



**B BARON**

# KEELINE BUILDING

PRIVATE OFFICE  
COMMUNITY

319 S. 17<sup>TH</sup> STREET | OMAHA, NE 68102



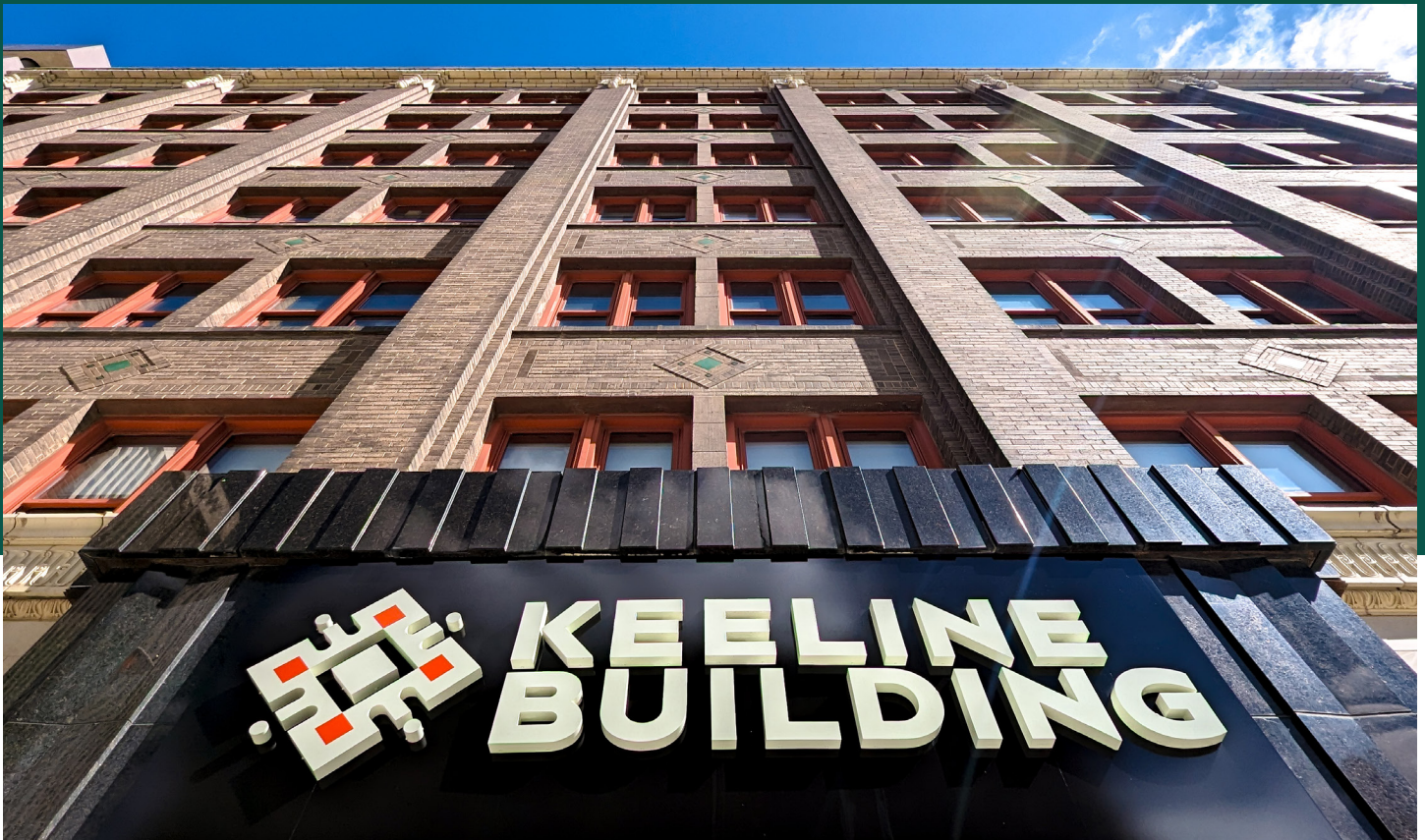
**KEELINE BUILDING - A PRIVATE OFFICE COMMUNITY**  
PRIVATE OFFICE SUITES STARTING AT \$415 PER MONTH



