

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 \$395 PER MONTH



John D. Carrig
(402) 499-5999 | jcarrig@baroncre.com

David J. Carrig
(402) 218-5888 | dcarrig@baroncre.com

501 S. 16th Street, Omaha, NE 68102
baroncre.com

The information furnished herein is from sources believed reliable, but is not guaranteed by BARON, or its agents, and is subject to change, corrections, errors, omissions, prior sales, or withdrawal, without notice.



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 \$395.00
Double Suites	+/- 330 SF	Immediately Available	Starting at \$749.00
Large 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, UPS Store (Now Open!), Mexitli, La Traga-Zona (coming soon) & 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

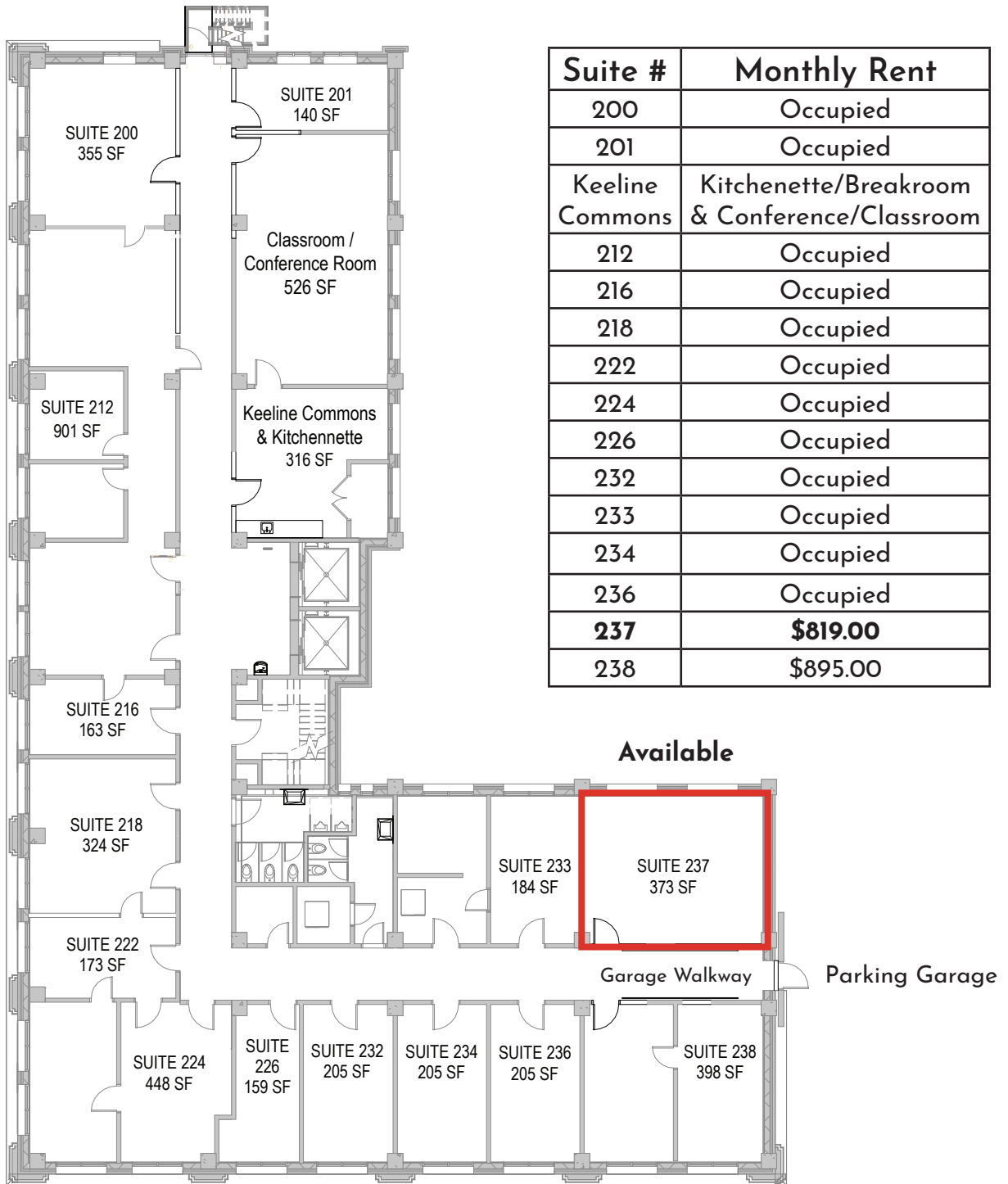


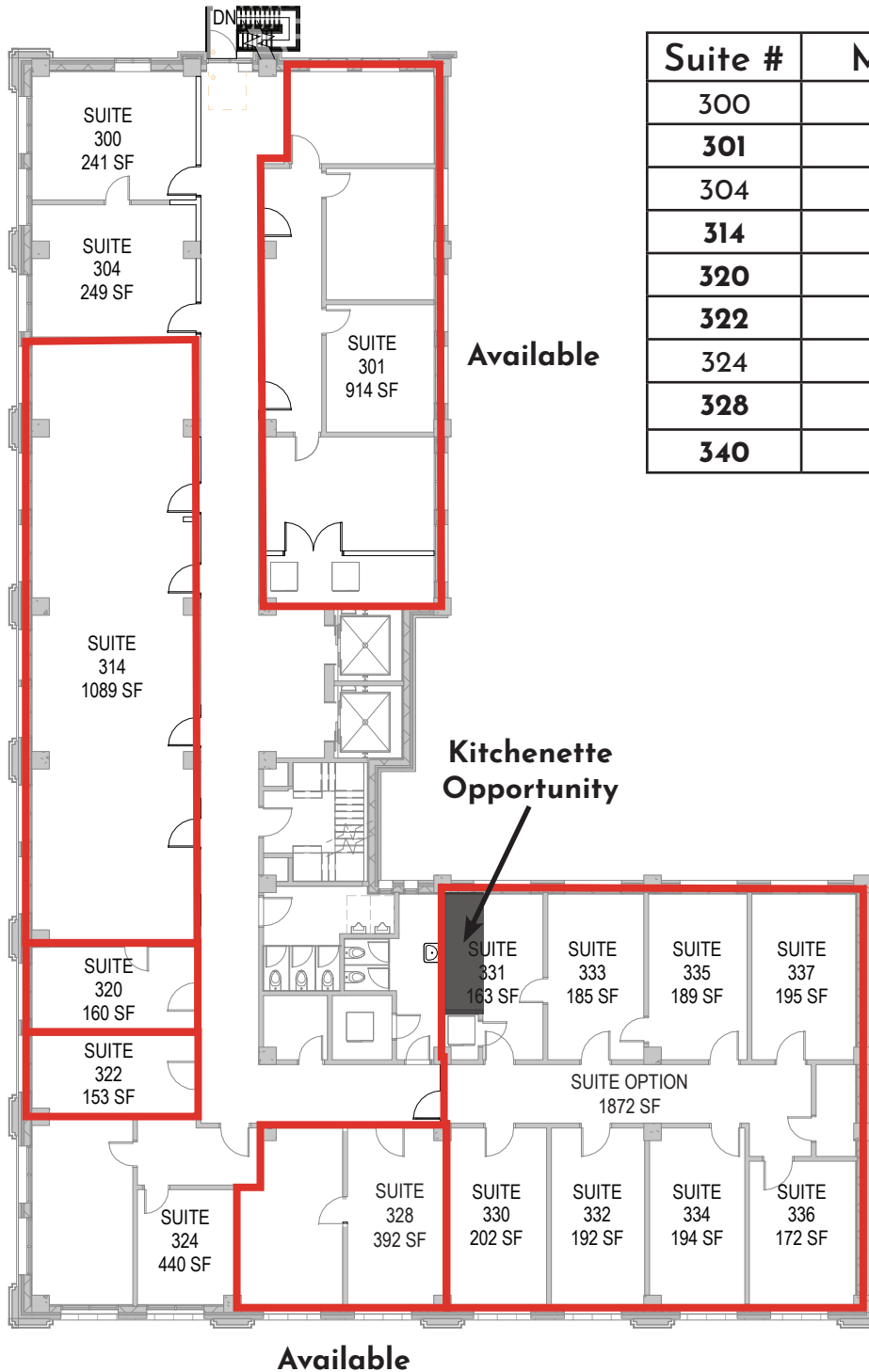
AMENITIES





319 S. 17TH STREET | OMAHA, NE 68102





Suite #	Monthly Rent
300	Occupied
301	\$1,849.00
304	Occupied
314	\$2,179.00
320	\$415.00
322	\$415.00
324	Occupied
328	\$749.00
340	\$2,995.00

