

FOR LEASE-SW PLAZA OFFICE BUILDING

4245 SOUTH 143RD STREET, OMAHA, NE 68137

OFFICE | 1,455 SF | \$14.00 SF/YR (NNN)



PRESENTED BY:
Benjamin Pearson
402.740.6791
bpearson@lee-associates.com

FOR LEASE

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)



PROPERTY DESCRIPTION

Monument signage available. Countless amenities and services in the immediate area. 24-hour key code access.

Well-appointed office environment featuring approximately 1,455 square feet of functional space. This suite includes 4 private offices, conference room, reception area. The building offers 24 hour coded access for convenience and security. The building has Great Plains Fiber internet, Cox Business, and CenturyLink business, ensuring reliable high speed connectivity for modern business operations and redundancy. Ample on-site parking and a clean professional atmosphere, this suite is a great fit for businesses seeking a high quality office setting.

PROPERTY HIGHLIGHTS

- Great access and visibility
- Turn-key space
- Many amenities nearby

CONTACT

Benjamin Pearson

bpearson@lee-associates.com

C 402.740.6791

LOCATION DESCRIPTION

Great access and visibility from 144th Street.

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$14.00 SF/yr (NNN) |
| NNNs: | \$6.61 PSF |
| Available SF: | 1,455 SF |
| Building Size: | 15,186 SF |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