John D. Carrig  
(402) 499-5999 | [jcarrig@baroncre.com](mailto:jcarrig@baroncre.com)

David J. Carrig  
(402) 218-5888 | [dcarrig@baroncre.com](mailto:dcarrig@baroncre.com)





## 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

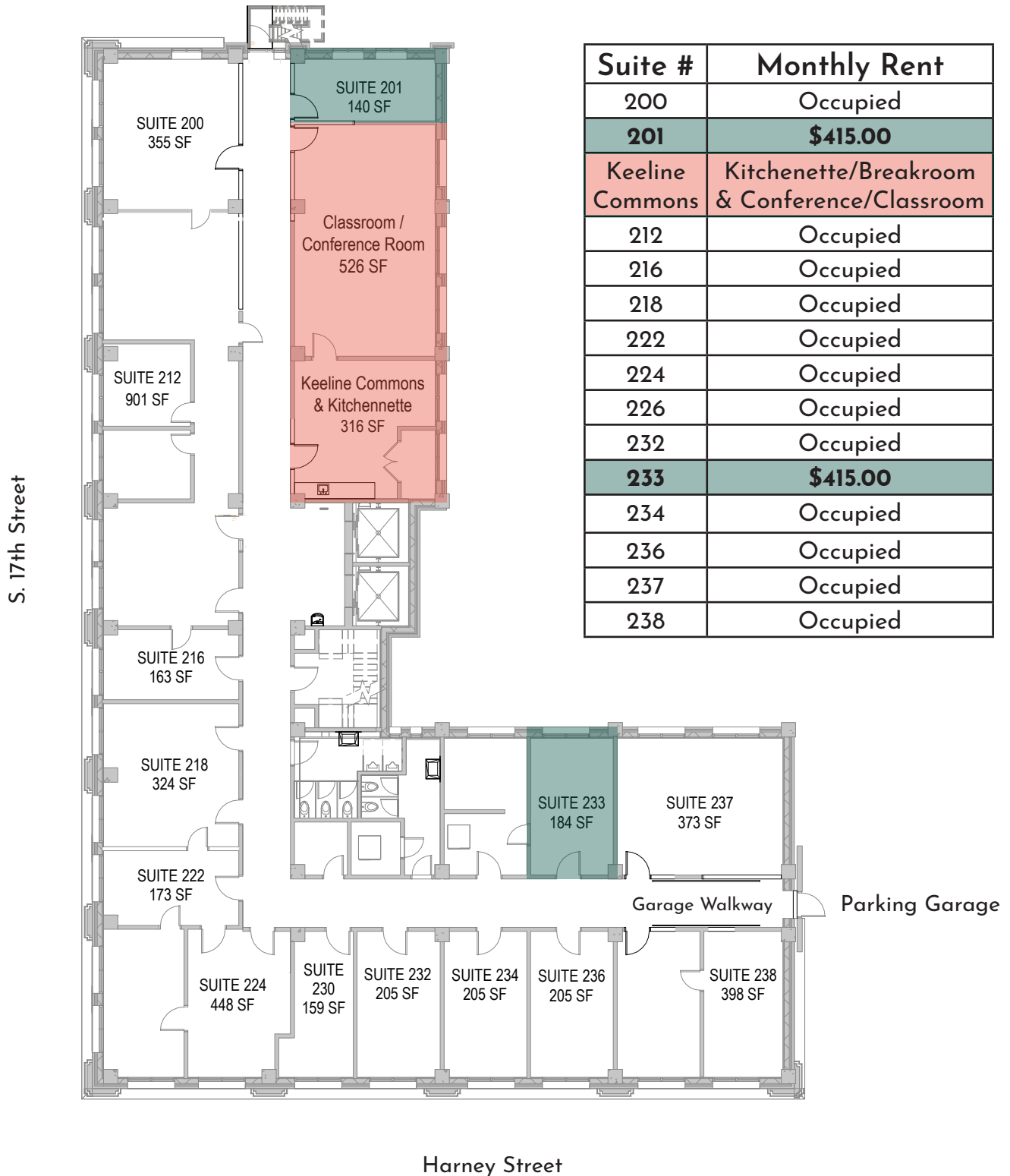


Conference Room and Event Space - 2nd Floor