Available

Available

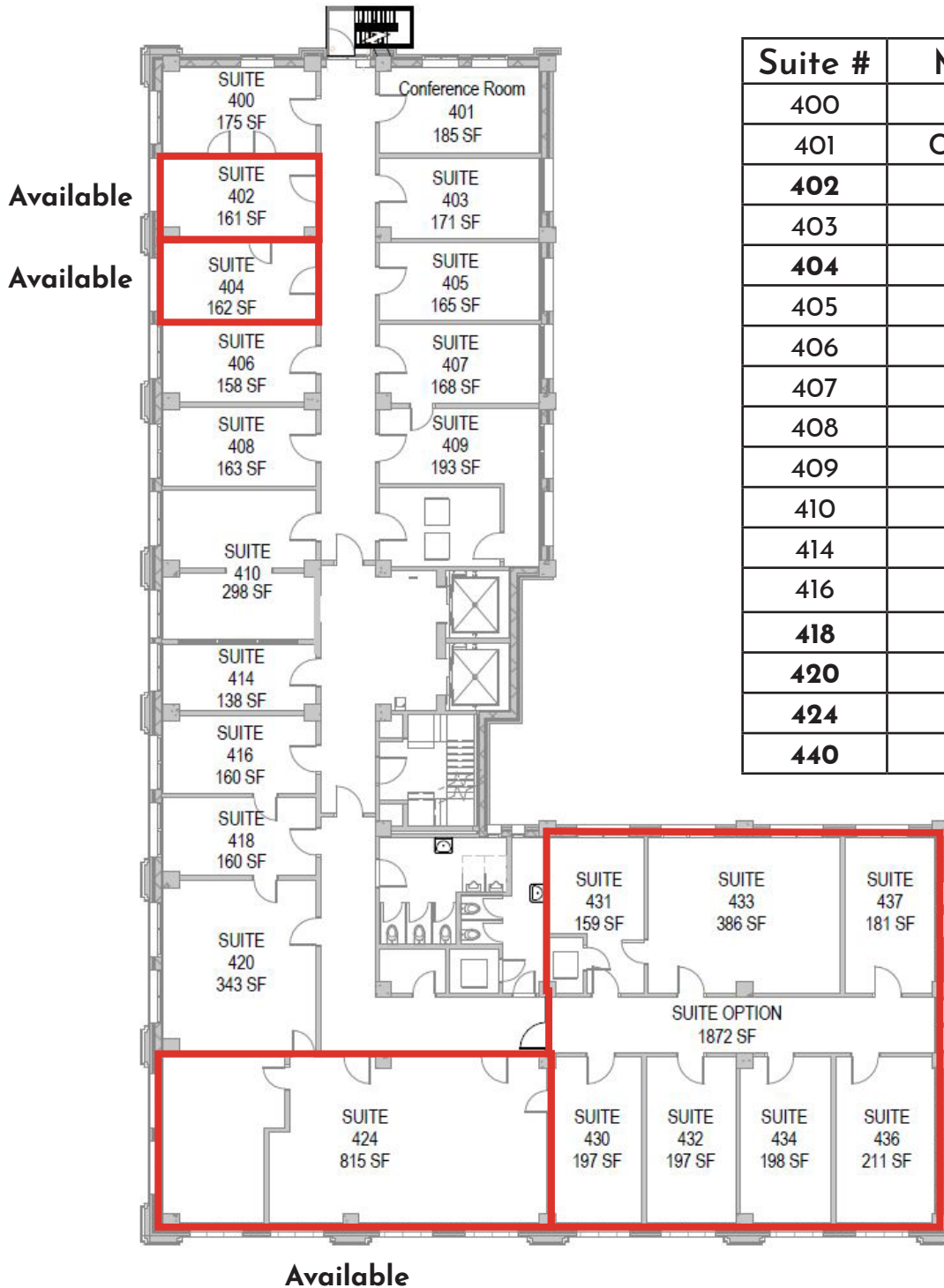
Available

Kitchenette Opportunity

