

FOR SALE

3626 S 149TH ST, OMAHA, NE 68144

OFFICE | 4,141 SF | \$1,330,000



PRESENTED BY:

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360° VIRTUAL TOUR

MAKE A STATEMENT WITH YOUR HEADQUARTERS

Located in West Omaha's Altech Business Park, 3626 S 149th Street is a 4,141 SF freestanding building designed for firms that prioritize brand and culture. The interior has been improved to a "showpiece" standard, featuring a boutique-style entry, modern lighting, and premium finishes throughout. The layout perfectly balances private executive offices with collaborative areas, a full kitchen, and a shower, creating an environment that impresses clients and retains talent.

Uniquely, this property pairs corporate elegance with operational versatility. A fully finished, temperature-controlled utility bay with a 9'x20' overhead door offers pristine space for storage, staging, or future expansion. Sitting on 0.57 acres with abundant parking, this is a rare opportunity to secure a facility that offers both a high-end image and functional capacity.

3626 S 149th Street is located in the established Altech Business Park in West Omaha. The property has convenient access to Industrial Road and 144th Street, providing quick connectivity to the broader Omaha metro area.

The surrounding area includes a mix of office, retail, and service uses that support a professional work environment and offer excellent access for employees and clients. Nearby amenities include restaurants, banking, retail services, and other daily needs that are attractive to both staff and visitors.

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PROPERTY HIGHLIGHTS

- **Turnkey Luxury:** Headquarters-quality finishes throughout.
- **Total Control:** ±4,141 SF freestanding, single-tenant building.
- **Rare Utility:** Finished, temp-controlled bay with 9' x 20' overhead door.
- **Prime Access:** Located off Industrial Rd & 144th St in Altech Business Park.