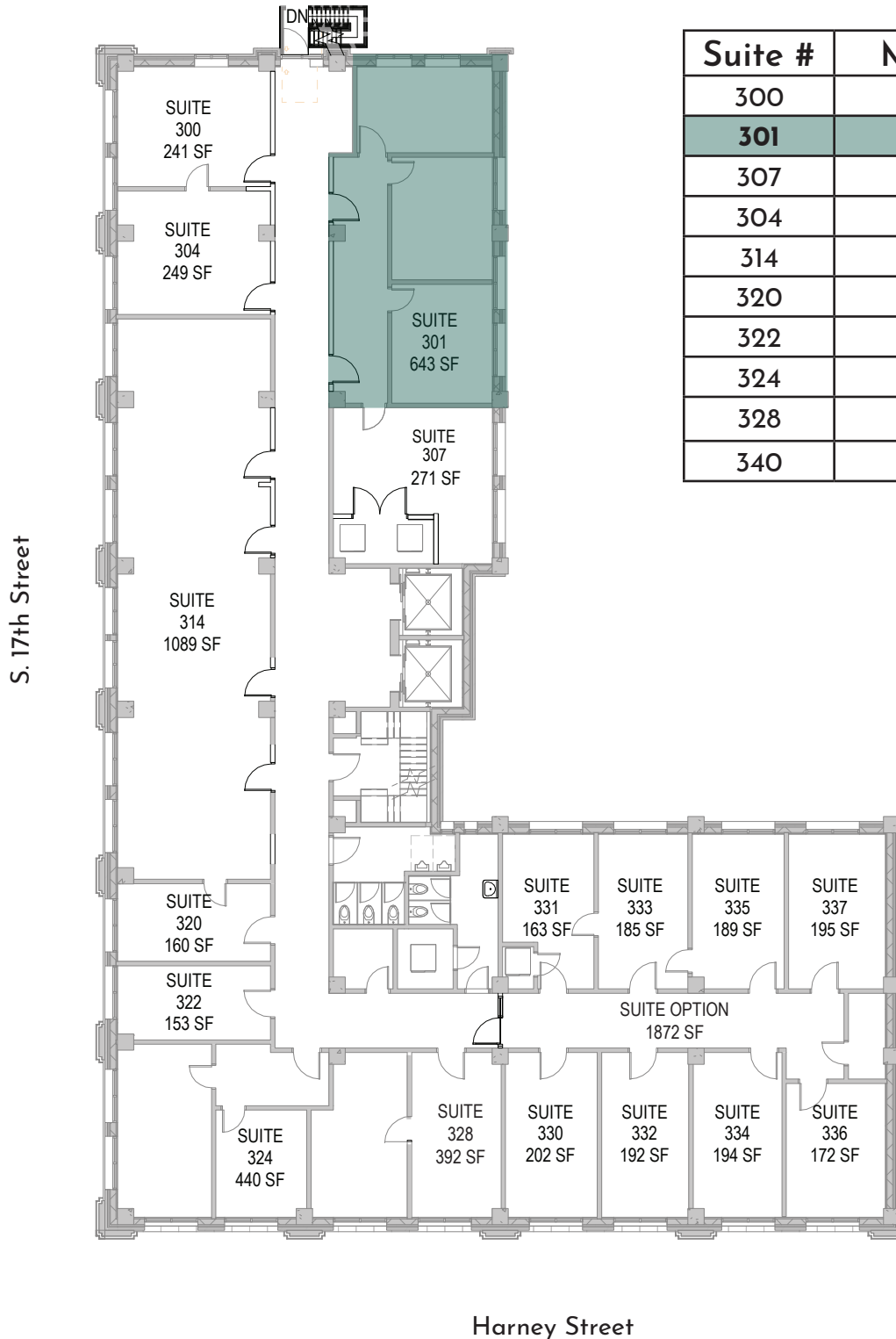




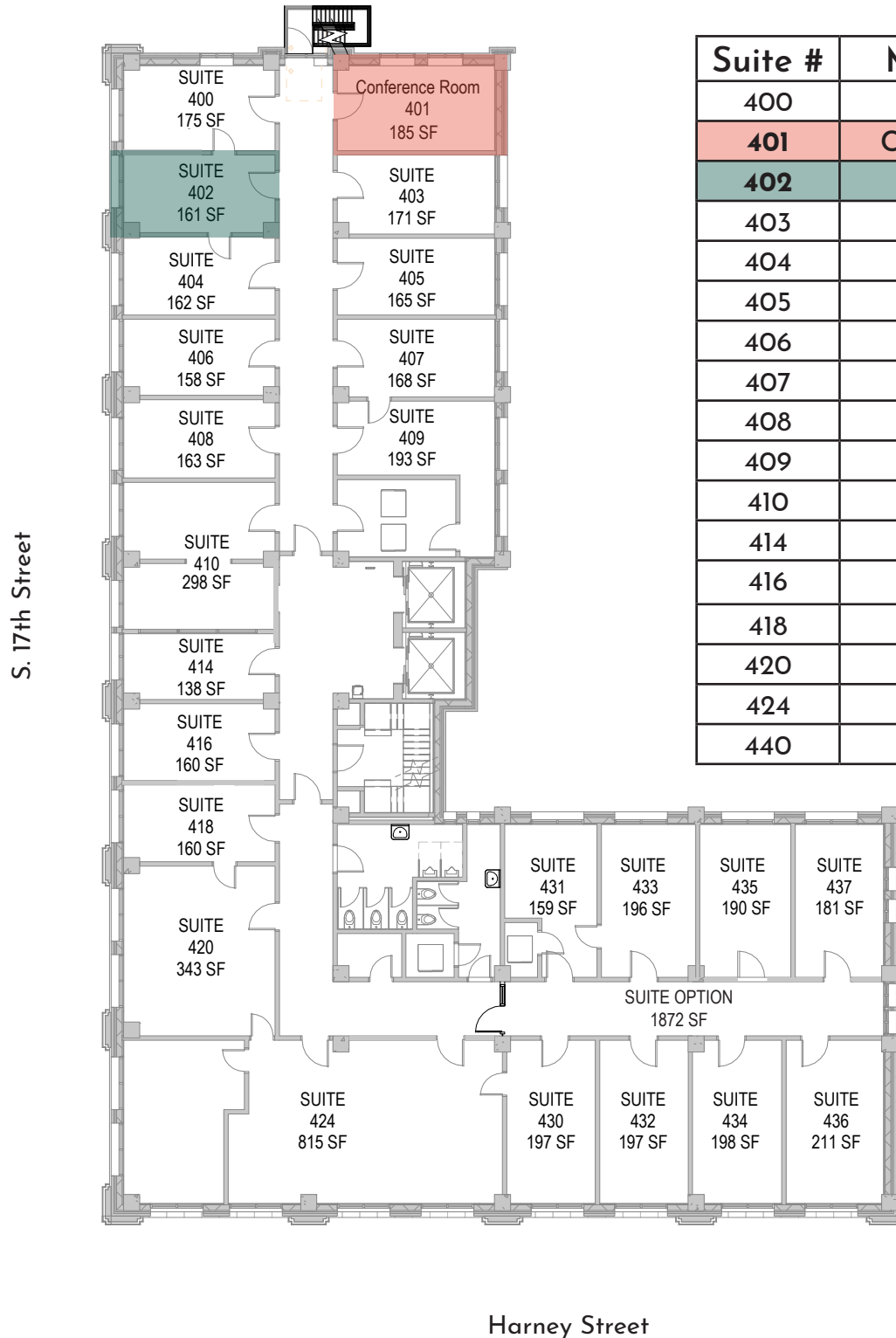
**319 S. 17<sup>TH</sup> STREET** | OMAHA, NE 68102





