



319 S. 17TH STREET | OMAHA, NE 68102

**KEELINE BUILDING PRIVATE OFFICE SUITES
FOR LEASE: STARTING AT \$400 PER MONTH**

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



319 S. 17TH STREET | OMAHA, NE 68102

PROPERTY HIGHLIGHTS

BARON Commercial is pleased to represent the owner in the leasing of the Keeline Building at 319 S. 17th Street, Omaha, NE 68102. The Keeline Building is located in the heart of Omaha's Central Business District on a highly visible corner at 17th and Harney. Architect John Latenser, Sr. adorned the seven-story red brick building, completed in 1911, with brick pilasters to emphasize the vertical of the seven story structure. Terracotta detailing was then used to ornament the base and cornice. Expansive openings on the ground level encouraged the use of those spaces for commercial purposes while offices occupied the upper levels. Today the area around the Keeline remains a commercial district with residences, entertainment venues, and government buildings interspersed with offices and retail stores.

- **Building is to be completely renovated and redeveloped in 2022-2023**
- **Office space ranging from 170 SF - 5,000 SF**
- **Central Business District**
- **Gross Lease (No NNN fees)**
- **National Registry of Historic Places 1/25/2000**
- **Great accessibility on Harney Street**
- **Conveniently located near an abundance of dense residential living, new development, restaurants, entertainment hospitality, government buildings, and excellent proximity to public transportation**



319 S. 17TH STREET | OMAHA, NE 68102

SITE DETAILS

Site Area: 11,616 SF/0.26 Acres

Site Dimensions: 88 x 132

Zoning District: CBD-ACI-1(PL)

Zoning Sub-District: TOD-1-MX

Special Zoning: Community Redevelopment Area, Opportunity Zone

Walking Score: Walker's Paradise (95)

Transit Score: Good Transit (51)

Bike Score: Very Bikeable (80)

Traffic Count: 7,835 EADT (2016)

Parcel Number: 0313590000

Legal Description: CITY LOTS LOT 6 BLOCK 140 LT 5 & W 22 FT 88 X 132



319 S. 17TH STREET | OMAHA, NE 68102

IMPROVEMENT DETAILS

Style: Prairie School Commercial/Sullivan-esque

Year Built: 1911

Building Area: 60,912 SF

Number of Floors: 7

Original Use: Office

Designations: National Register of Historic Places

Foundation: Concrete

Framing: Concrete, Brick, and Wood

Exterior: Brick and Terra-Cotta

Roof: Composite

HVAC: Single-Split Systems

Water Heater: Gas Tank Storage

Fire Protection: Wet Fire Sprinkler System

Utility Metering: Separated for First Floor Retail Only

Elevator: Two (2) Electric Passenger

Parking: None Included



319 S. 17TH STREET | OMAHA, NE 68102

LEASE SUMMARY

Tenant pays rent and communications services for their private suite, the Landlord pays for all utilities servicing the space. No NNN fees. Landlord pays R.E. Taxes, Building Insurance, and Common Area Maintenance. Tenant may make improvements with Landlord's consent. Don't miss this opportunity to relocate your company office or have your own private office located in the historic and recently renovated Keeline Building. Steps away from the Douglas County Courthouse and the Omaha Civic Center this building is nestled in the heart of the Central Business District.

