

EST  1911

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! Located in the heart of Omaha's Central Business District, on the highly visible corner of 17th and Harney St. Fully renovated in 2023 and just steps from the Douglas County Courthouse, the Keeline building is attractive for all downtown office and creative users.

No extra utilities or NNN fees!

Tours now available by appointment only.

- Charming 1911 Historic Building
- Historically Renovated in 2023
- Single, double, or larger suites available now
- Suites range from 138-7,000 SF
- Gross Lease (No utilities or NNN fees)
- National Registry of Historic Places
- Short-term leases available
- Across the street from the Douglas County Courthouse, City of Omaha offices, Douglas County Youth Center
- Convenient downtown location with multiple hotels, restaurants, and attached 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 (coming soon), Mexitli, & Backline Comedy Theatre, and 856 SF of retail space available!

Number of Floors: 7

Number of Elevators: 2

Parking: Attached Garage Parking Available

Walking Score: Walker's Paradise (95)

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

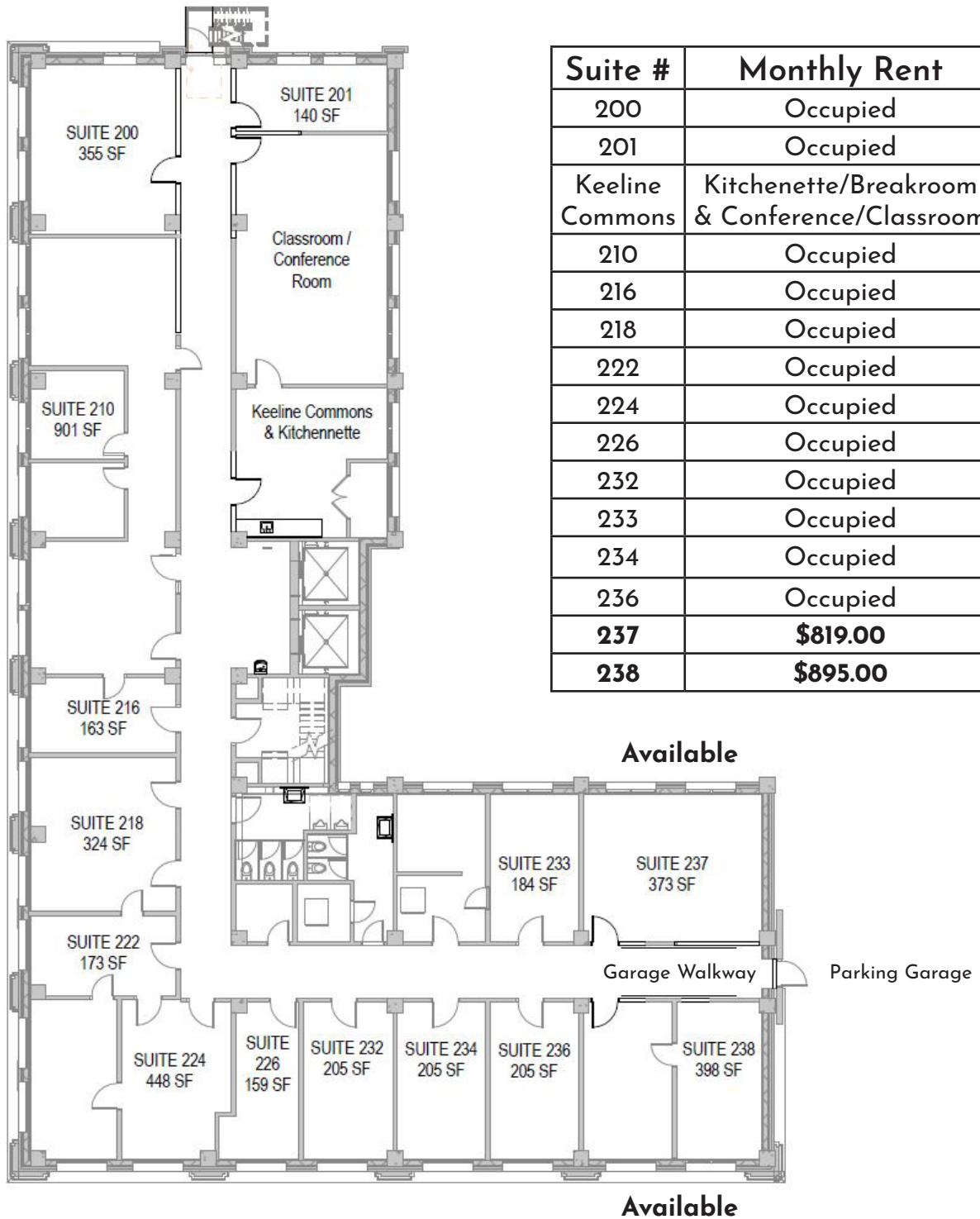
Bike Score: Very Bikeable (80)