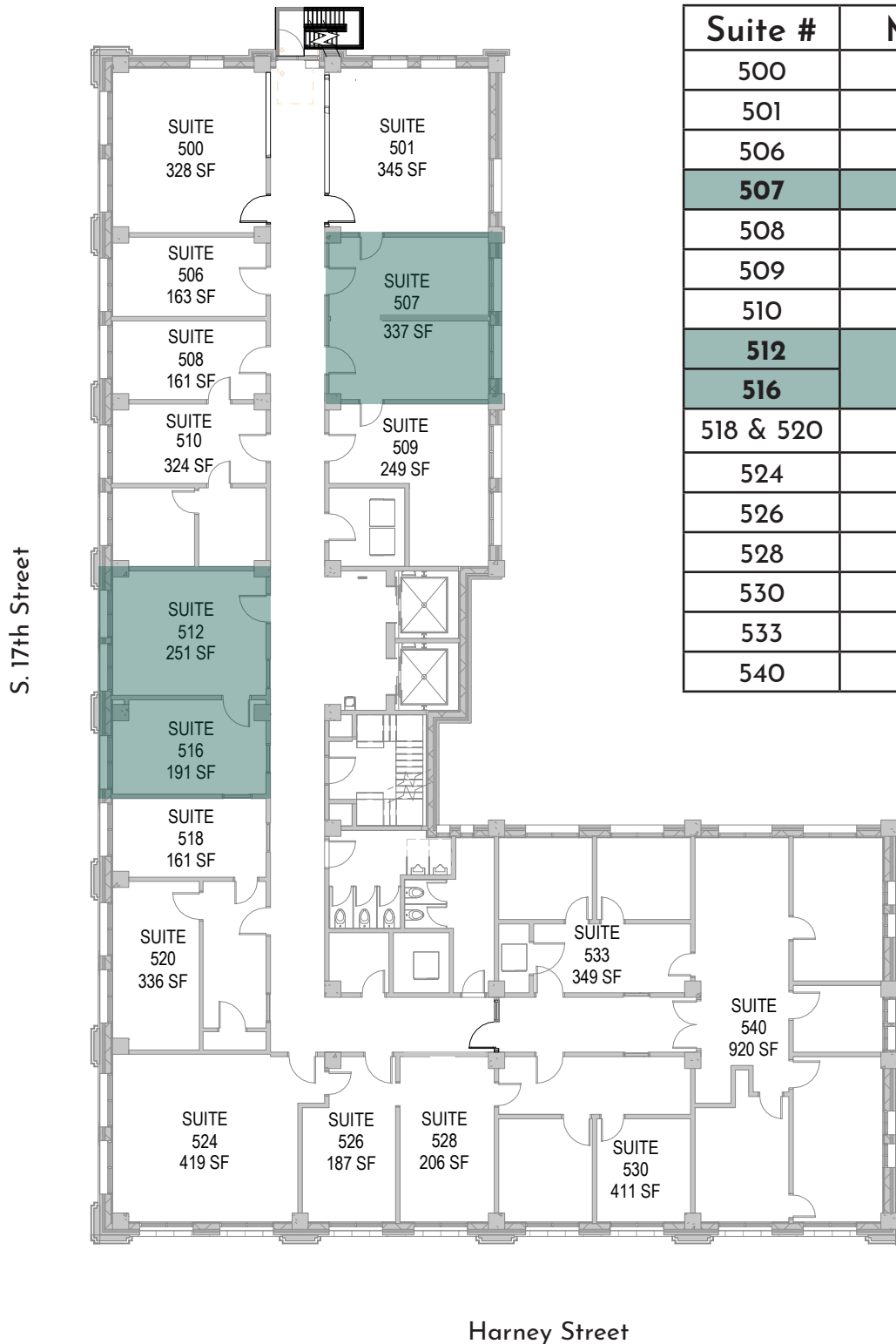


Suite #	Monthly Rent
300	Occupied
<b>301</b>	<b>\$1,395.00</b>
307	Occupied
304	Occupied
314	Occupied
320	Occupied
322	Occupied
324	Occupied
328	Occupied
340	Occupied



Suite #	Monthly Rent
400	Occupied
<b>401</b>	<b>Conference Room</b>
<b>402</b>	<b>\$445.00</b>
403	Occupied
404	Occupied
405	Occupied
406	Occupied
407	Occupied
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
<b>507</b>	<b>\$725.00</b>
508	Occupied
509	Occupied
510	Occupied
<b>512</b>	<b>\$925.00</b>
<b>516</b>	<b>442 Total SF</b>
518 & 520	Occupied
524	Occupied
526	Occupied
528	Occupied
530	Occupied
533	Occupied
540	Occupied

