

3301 HARNEY ST

900 SF | \$14.93 SF/YR (NNN)

3301 HARNEY ST, OMAHA, NE 68131



SPRING SPECIAL

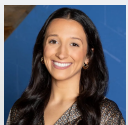
\$500/MONTH OFF BASE RENT

Effective Rate: \$8.26 PSF

Limited time pricing through June 30, 2026

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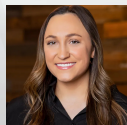
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OFFERING SUMMARY

LEASE RATE:	\$14.93 SF/YR NNN
Est. Op. Exp.	\$5.00 SF/YR
Available SF:	900 SF
Building Size:	7,577 SF
Property Type:	Office Building
Year Built:	1925
Zoning:	TOD-2-MX

PROPERTY OVERVIEW

One-of-a-kind office space for lease in a restored building that seamlessly blends historic charm with modern infrastructure.

PROPERTY HIGHLIGHTS

- Suite 100 offers an open floor plan with access to high-end common area amenities, including two kitchens/break areas and ADA-accessible restrooms
- Historic Thomas Kimball design with brick, stone, timber, and refined architectural details
- Private parking lot with 14 stalls, plus ample street and garage options nearby
- Prime Midtown Crossing location near downtown, highways, and the future Omaha Streetcar line
- Wi-Fi and utilities are estimated to be an additional \$161 per month
- Dual fiber connections from Cox and Lumen

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OMAHA, NE 68131

BUILDING INFORMATION

Building Size	7,577 SF
Min Divisible	900 SF
Max Contiguous	900 SF
Number Of Floors	2
Year Built	1925

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	12,950 - 33rd & Farnam St (AADT 2021)

SITE INFORMATION

Cross-Streets	33rd & Harney St
County	Douglas
Zoning	TOD-2-MX
Lot Size	9,509 SF
Number Of Buildings	1
Location Description	33rd & Harney St

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,143	137,697	293,602
Total Households	11,666	56,906	116,853
Average HH Income	\$59,656	\$77,169	\$74,293

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 100	900 SF	\$14.93 SF/yr (NNN)	\$5.00	\$1,494.75

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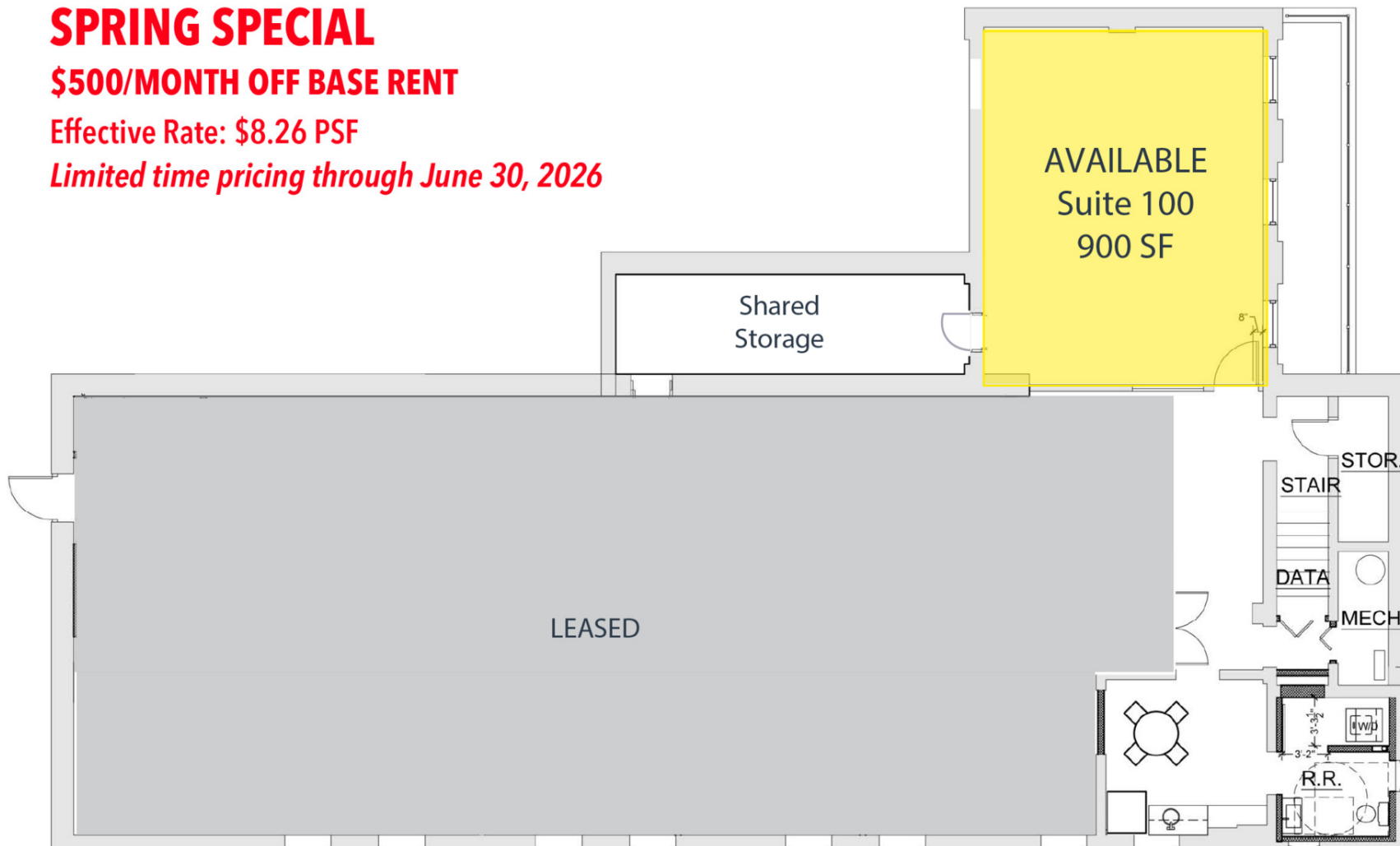