Available

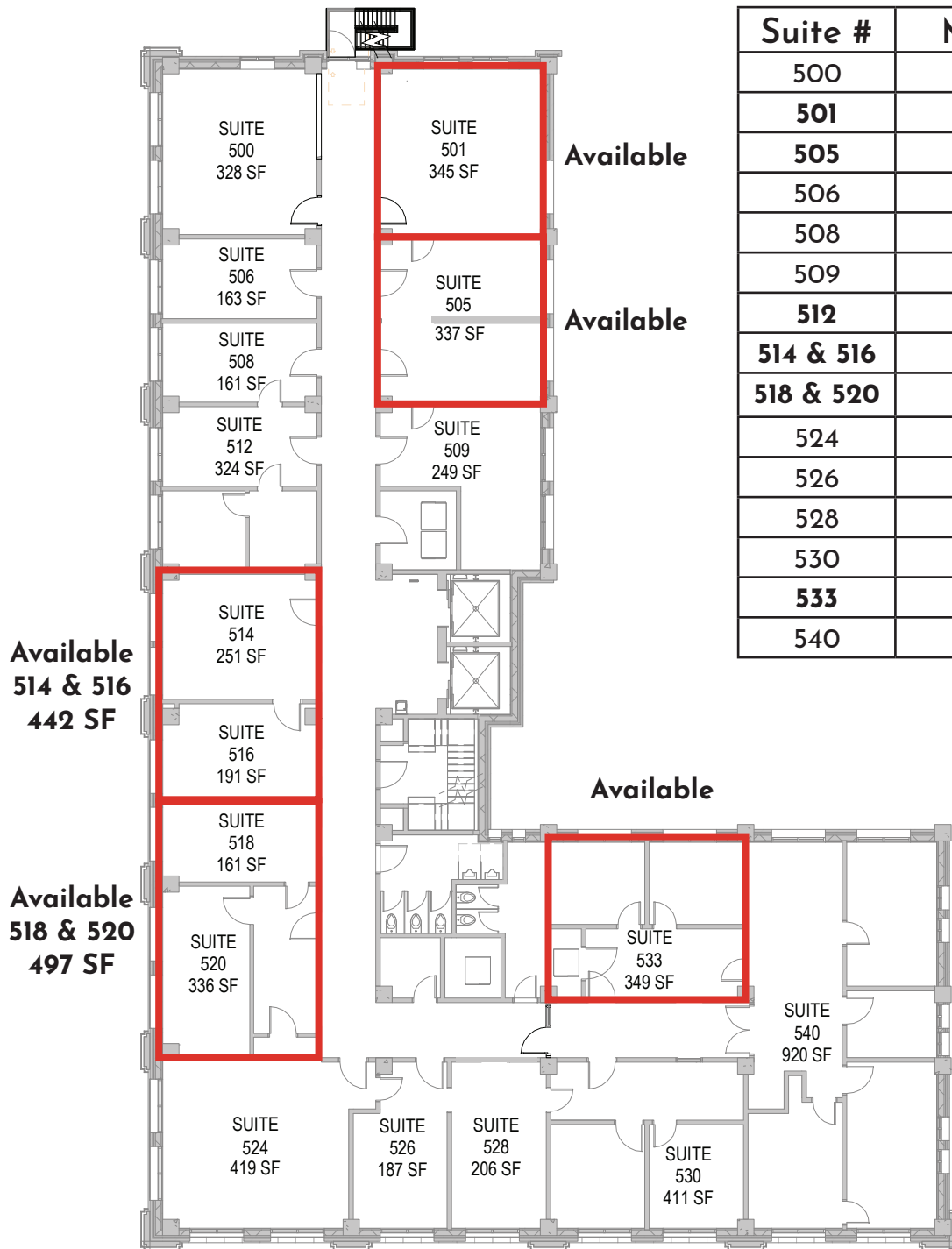
Available
Suite 340
Collectively 1,872 SF

