



FOR SALE OR LEASE

1209 Harney Street, Suite 200

Omaha, NE 68102

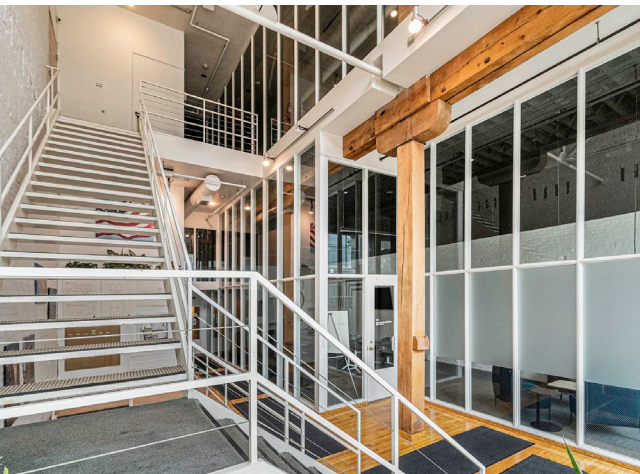
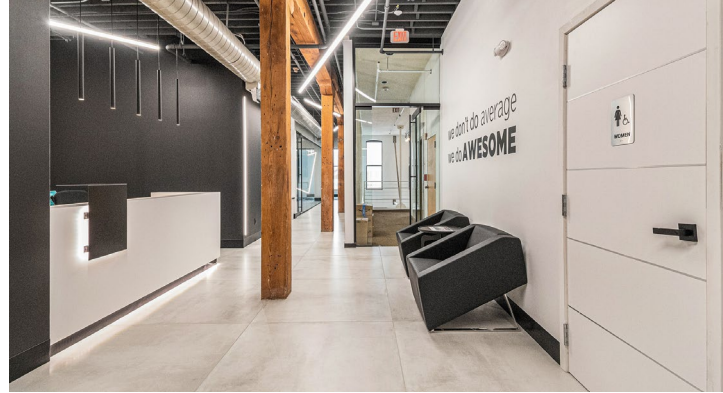
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Colliers





Distinctive, Connected

A rare opportunity to own or lease a distinctive office space in the heart of downtown **Omaha's Old Market District**. Located inside Erin Place, this building is listed on the **National Register of Historic Places** and is directly across from **The Farnam Hotel**.

This second floor office condo delivers a unique blend of **character, design and functionality**. The property also sits directly along the **Omaha Street Car route**, with two stops located within one block, offering **convenient access and long-term connectivity** in one of the city's most active corridors.

Building Specifications



1209 Harney Street, Suite 200 | Omaha, NE 68102

Type of Listing	Office for Sale or Lease	
Sale Price	\$1,150,000	
Lease Price	\$22.00, PSF	
Operating Type	FS	
Available	Immediately	
Total SF Available	3,157 SF	
Total Building SF	16,120 SF	
Year Built	1885	
Available	Suite 200	3,157 SF
Number of Floors	Four (4)	
Real Estate Taxes	\$7,692 (2025)	
Parking	Street / Nearby parking garage	

Construction

HVAC	Yes, air conditioning new 2026	
Construction	Masonry	
Roof Type	Membrane	
Sprinkler	Yes, wet	
Restrooms	Yes, two	
Elevators	Yes	

Location

Intersection	12th & Harney	
Submarket	Downtown Omaha	

Features & Amenities

Fully renovated with a modern, high-end aesthetic, this move-in ready space features a striking combination of exposed brick, expansive glass, and dramatic lighting elements. Abundant natural light pours in through oversized windows and all glass walkways. Custom LED lighting is integrated into walls and ceilings to create a bold, contemporary atmosphere throughout.


The layout is both efficient and visually impressive, featuring a sleek, modern reception area, large open workspace along an exposed brick wall, and two private offices positioned on opposing ends of the space for privacy and balance. A standout glass conference room serves as a showcase of the space, complete with a large-format display and a unique glass garage door feature that adds flexibility and design impact.

Additional features include a well appointed breakroom with kitchen, two private restrooms, and a clean, polished finish throughout. The open staircase and interior glass overlooking the building's foyer create a dynamic, multi-dimensional feel rarely found in office environments.

Ideal for creative firms, tech companies, agencies, financial services or any professional users seeking a space that reflects brand, culture, and innovation.

Highlights

- 3,157 square feet available
- Prime Old Market location
- Direct frontage along Omaha Street Car route; two stops within a block
- Historic building with modernized interior
- Two private offices and large open workspaces
- Breakroom with kitchen
- Sleek modern reception area
- Glass conference room with garage door feature
- Extensive interior glass and open sight lines
- Abundant natural light from oversized windows

Location 
Prime downtown Omaha
location

Accessibility 
Direct frontage along
Omaha's new Street Car line

Lighting 
Oversized windows and custom LED
architectural lighting throughout

History 
Fully modernized historic building
listed on the National Register

Convenience 
Walking distance to restaurants,
retail, hospitality and entertainment

Floor Plan

Suite 200 - 3,157 SF



Surrounding Area

Creighton
UNIVERSITY



Interstate 480

Hilton

CHI Health Center

KEVIN LUMINARIUM

THE JOSLYN

fnbo

TEXAS de BRAZIL MARRIOTT

HOTEL INDIGO BY IHG

DOUBLE TREE

fnbo

Residence INN BY MARRIOTT

Hilton Garden

COURTYARD

Dodge St

WELLS FARGO

DOLLAR GENERAL

Gene Leahy Mall at The RiverFront

The RiverFront

Interstate 480

EVEN BY IHG

usbank

Streetcar Route

JJ NEWBORN

THE FARNAM

ofangetheory

THE MERCANTILE

24th ST

Firestone

BMO

ups

Site

MARRIOTT

the Y

SCOOTER'S CORNER

EMBASSY SUITES

HYATT PLACE

Godfather's Pizza

ANYTIME FITNESS

Leavenworth St

10th St

THE SOCIETY OF ST. VINCENT DE PAUL



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle is a horizontal bar with a rainbow gradient from red to blue.

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