LEASE TERMS

Rental Rate: Starting at \$400 per month

Service Type: Gross, no utility charges, and no NNN fees

Lease Term: 3+ years

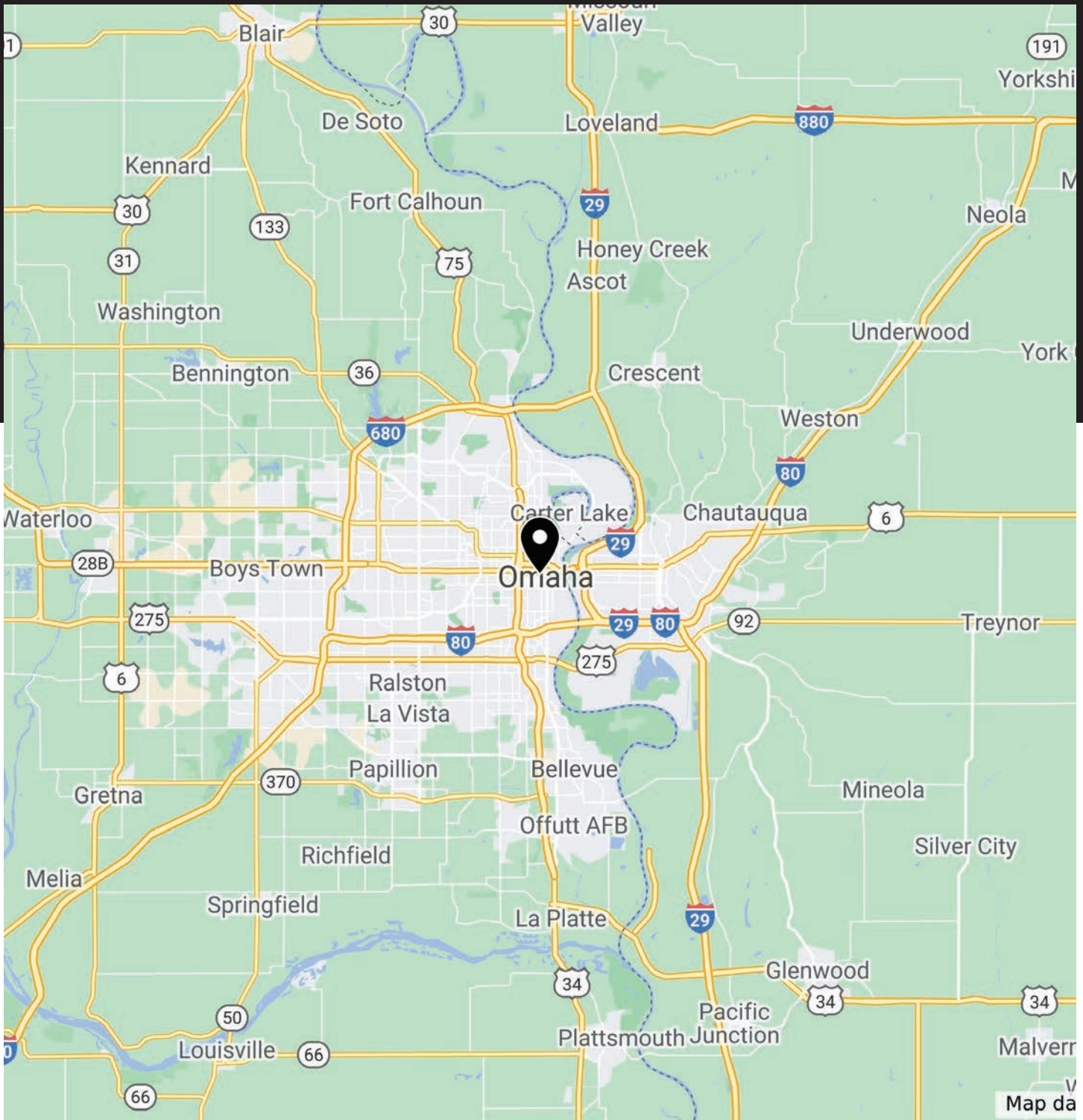
Date Available: Now



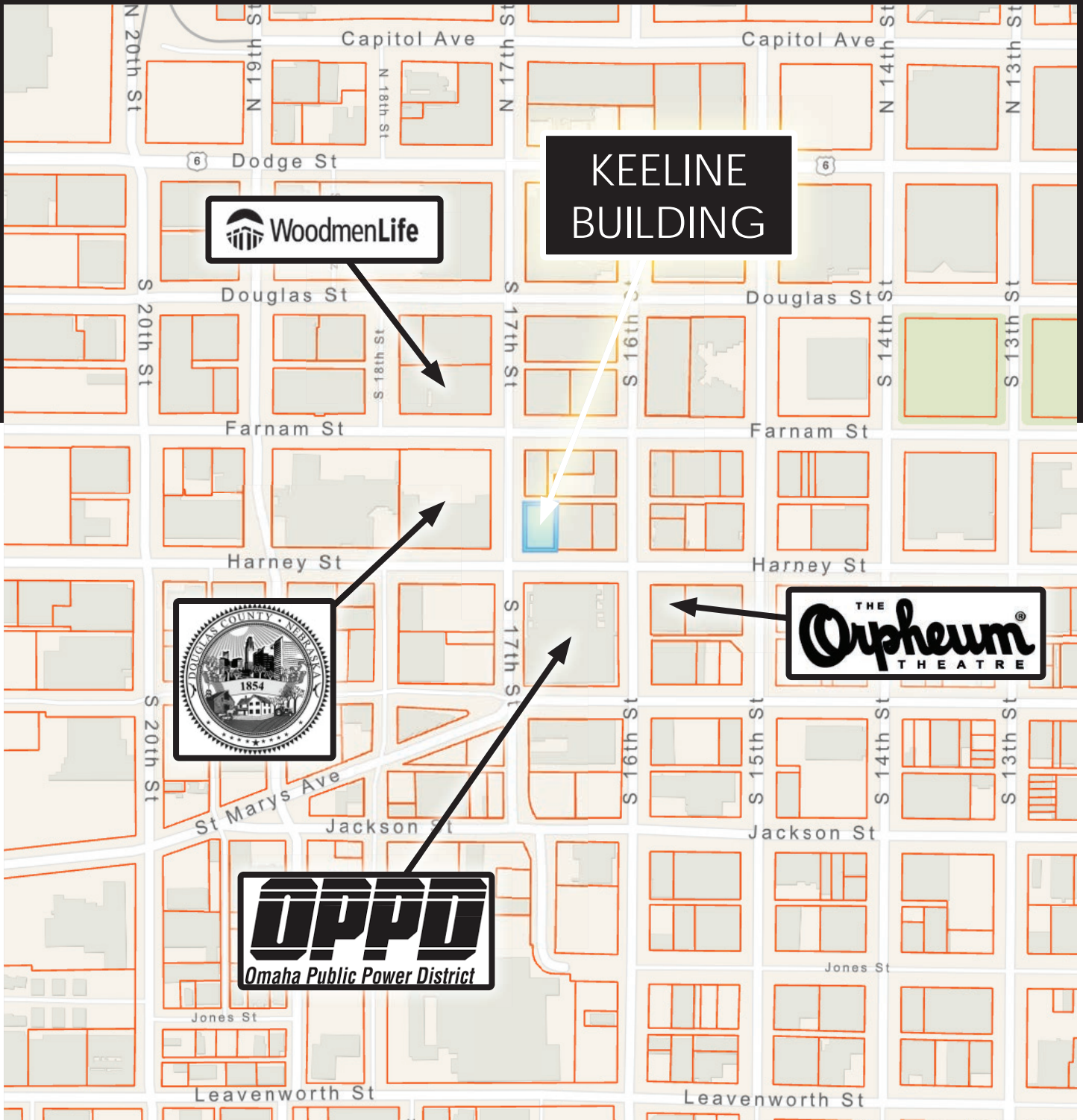
319 S. 17TH STREET | OMAHA, NE 68102



319 S. 17TH STREET | OMAHA, NE 68102



319 S. 17TH STREET | OMAHA, NE 68102



319 S. 17TH STREET | OMAHA, NE 68102



319 S. 17TH STREET | OMAHA, NE 68102

KEELINE BUILDING PRIVATE OFFICE SUITES | FOR LEASE

**HIGHWAYS**

U.S. Route 6 - 0.1 Miles
 Interstate 480 - 0.8 Miles
 Interstate 80 - 1.9 Miles
 U.S. Route 75 - 2.3 Miles
 U.S. Route 275 - 3.0 Miles

AIRPORTS

Epply Airfield (OMA) - 3.0 Miles
 Council Bluffs Municipal Airport (CFB) - 14.2 Miles
 Millard Airport (MLE) - 15.2 Miles

TRAIN STATIONS

Amtrak Omaha Station - 1.1 Miles

BUS STATIONS

Burlington Trailways: Nebraska Station - 0.2 Miles

MILITARY

Offutt Air Force Base - 12.2 Miles

UNIVERSITIES

Creighton University - 0.8 Miles
 University of Nebraska Omaha - 3.8 Miles
 Metropolitan Community College North - 4.7 Miles
 Metropolitan Community College South - 5.8 Miles
 College of St. Mary - 8.5 Miles
 Bellevue University - 10.0 Miles

HEALTHCARE

University of Nebraska Medical Center - 2.3 Miles
 Omaha VA Medical Center - 3.0 Miles
 Creighton University Medical Center - 8.6 Miles
 Boys Town National Research Hospital - 15.1 Miles

319 S. 17TH STREET | OMAHA, NE 68102



TOURISM & ENTERTAINMENT