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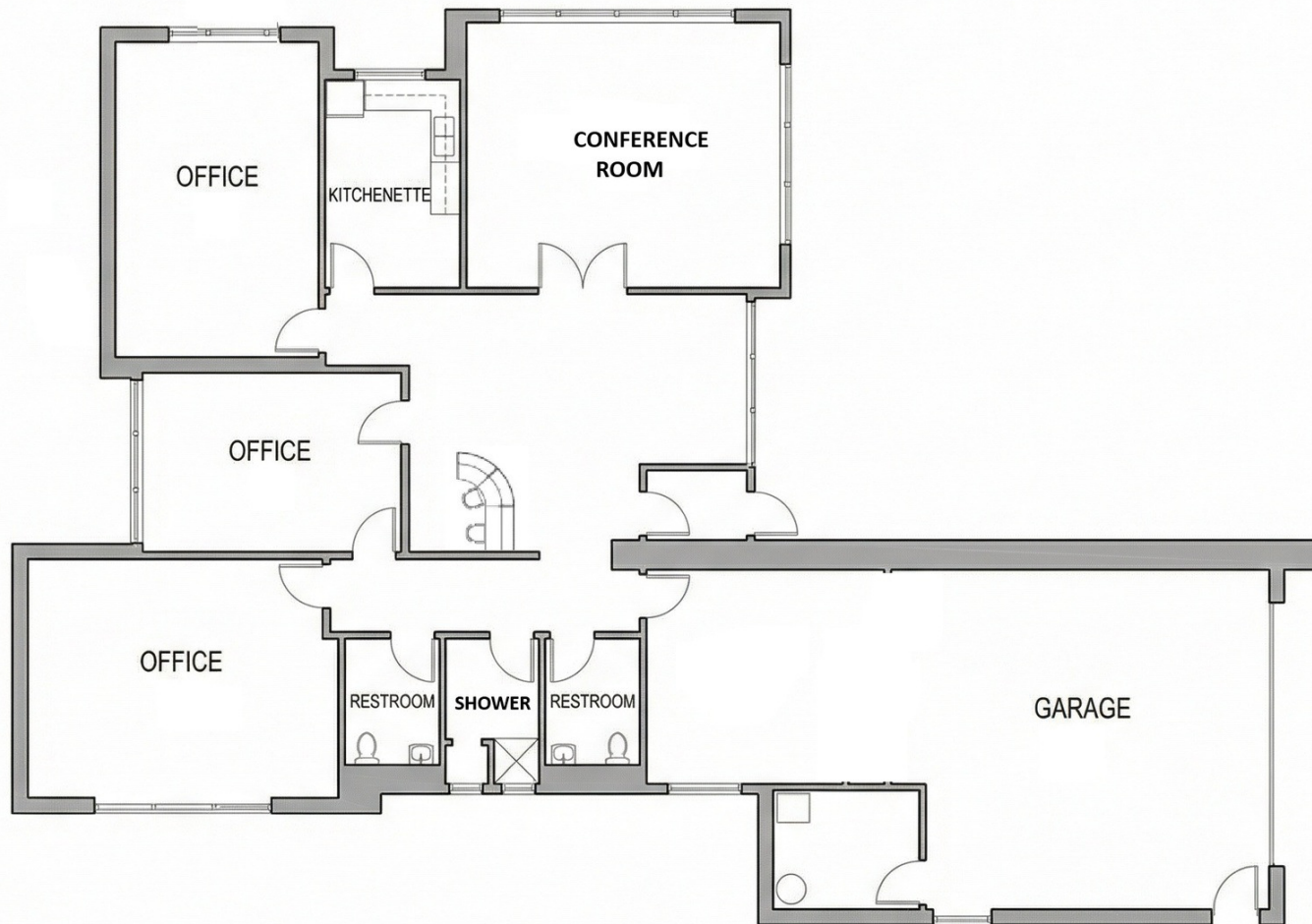
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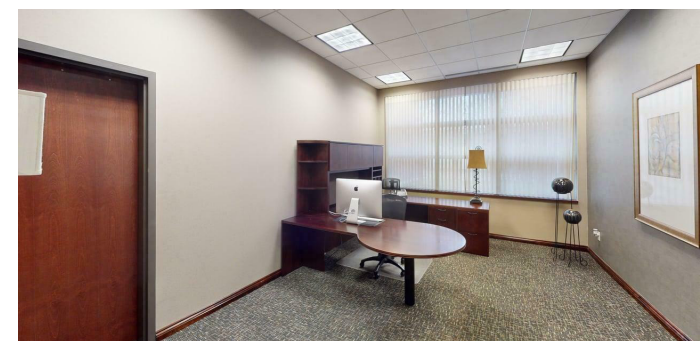