Available

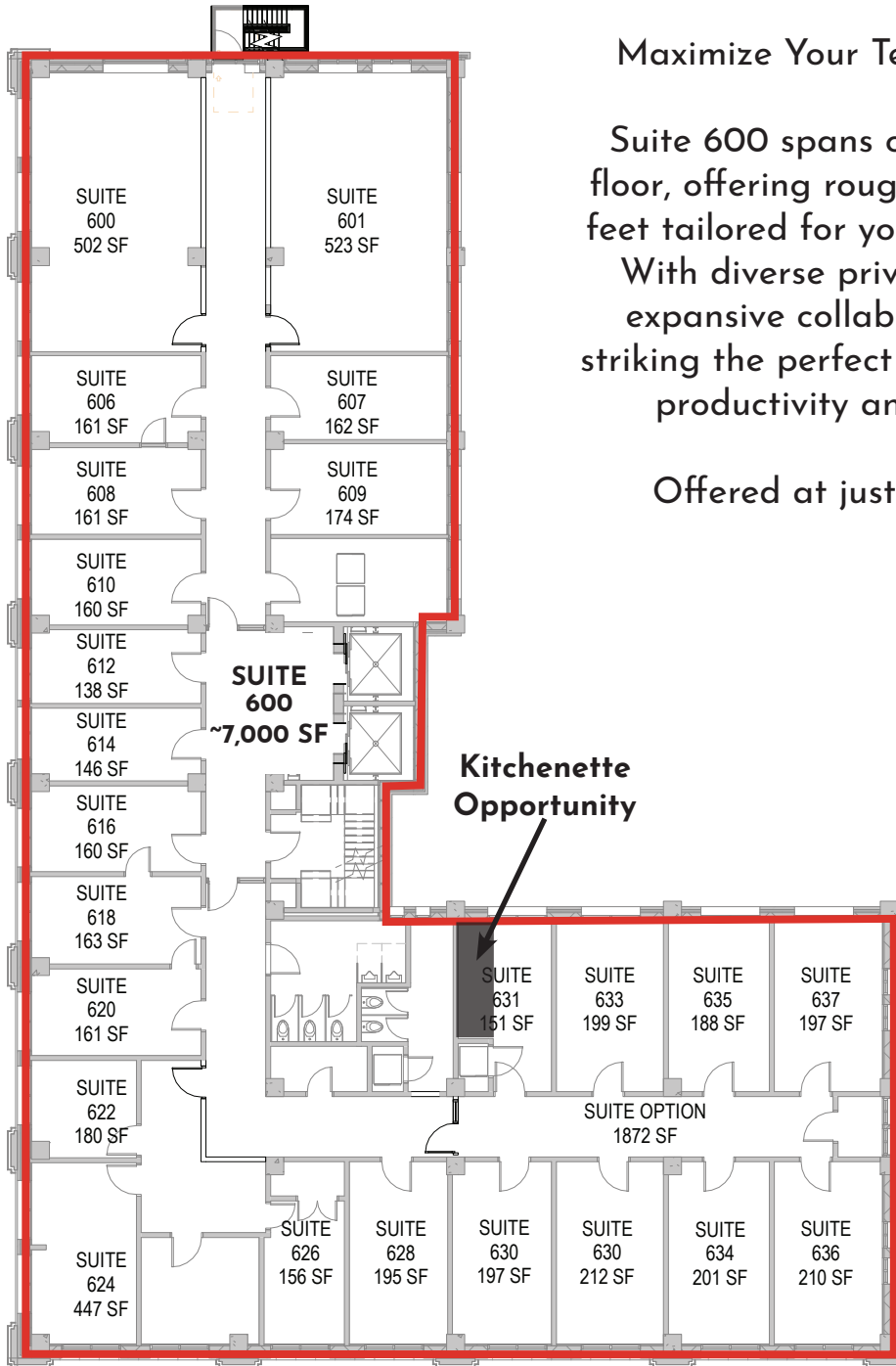


Suite #	Monthly Rent
400	Occupied
401	Conference Room
402	\$415.00
403	Occupied
404	\$415.00
405	Occupied
406	Occupied
407	Occupied
408	Occupied
409	Occupied
410	Occupied
414	Occupied
416	Occupied
418	\$415.00
420	Occupied
424	\$1,696.00
440	\$2,995.00

Available Suite 440 Collectively 1,872 SF




Suite #	Monthly Rent
500	Occupied
501	\$725.00
505	\$725.00
506	Occupied
508	Occupied
509	Occupied
512	\$725.00
514 & 516	\$925.00
518 & 520	\$1,025.00
524	Occupied
526	Occupied
528	Occupied
530	Occupied
533	\$725.00
540	Occupied



Maximize Your Team's Potential!

Suite 600 spans of the entire 6th floor, offering roughly 7,000 square feet tailored for your team's growth. With diverse private offices and expansive collaborative spaces, striking the perfect balance between productivity and relaxation!

Offered at just **\$20.00 PSF.**



Available

Available

Available

Available

Suite #	Monthly Rent
700	Occupied
701	Occupied
704	Occupied
705	Occupied
706	Occupied
707	Occupied
708	Occupied
709	\$395.00
712	Occupied
714	Occupied
716	\$545.00
720	Occupied
722	Occupied
728	Occupied
726	Occupied
728	Occupied
730	\$415.00
731/733	Occupied
740	\$2,650.00

Call, text, or email to schedule a tour today!



John D. Carrig
(402) 499-5999 | jcarrig@baroncre.com

David J. Carrig
(402) 218-5888 | dcarrig@baroncre.com

501 S. 16th Street, Omaha, NE 68102
baroncre.com

The information furnished herein is from sources believed reliable, but is not guaranteed by BARON, or its agents, and is subject to change, corrections, errors, omissions, prior sales, or withdrawal, without notice.