

# **ALTECH BUSINESS PARK**

3738 S. 149TH STREET OMAHA, NE 68137

1,300 - 7,800 SF Office Space Available



### PROPERTY HIGHLIGHTS

Tech industrial buildings in a campus-like setting southwest of 144th and L Street. High-end tech feel with dual fiber service. Ideally suited for office, sales and/or service. Turn-key finishes available. Great options to park at your door with easy access to "L" Street, 144th Street and Interstate 80.



#### **PROPERTY DETAILS**

Lease Rate: \$12.50 PSF NNN Clearance Height: 15'

NNN Expenses: \$3.50 Heat: Forced Air

Total Available: 1,300 - 7,800 SF

Building Size: 83,200 SF (20,800 SF Per Bldg.)

Year Built: 2006 Square Feet Date
Suite (Min-Max) Price/SF Available

No. of Buildings: Four (4) 3738 S. 19th Street (Bldg. 1)

Total Site Area: 6.91 AC Suite 103 1,300 - 2,600 \$12.50 October 1, 2025 Suite 104 1,300 - 7,800 \$12.50 October 1, 2025

Zoning: MU - Mixed Use Suite 112 1,300 - 2,600 \$12.50 October 1, 2025

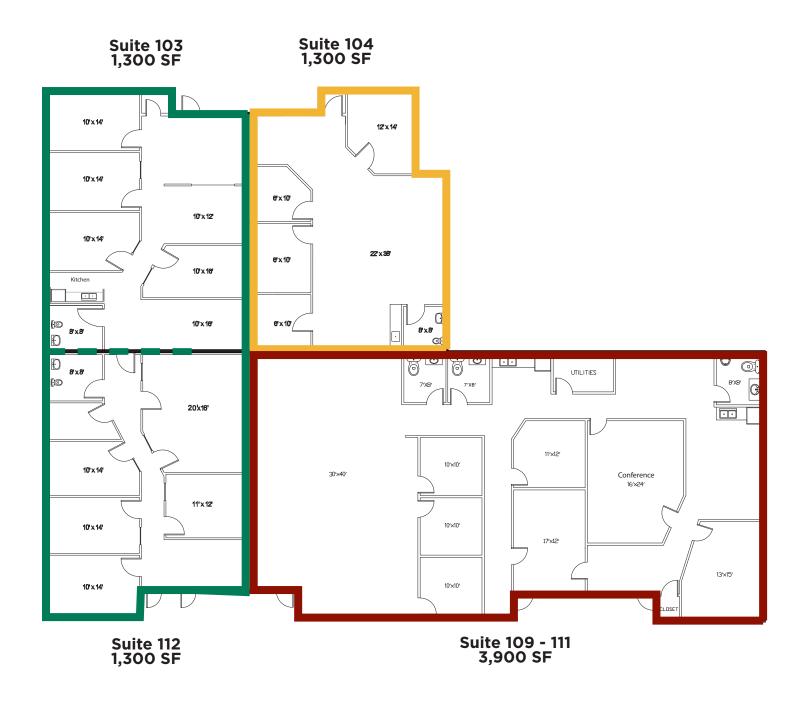
Suite 109-111 3,900 - 7,800 \$12.50 October 1, 2025 Parking Ratio: 5:1000

### **FLOOR PLAN**

**SUITE 103 - 112** 

1,300 - 7,800 RSF

\$12.50 PSF NNN





## PROPERTY AERIAL







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