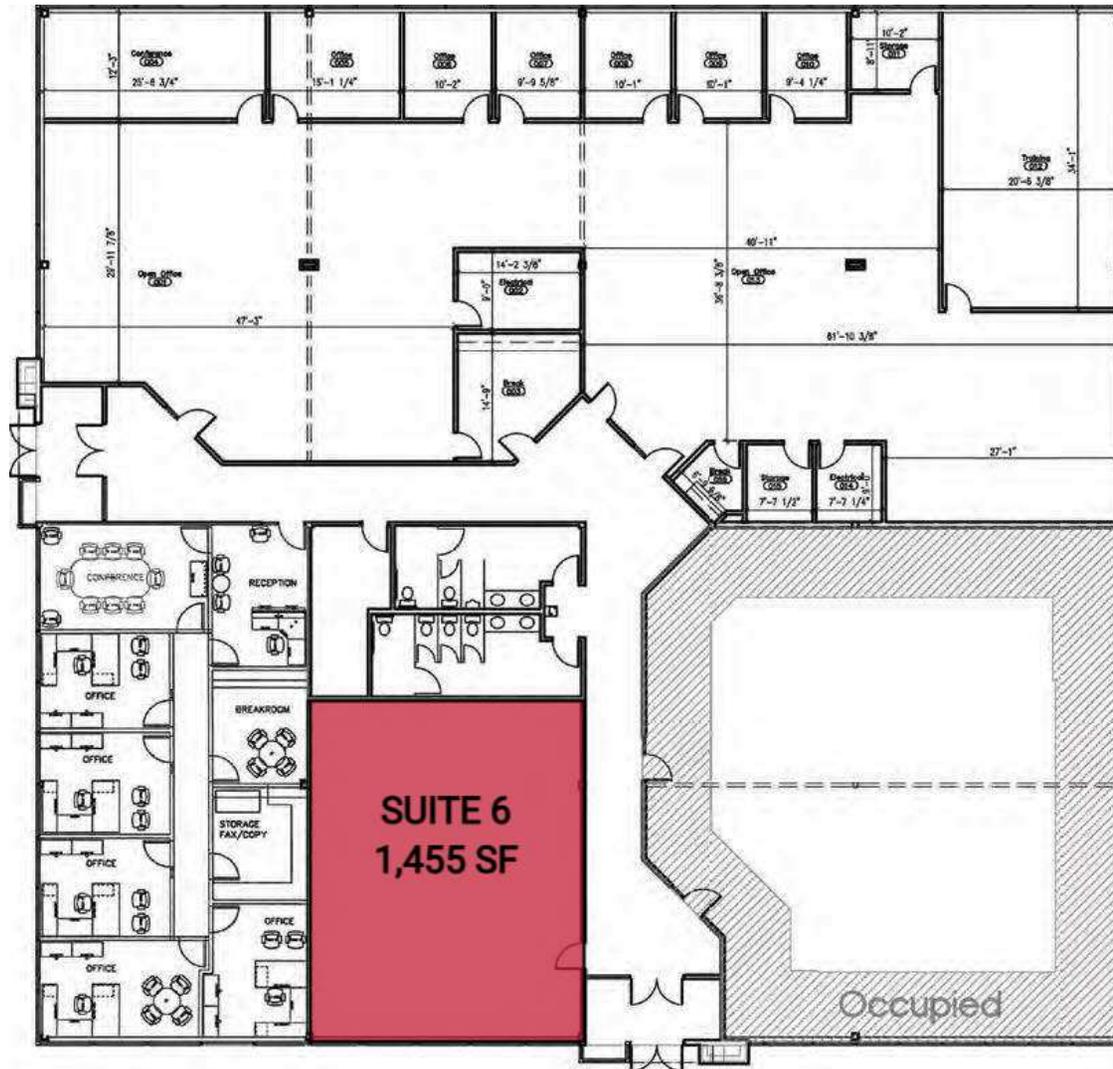
FOR LEASE

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



CONTACT

Benjamin Pearson

bpearson@lee-associates.com

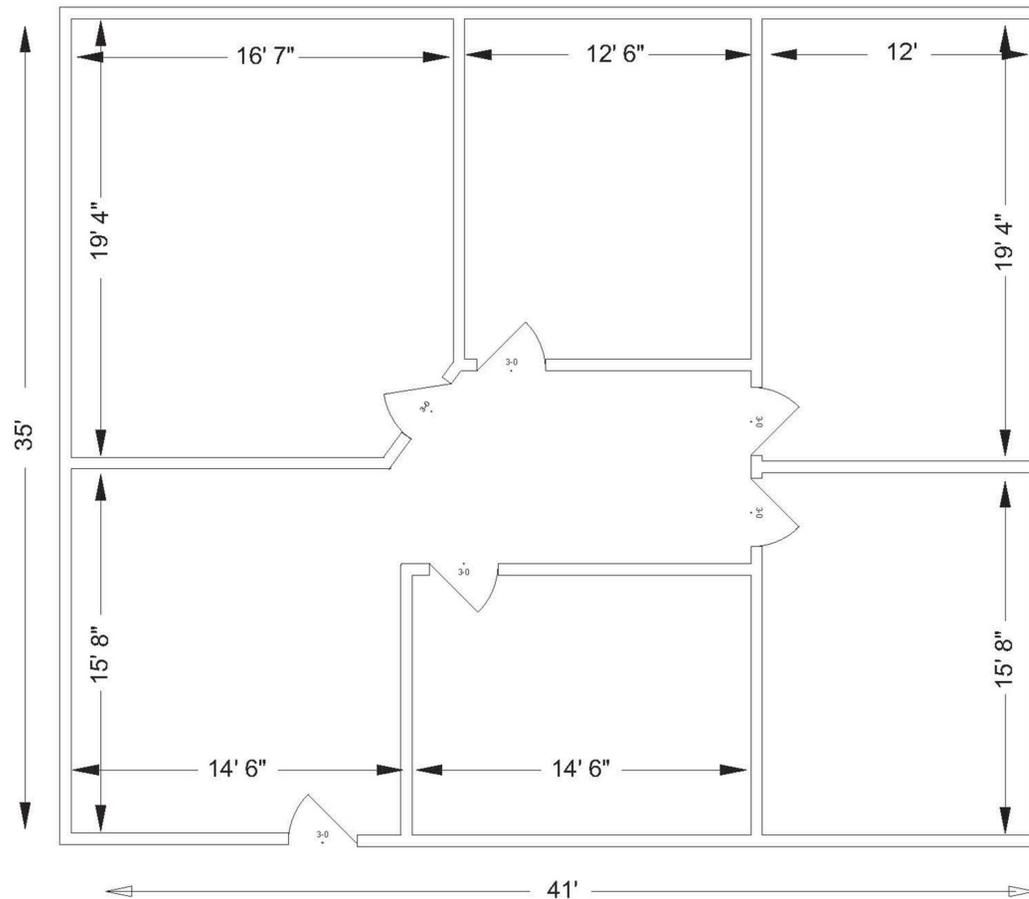
C 402.740.6791

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE - SUITE 6

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)



