

New Baird Building To Be Splendid Modern Structure



NEW BAIRD BUILDING
17th and Douglas Streets.

Omaha's Newest Office Building Nears Completion

Thoroughly modern in point of building construction and finish, the Baird building, Omaha's newest office building, located at Seventeenth and Douglas streets, is almost ready for occupancy.

Located in the heart of the retail district the location of the building for the use of offices and stores is ideal. It is surrounded by some of the largest office buildings, stores and theaters in the city and is one block from the site of the new million-dollar hotel.

The ground floor of the Baird building will be devoted to store rooms, three fronting on Douglas street and four on Seventeenth street. All have high ceilings affording an abundance of natural light. The show window lighting is uniform, Tungsten linolite lamps being used in reflectors concealed from the street. All the other lighting fixtures are arranged for semi-indirect light. The interior finish and floors of the store-rooms are of dark oak. A separate locked stock room is provided in the basement for each and an electric sidewalk hoist is located on Seventeenth street for the delivery of tenants' stock to the storerooms.

A novel feature of the Baird building is its mezzanine floor, which is reached either by elevator from Seventeenth street or by direct street entrance on Douglas street, which makes a gentle incline from the street level. This floor has eight large office rooms, which can readily be adapted to small businesses not requiring show window space.

The Upper Floors.
The second and third floors each have fourteen fine office rooms, the most attractive feature being the abundance of natural light in each. All offices are equipped with lavatories supplied with hot and cold water, complete electric lighting and emergency gas. A thorough system of vacuum cleaning of these offices is arranged.

The McCague Investment company, agents for the Baird building, point to the following features as well as those mentioned above to commend the building to prospective tenants:

Entrance corridors have marble floors and wainscot and ornamental plaster ceilings.

Stairways of iron with marble treads and landings.

Toilet rooms, marble floors, wainscot and stalls.

Hardware is antique bronze and each corridor door has spring door check to eliminate shock and noise.

All windows furnished with patent weather strip as protection from drafts and dust.

Several of Omaha's prominent contractors and supply houses contributed to the construction of this building. J. C. Mardis & Co., was the general contractor. The James Corr Electrical company, the electrical contractor for the building, has successfully handled big electrical contracts for many large Omaha buildings and its reputation for dependable work is established.

The Carter Sheet Metal company was the contractor for this class of work on the Baird building. This firm does one of the largest businesses in its line in Omaha. The lumber came from George A. Hoagland, the well known lumber dealer. One of the attractive features of the Baird building from the exterior is the beautiful white face brick, which was furnished by the Hydraulic Press Brick company.

The undertaking establishment of Cole-McKay company stands adjacent to the Baird building on Douglas street. This firm is one of the oldest undertaking establishments in the city. R. V. Cole and W. M. McKay, members of the firm, are active in both public and social life and stand high in their profession.

The Baird building will soon be open for inspection and the public will be shown a new and thoroughly modern office building.

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BAIRD BUILDING

Northwest Corner 17th and Douglas Streets

Has seven stores, three facing on Douglas and four on 17th street, and thirty-six offices on the mezzanine, second and third floors.

The distinguishing features of the building are: Each room is so constructed that a maximum of natural light obtains, assuring a light office on the darkest days.

The stores have high ceilings, the show windows are lighted by Tungsten Linolite in reflectors concealed from the street.

The finish throughout the building is of the finest, marble entrances, halls, and dark oak trim and floors.

Each office is equipped with hot and cold water—an independent water heater is in constant operation during the year.

The windows are finished with patent weather strip as protection from draft and dust; all offices are also equipped with vacuum cleaner connections, making for absolute cleanliness.

An up-to-date electric elevator reaches basement floors as well as upper halls. An electric sidewalk lift is in operation for tenants' convenience in transferring stock, etc., from wagons to basement storage rooms.

Inspection is invited. The building manager has opened an office in the building and is ready to confer with prospective tenants as to quarters, prices, etc. A plat book, setting forth all floor plans, will be mailed upon request.

FOSS P. MILLER, Building Mgr. Phone Douglas 1126

McCague Investment Company, Agents

1506 DODGE STREET.

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