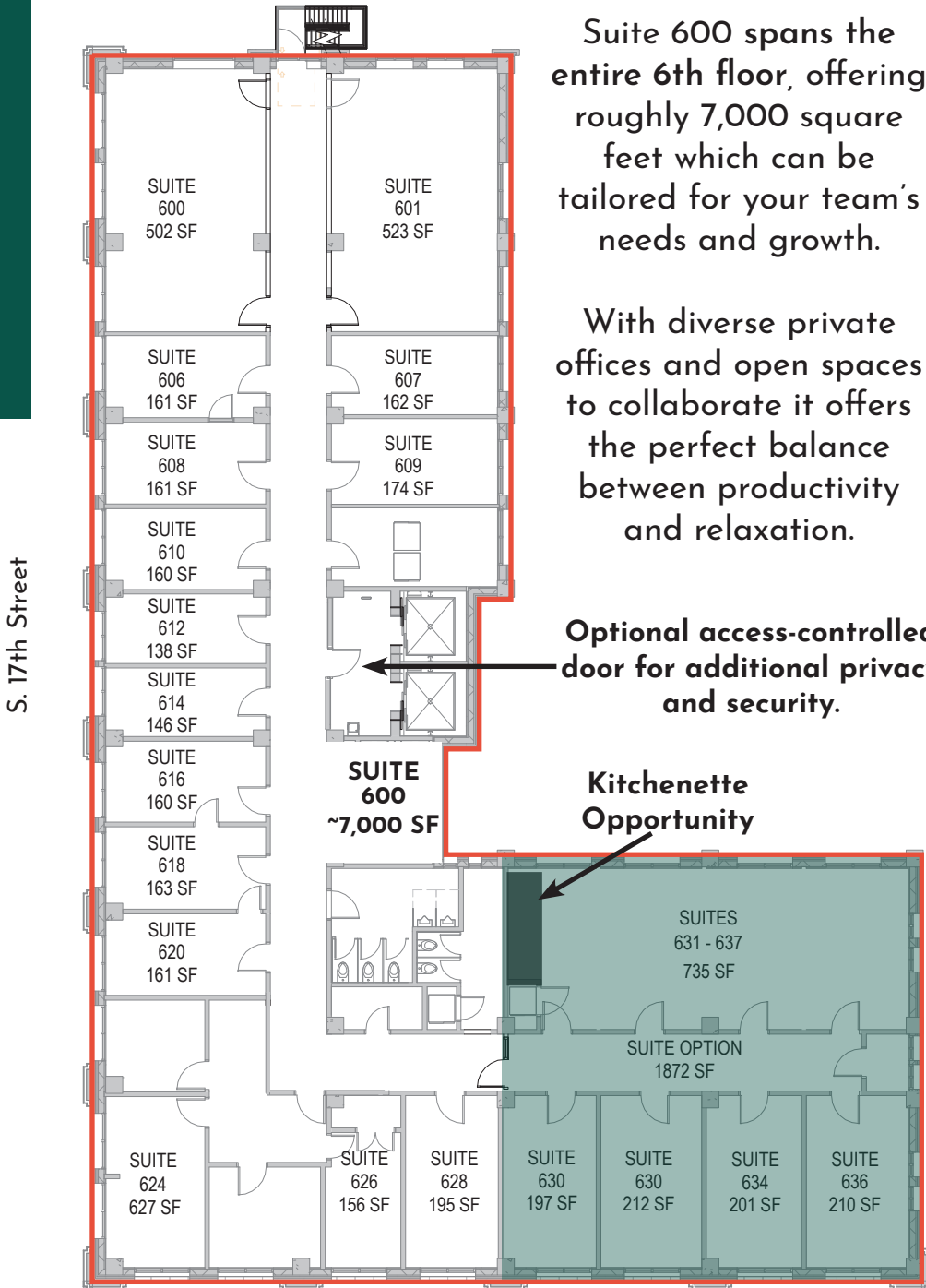
Suite 600 spans the entire 6th floor, offering roughly 7,000 square feet which can be tailored for your team's needs and growth.