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

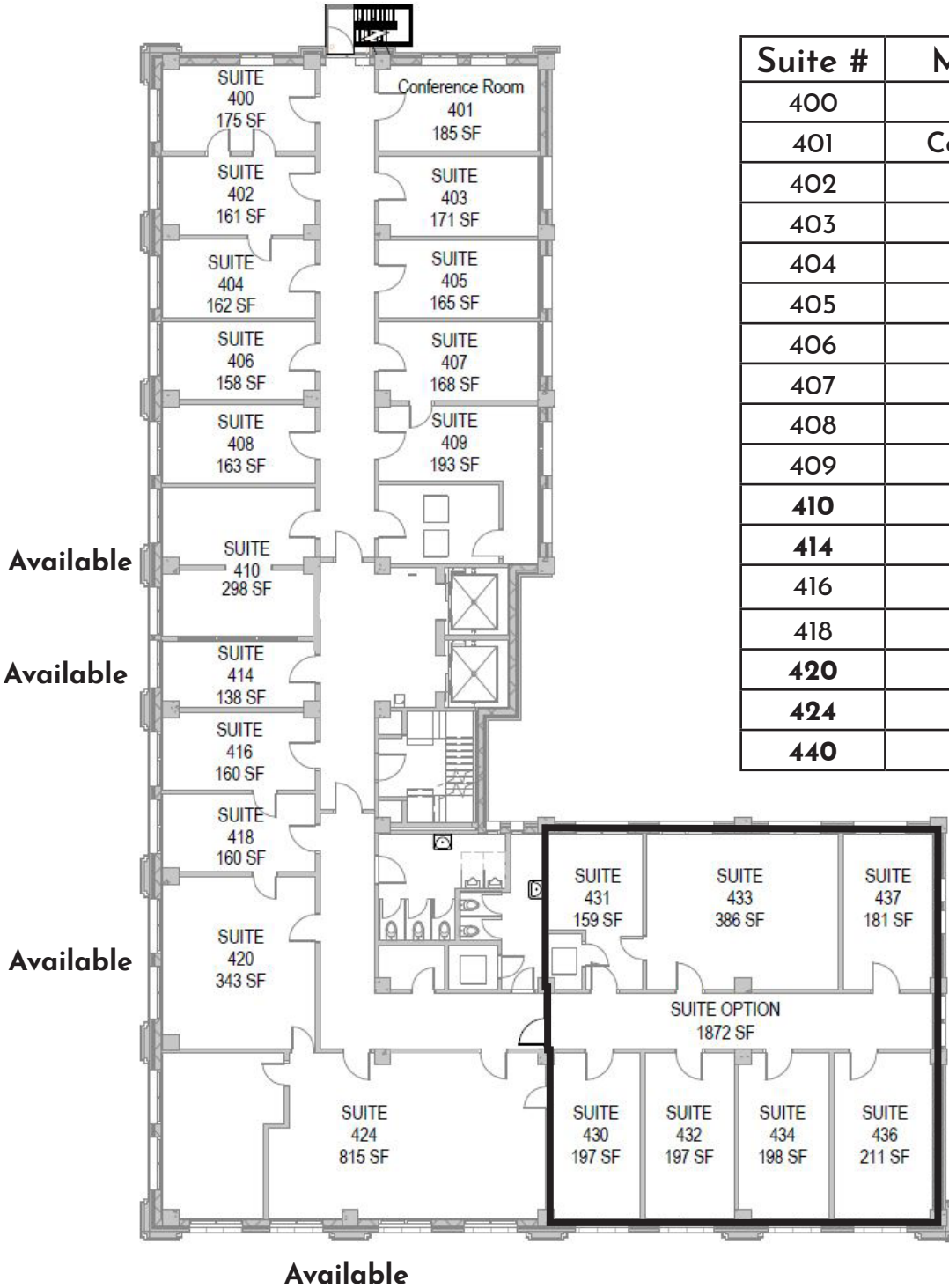


319 S. 17TH STREET | OMAHA, NE 68102

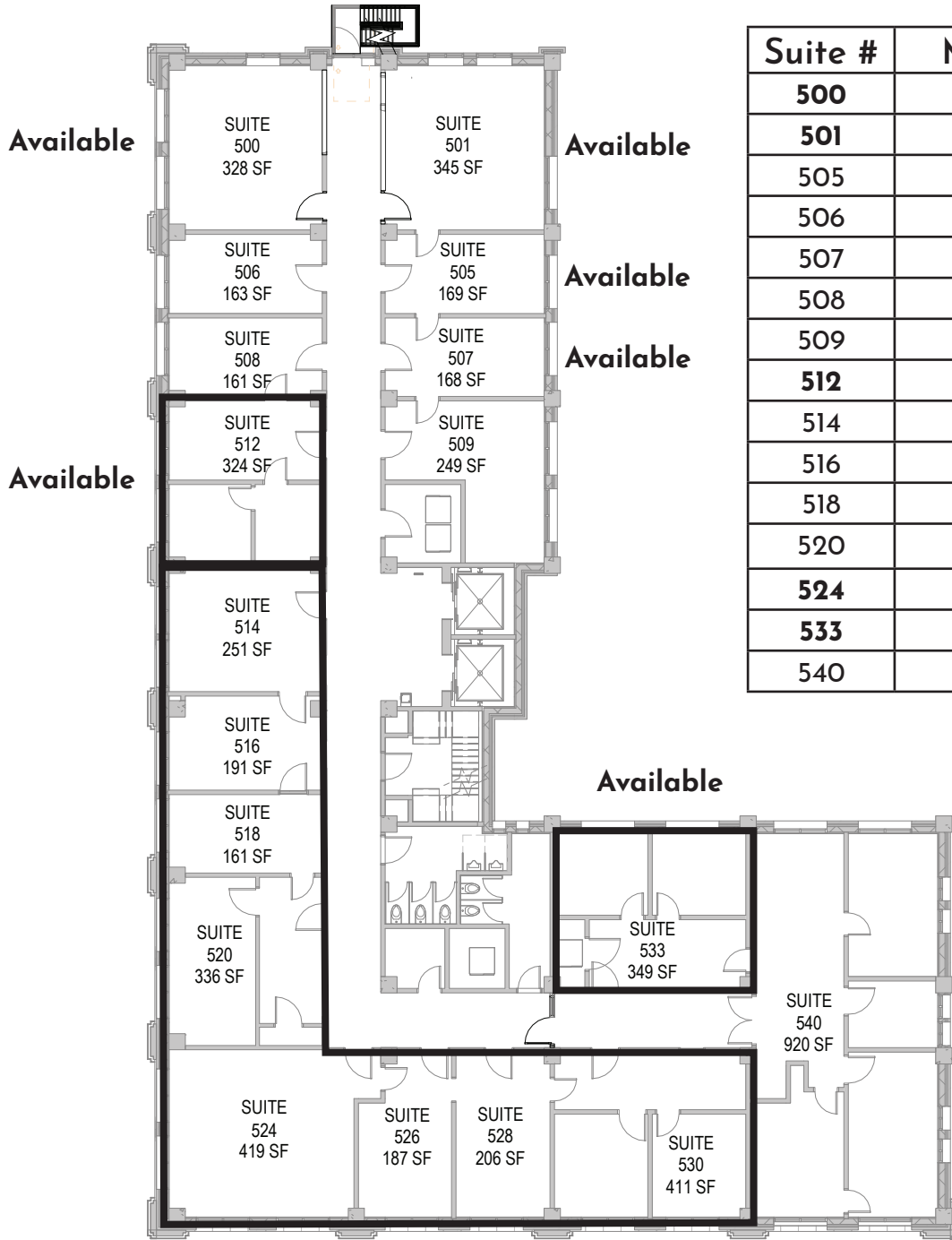




Suite #	Monthly Rent
300	\$595.00
301	\$1,849.00
304	\$595.00
314	\$1,949.00
320	\$415.00
322	\$415.00
324	Occupied
328	\$749.00
340	\$2,995.00

