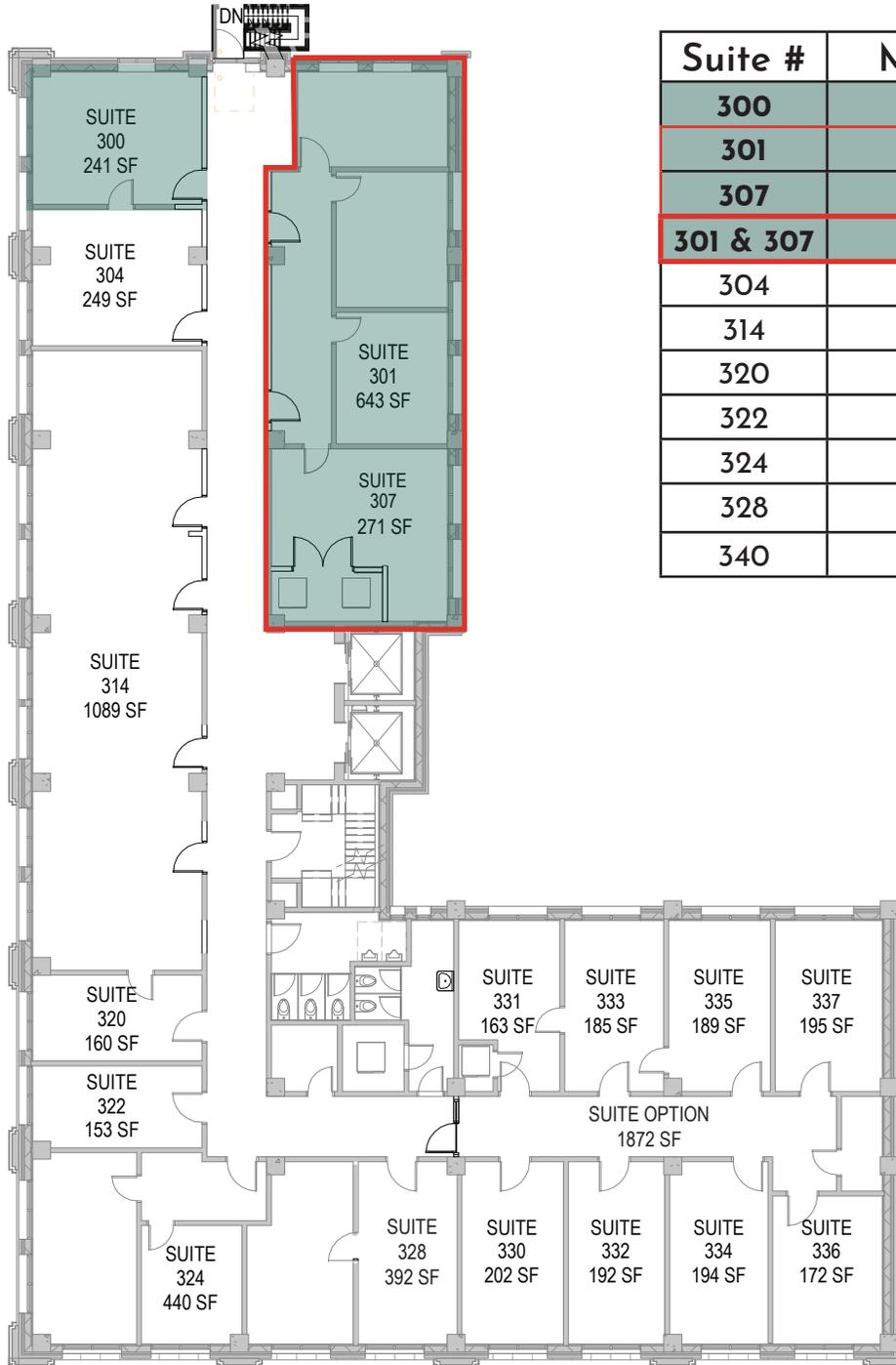


Suite #	Monthly Rent
200	Occupied
201	\$415.00
Keeline Commons	Kitchennette/Breakroom & Conference/Classroom
212	Occupied
216	Occupied
218	Occupied
222	Occupied
224	Occupied
226	Occupied
232	Occupied
233	Occupied
234	Occupied
236	Occupied
237	Occupied
238	Occupied