Henry Doorly Zoo and Aquarium - 2.9 Miles
 Lauritzen Gardens - 2.7 Miles
 Omaha Children's Museum - 0.5 Miles
 Joslyn Art Museum - 0.9 Miles
 Kiewit Luminarium Science Museum - 1.5 Miles
 The Durham Museum - 0.9 Miles
 CHI Health Center Arena - 0.9 Miles
 TD Ameritrade Park - 1.3 Miles
 Orpheum Theater - 0.1 Miles
 Holland Performing Arts Center - 0.4 Miles
 Lewis and Clark Landing - 0.9 Miles
 Joslyn Castle - 2.2 Miles
 Bob Kerrey Pedestrian Bridge - 1.5 Miles

FOOD & DRINK

Old Market - 0.5 Miles
 The Capitol District - 0.7 Miles
 Little Bohemia - 1.1 Miles
 Midtown Crossing - 1.5 Miles
 Blackstone District - 2.2 Miles

MAJOR EMPLOYERS

First National Bank - 0.3 Miles
 Union Pacific - 0.5 Miles
 Kiewit Corporation - 0.8 Miles
 ConAgra Brands - 0.8 Miles
 Mutual of Omaha - 1.4 Miles
 Berkshire Hathaway Inc. - 1.6 Miles
 Fiserv - 5.1 Miles
 First Data - 5.2 Miles
 Green Plains - 5.5 Miles
 Google - 6.3 Miles
 TD Ameritrade - 8.7 Miles
 West Corporation - 9.1 Miles
 Valmont Industries - 10.6 Miles
 PayPal - 14.3 Miles
 Werner Enterprises - 15.9 Miles
 Facebook - 18.1 Miles

319 S. 17TH STREET | OMAHA, NE 68102

DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com

+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE

501 S. 16th Street

Omaha, NE 68102



JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com

+1 (714) 884-9503

BARON - COMMERCIAL REAL ESTATE

501 S. 16th Street

Omaha, NE 68102

Call, text, or email Landlord's Agent to schedule a tour today!