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

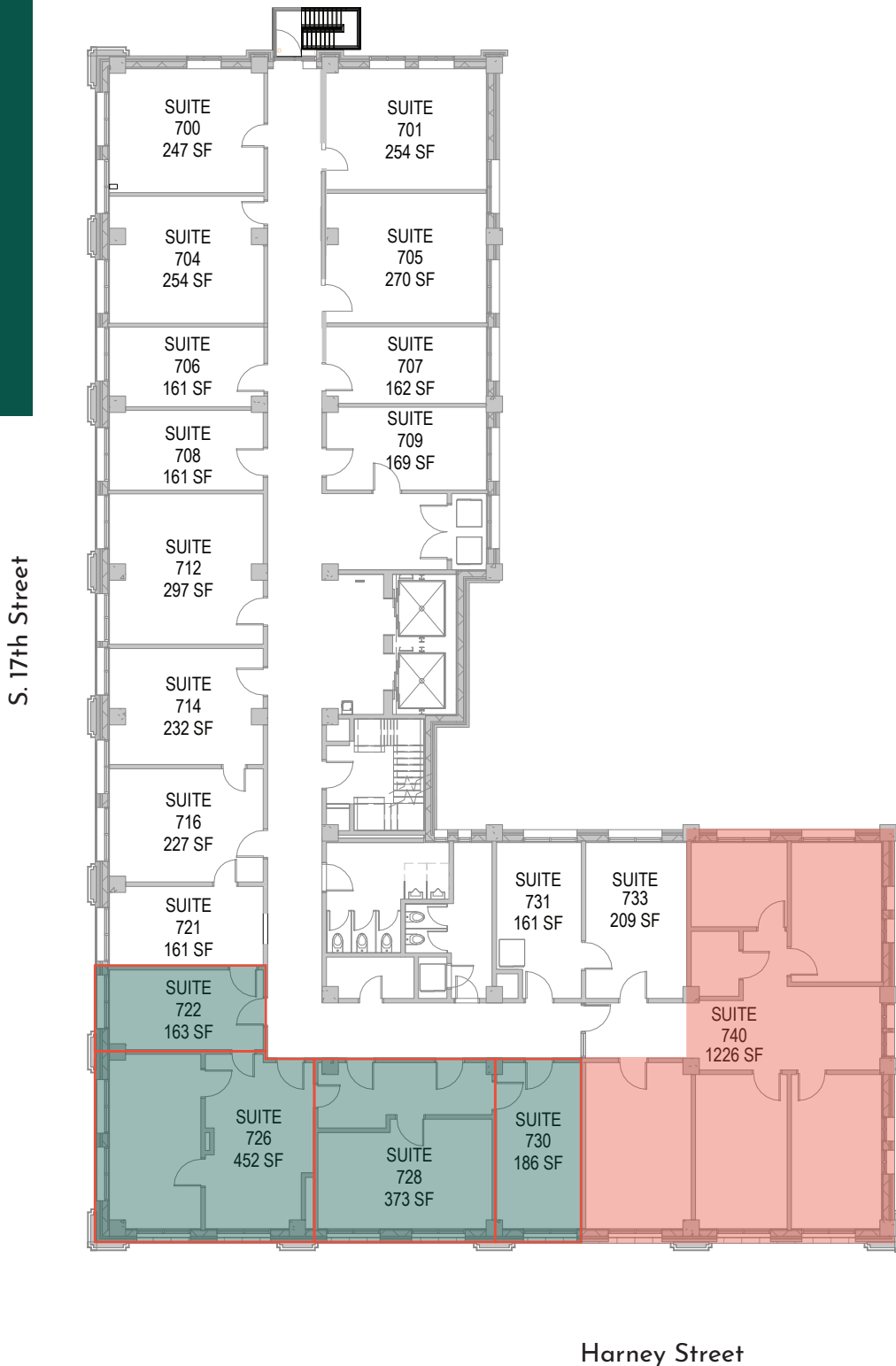
Optional access-controlled door for additional privacy and security.

Kitchenette Opportunity

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







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
<b>722</b>	<b>\$445.00</b>
<b>726</b>	<b>\$995.00</b>
<b>728</b>	<b>\$850.00</b>
<b>730</b>	<b>\$445.00</b>
<b>722-730</b>	<b>\$2,450.00</b> <b>1,174 Total SF</b>
731/733	Occupied
<b>740</b>	<b>\$2,650.00</b>

EST



1911

# KEELINE BUILDING

PRIVATE OFFICE  
COMMUNITY



**Circa 1938**

# Schedule a tour today!



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501 S. 16th Street, Omaha, NE 68102  
[baroncre.com](http://baroncre.com)

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