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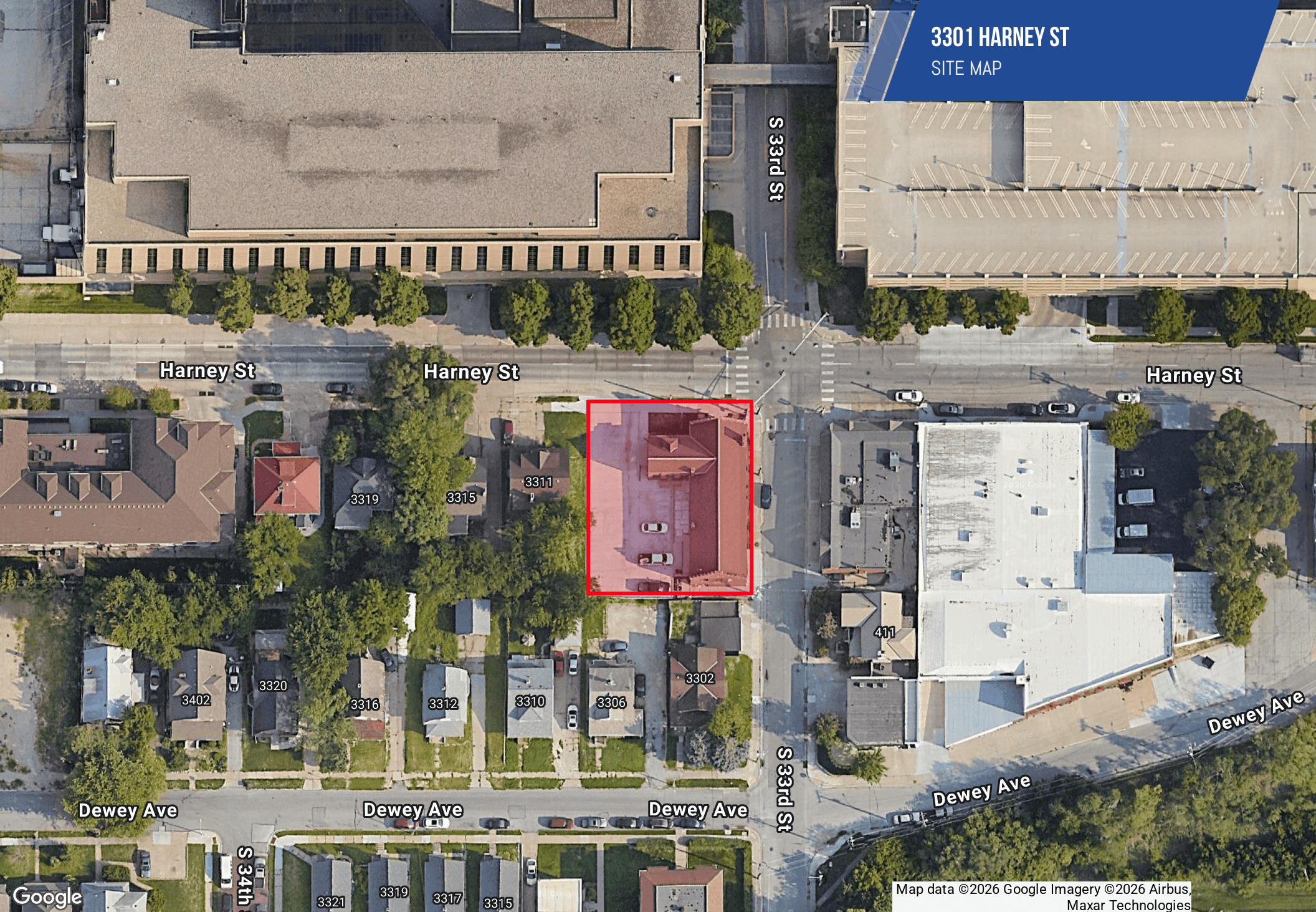
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SITE MAP