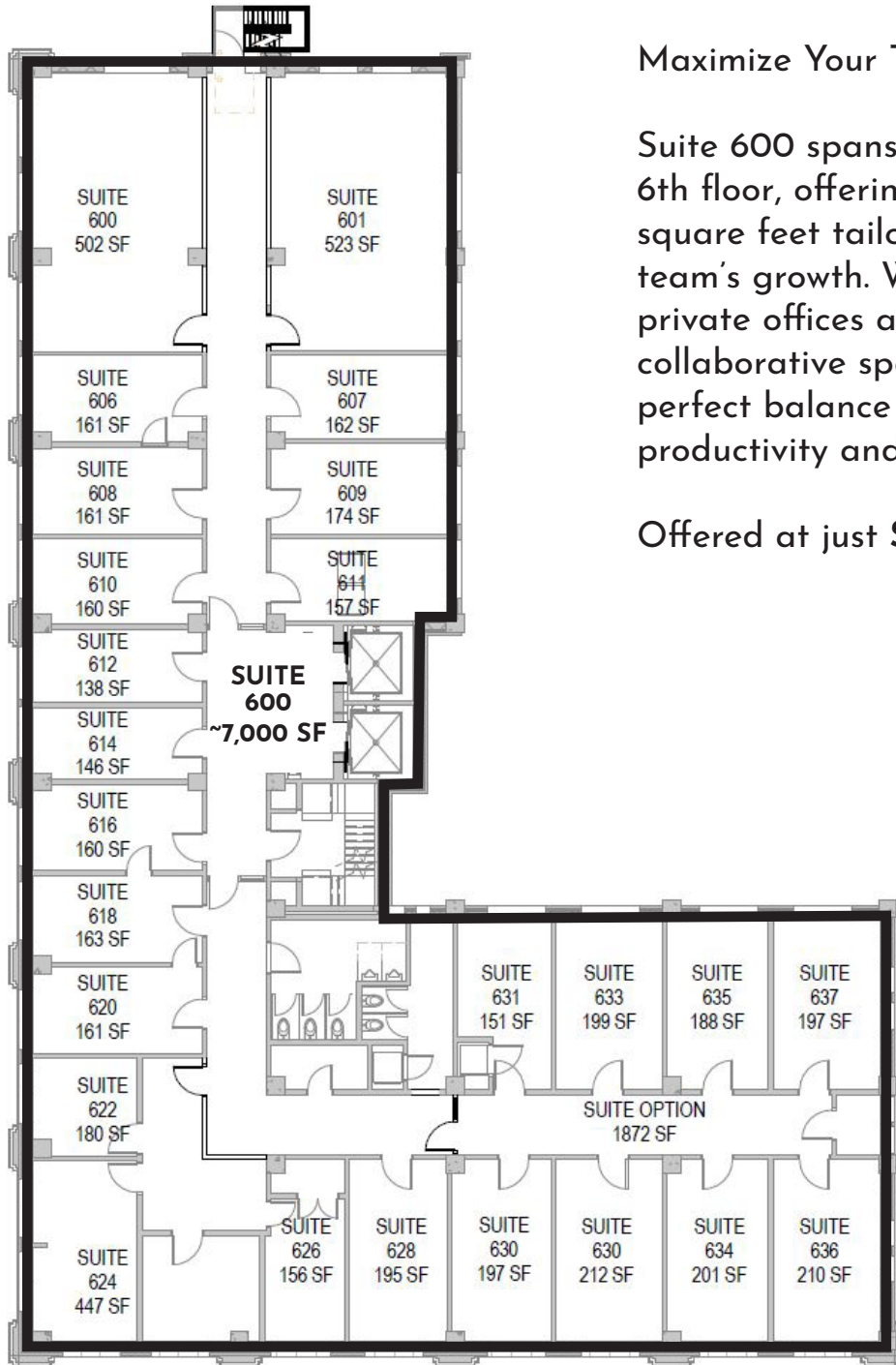


Suite #	Monthly Rent
400	Occupied
401	Conference Room
402	Occupied
403	Occupied
404	Occupied
405	Occupied
406	Occupied
407	Occupied
408	Occupied
409	Occupied
410	\$915.00
414	395.00
416	Occupied
418	Occupied
420	\$749.00
424	\$1,696.00
440	\$2,995.00



Suite #	Monthly Rent
500	\$725.00
501	\$725.00
505	Occupied
506	Occupied
507	Occupied
508	Occupied
509	Occupied
512	\$725.00
514	Occupied
516	Occupied
518	Occupied
520	Occupied
524	\$3,479.00
533	\$725.00
540	Occupied