SUITE 6 - 1,455 SF

CONTACT

Benjamin Pearson

bpearson@lee-associates.com

C 402.740.6791

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

CONTACT

Benjamin Pearson

bpearson@lee-associates.com

C 402.740.6791

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



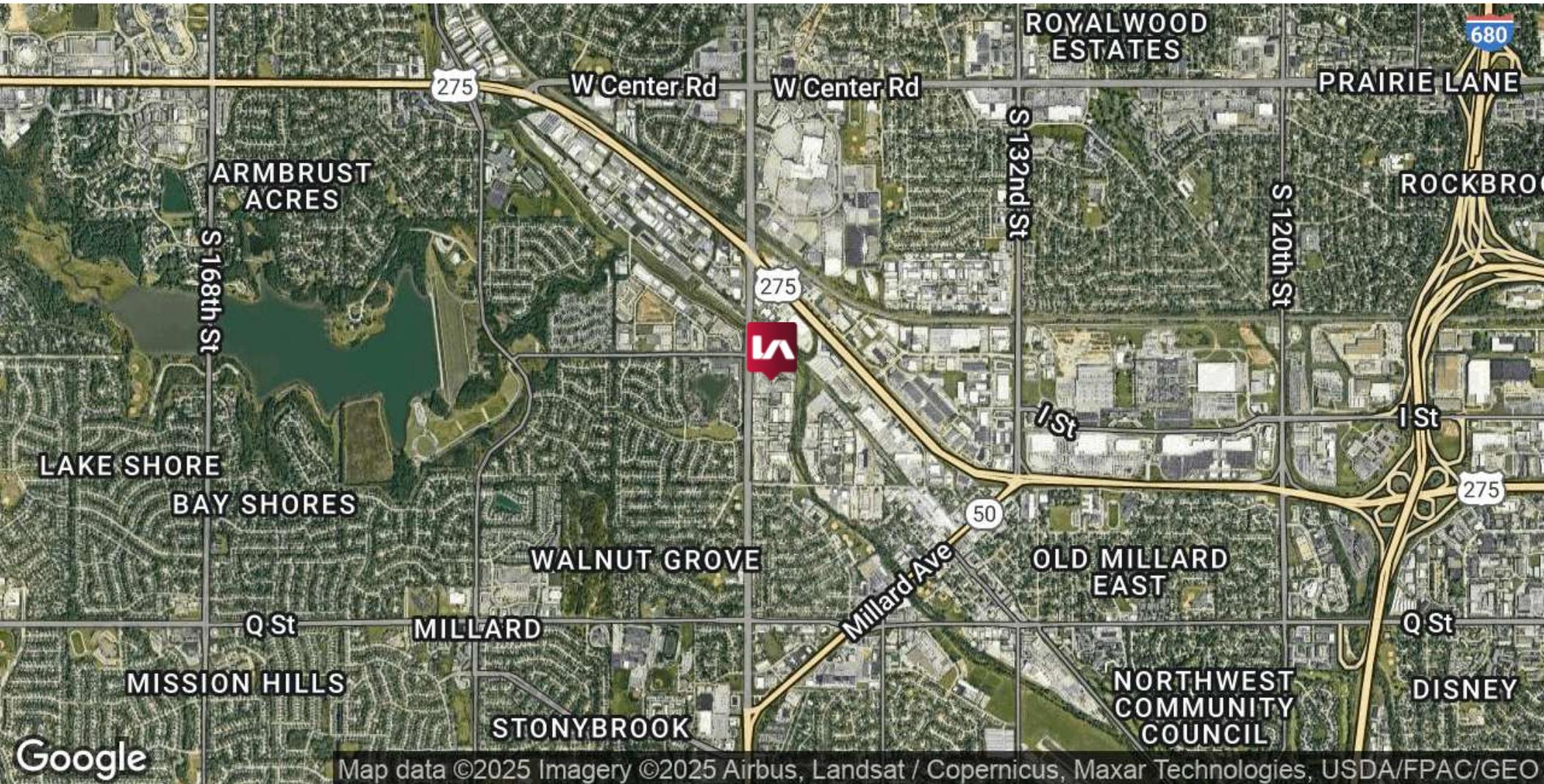
FOR LEASE

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



CONTACT

Benjamin Pearson

bpearson@lee-associates.com

C 402.740.6791

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



FOR LEASE

4245 SOUTH 143RD STREET, OMAHA, NE 68137

Office | 1,455 SF | \$14.00 SF/yr (NNN)