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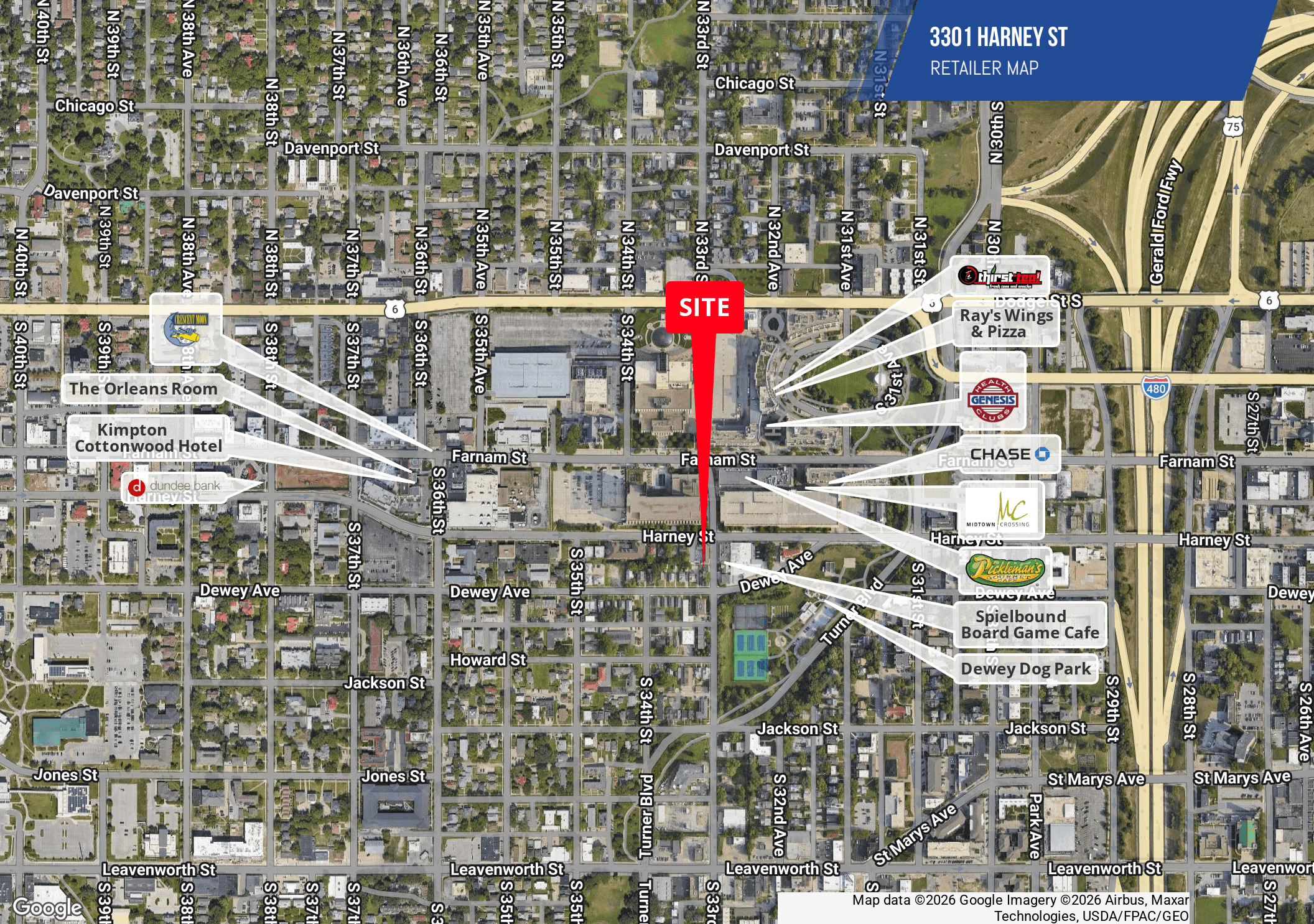
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RETAILER MAP



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Add text here...



3301 HARNEY ST
ADDITIONAL PHOTOS

Lower Level Entrance



Lower Level Entrance



Suite 100

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