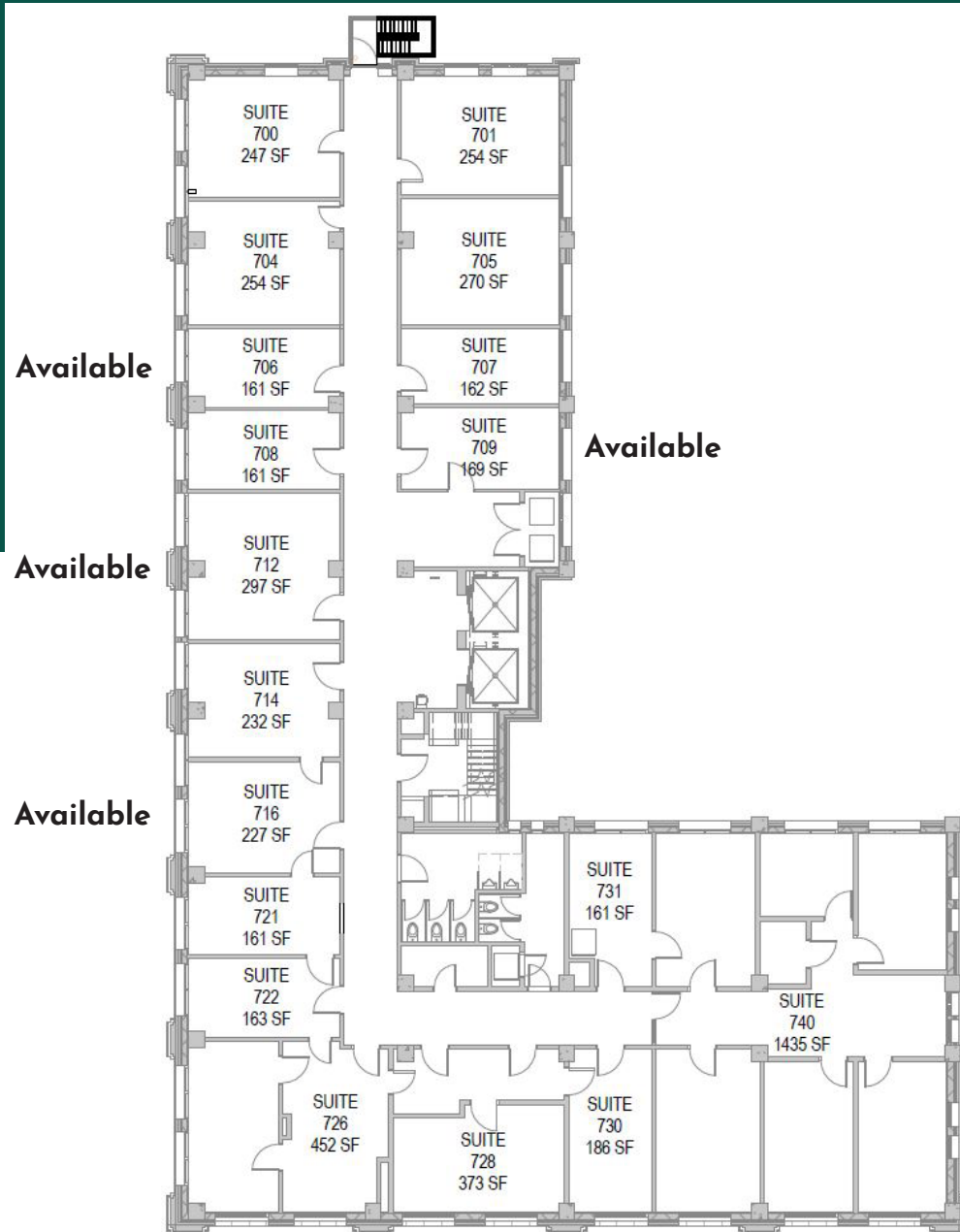
Available
Suite 524 - Collectively 2,162 SF



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 **\$15.00 PSF gross**



Suite #	Monthly Rent
700	Occupied
701	Occupied
704	Occupied
705	Occupied
706	\$415.00
707	Occupied
708	Occupied
709	\$395.00
712	\$675.00
714	Occupied
716	\$525.00
720	Occupied
722	Occupied
728	Occupied
726	Occupied
727	Occupied
730	Occupied
731	Occupied
733	Occupied
740	Occupied

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.