



**FOR SALE OR LEASE**

**1209 Harney Street, Suite 200**

Omaha, NE 68102

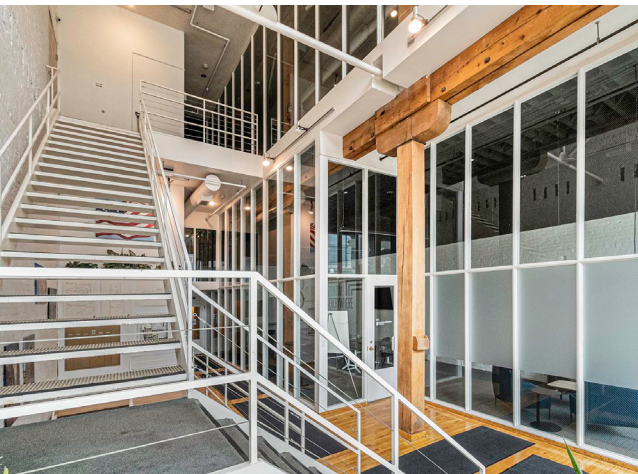
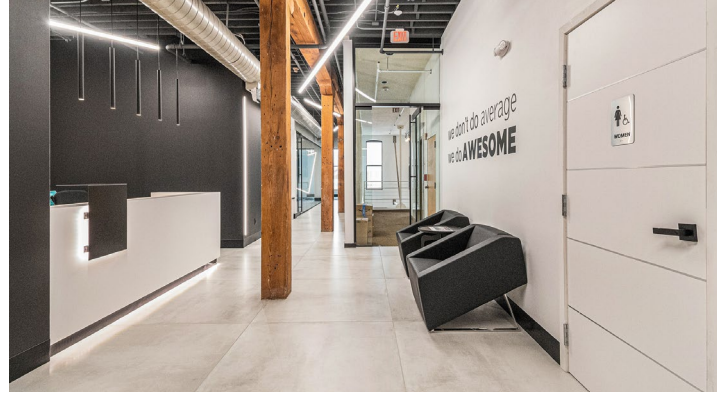
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# Distinctive, Connected

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         | \$999,000                      |          |
| 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          | <b>Suite 200</b>               | 3,157 SF |
| Number of Floors   | Four (4)                       |          |
| Real Estate Taxes  | \$7,692 (2025)                 |          |
| Parking            | Street / Nearby parking garage |          |

### Construction

|              |                                 |  |
|--------------|---------------------------------|--|
| HVAC         | Both, 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

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Accessibility   
Direct frontage along  
Omaha's new Street Car line

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Lighting   
Oversized windows and custom LED  
architectural lighting throughout

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History   
Fully modernized historic building  
listed on the National Register

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Convenience   
Walking distance to restaurants,  
retail, hospitality and entertainment

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# Floor Plan

Suite 200 - 3,157 SF



## Surrounding Area

Creighton  
UNIVERSITY



The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a thin red and yellow horizontal stripe at the bottom.

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