Parking Garage

Harney Street

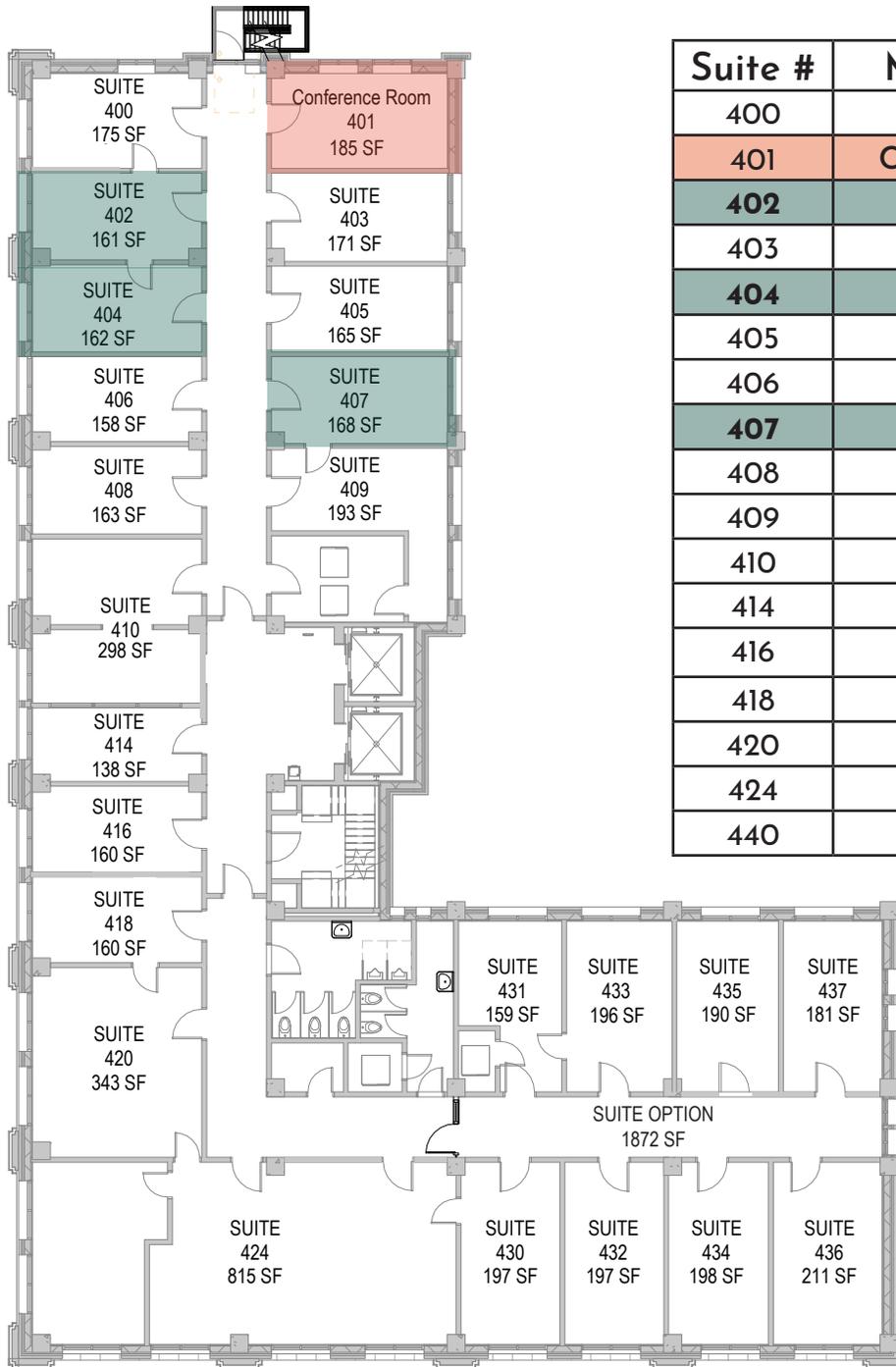
S. 17th Street



Harney Street

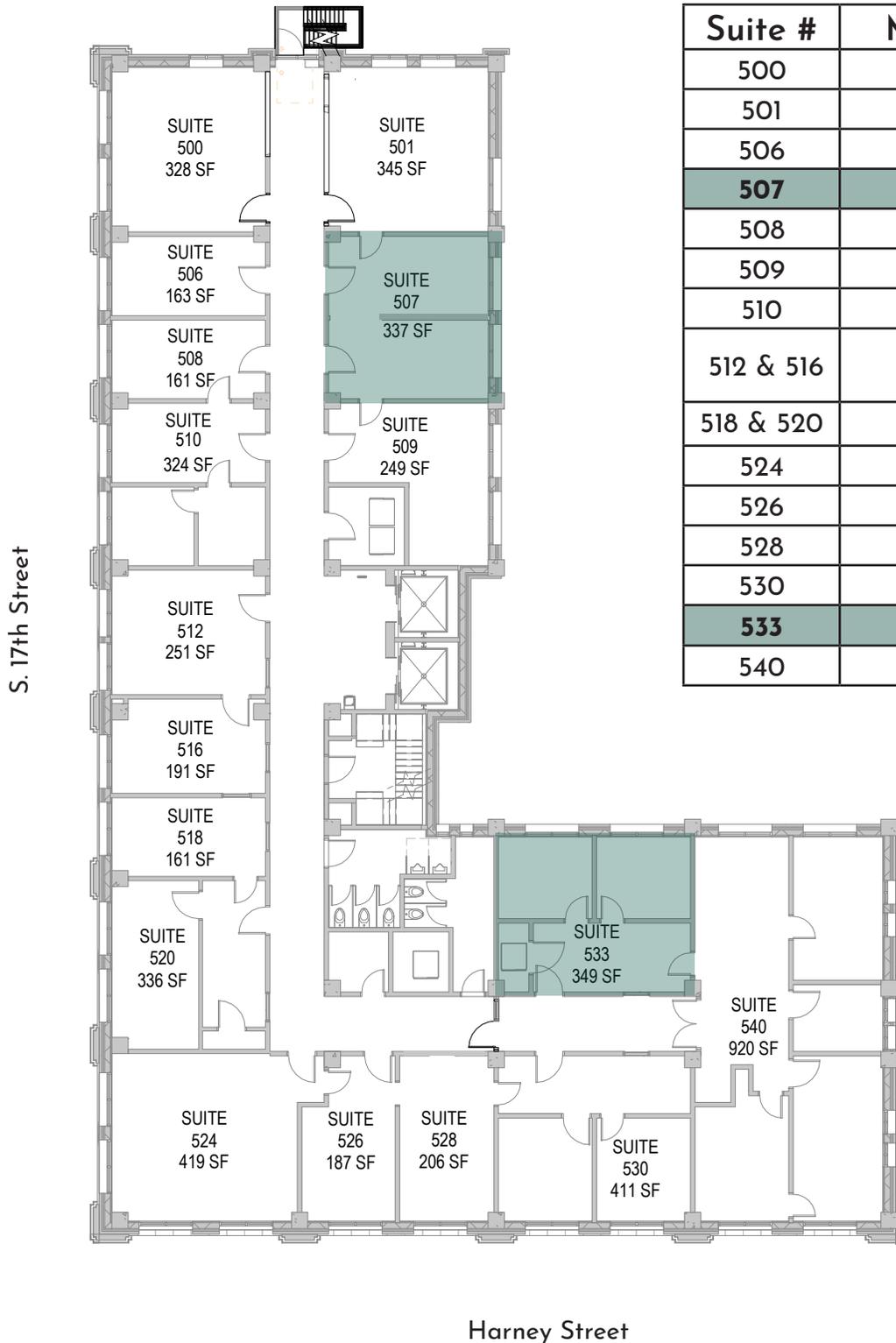
Suite #	Monthly Rent
300	\$575.00
301	\$1,395.00
307	\$575.00
301 & 307	\$1,849.00
304	Occupied
314	Occupied
320	Occupied
322	Occupied
324	Occupied
328	Occupied
340	Occupied