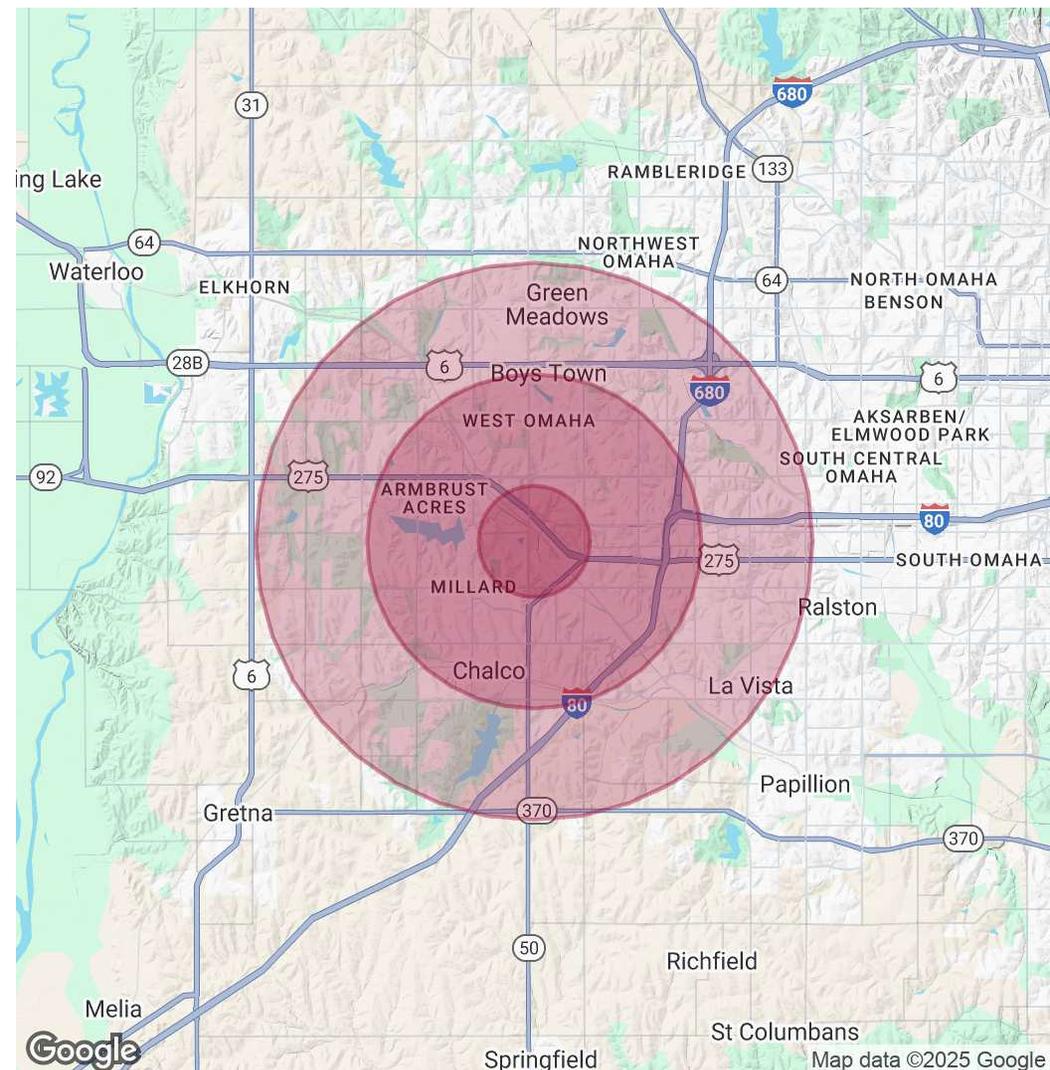


COMMERCIAL REAL ESTATE SERVICES

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,702 | 96,289 | 214,446 |
| Average Age | 41 | 39 | 39 |
| Average Age (Male) | 40 | 38 | 38 |
| Average Age (Female) | 43 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,211 | 37,851 | 82,825 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$104,362 | \$119,658 | \$135,575 |
| Average House Value | \$240,877 | \$302,252 | \$354,830 |

* Demographic data derived from 2020 ACS - US Census



CONTACT

Benjamin Pearson

bpearson@lee-associates.com

C 402.740.6791

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.