



CUSHMAN &
WAKEFIELD

LUND
COMPANY

ALTECH BUSINESS PARK

3738 S. 149TH STREET
OMAHA, NE 68137

1,300 - 7,800 SF Office Space Available
Lease Rate: \$12.50 PSF NNN



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

No. of Buildings: Four (4)

Total Site Area: 6.91 AC

Zoning: MU - Mixed Use

Parking Ratio: 5:1000

Suite	Square Feet (Min-Max)	Price/SF	Date Available
3738 S. 19th Street (Bldg. 1)			
Suite 103	1,300 - 2,600	\$12.50	October 1, 2025
Suite 104	1,300 - 7,800	\$12.50	October 1, 2025
Suite 112	1,300 - 2,600	\$12.50	October 1, 2025
Suite 109-111	3,900 - 7,800	\$12.50	October 1, 2025

FLOOR PLAN

SUITE 103 - 112

1,300 - 7,800 RSF

\$12.50 PSF NNN

Suite 103
1,300 SF

Suite 104
1,300 SF



Suite 112
1,300 SF

Suite 109 - 111
3,900 SF

** Floor plan measurements are approximate and are for illustration purposes only.



PROPERTY AERIAL





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