



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

# ALTECH BUSINESS PARK

3730 S. 149TH STREET  
OMAHA, NE 68137

**2,600 SF Flex/Office Space Available**  
**Garage & Overhead Door**  
**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	Heat:	Forced Air
NNN Expenses:	\$3.50	No. of Buildings:	Four (4)
Total Available:	2,600 SF	Total Site Area:	6.91 AC
Building Size:	83,200 SF (20,800 SF Per Bldg.)	Zoning:	MU - Mixed Use
Year Built:	2006	Parking Ratio:	5:1000
Clearance Height:	15'		

Suite	Square Feet (Min-Max)	Price/SF	Date Available
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3730 S. 149th Street (Bldg. 3)			
Suite 102 & 113	2,600	\$12.50	Immediately

\$12.50 PSF NNN





# PHOTOS

## SUITE 102 & 113

2,600 RSF  
\$12.50 PSF NNN





# PROPERTY AERIAL







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For more information,  
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