S. 17th Street



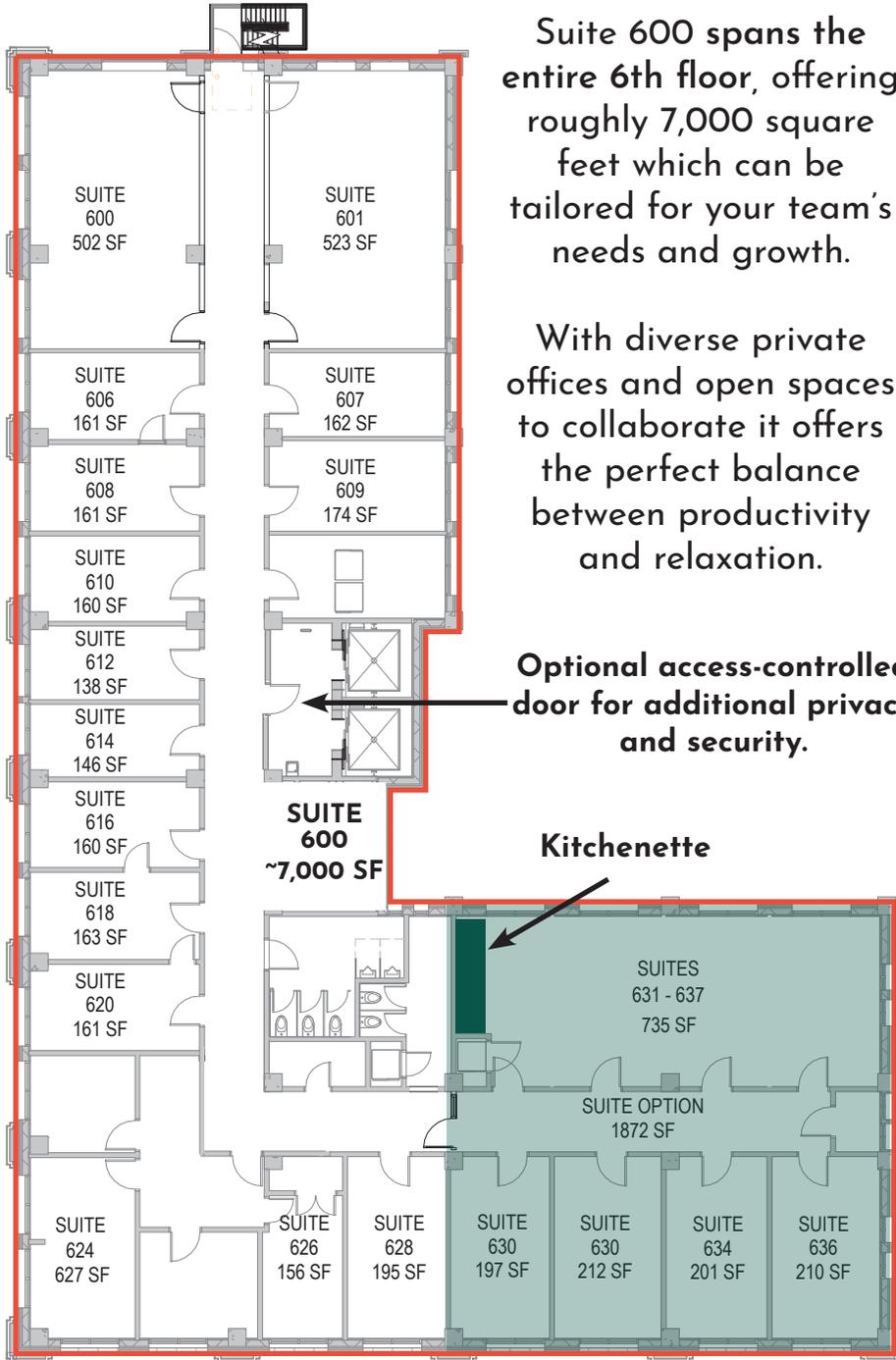
Harney Street

Suite #	Monthly Rent
400	Occupied
401	Conference Room
402	\$445.00
403	Occupied
404	\$445.00
405	Occupied
406	Occupied
407	\$415.00
408	Occupied
409	Occupied
410	Occupied
414	Occupied
416	Occupied
418	Occupied
420	Occupied
424	Occupied
440	Occupied



Suite #	Monthly Rent
500	Occupied
501	Occupied
506	Occupied
507	\$725.00
508	Occupied
509	Occupied
510	Occupied
512 & 516	Occupied 442 Total SF
518 & 520	Occupied
524	Occupied
526	Occupied
528	Occupied
530	Occupied
533	750.00
540	Occupied

S. 17th Street



Suite 600 spans the entire 6th floor, offering roughly 7,000 square feet which can be tailored for your team's needs and growth.

With diverse private offices and open spaces to collaborate it offers the perfect balance between productivity and relaxation.

Optional access-controlled door for additional privacy and security.

Kitchenette

Harney Street

Suite #	Monthly Rent
600	Available
601	Available
606	Available
607	Available
608	Available
609	Available
610	Available
612	Available
614	Available
616	Available
618	Available
620	Available
622	Available
624	Available
626	Available
628	Available
630	Available
631	Available
632	Available
633	Available
634	Available
635	Available
636	Available
636	Available
640	\$3,333.00

S. 17th Street



Harney Street

Suite #	Monthly Rent
700	Occupied
701	Occupied
704	Occupied
705	Occupied
706	Occupied
707	Occupied
708	Occupied
709	Occupied
712	Occupied
714	Occupied
716	Occupied
720	Occupied
721	Occupied
722	\$445.00
726	\$995.00
728	\$850.00
730	\$445.00
722-730	\$2,450.00 1,174 Total SF
731/733	Occupied
740	\$2,650.00

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Circa 1938

Schedule a tour today!



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