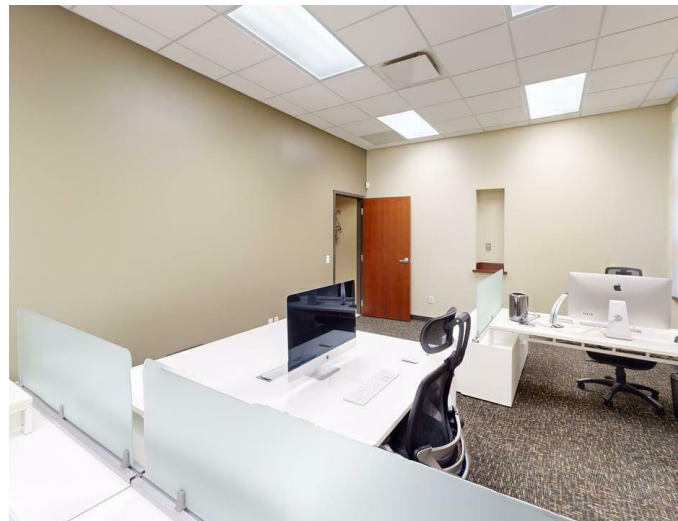
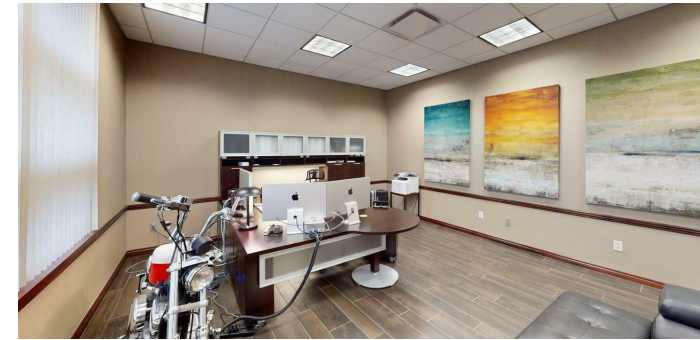
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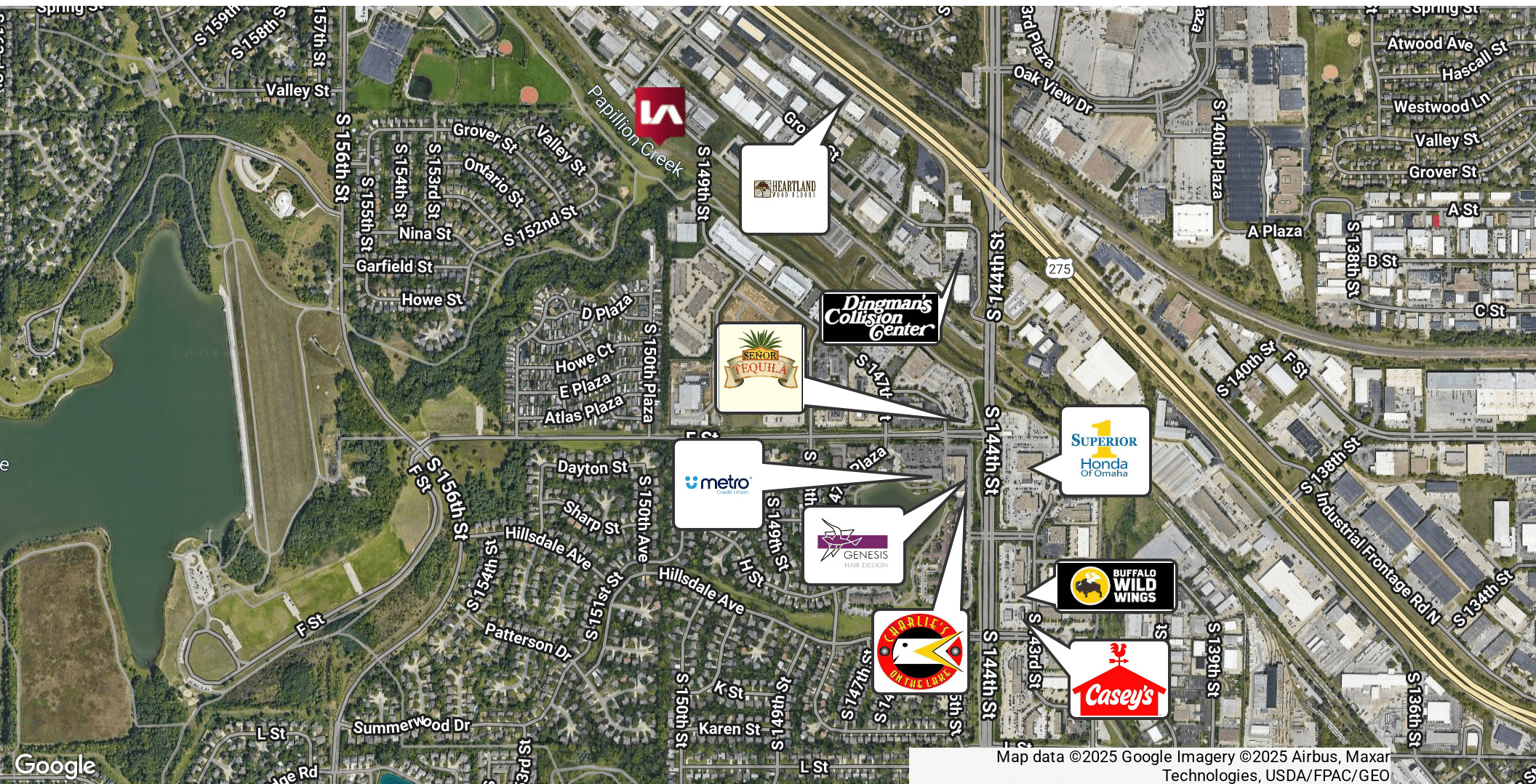
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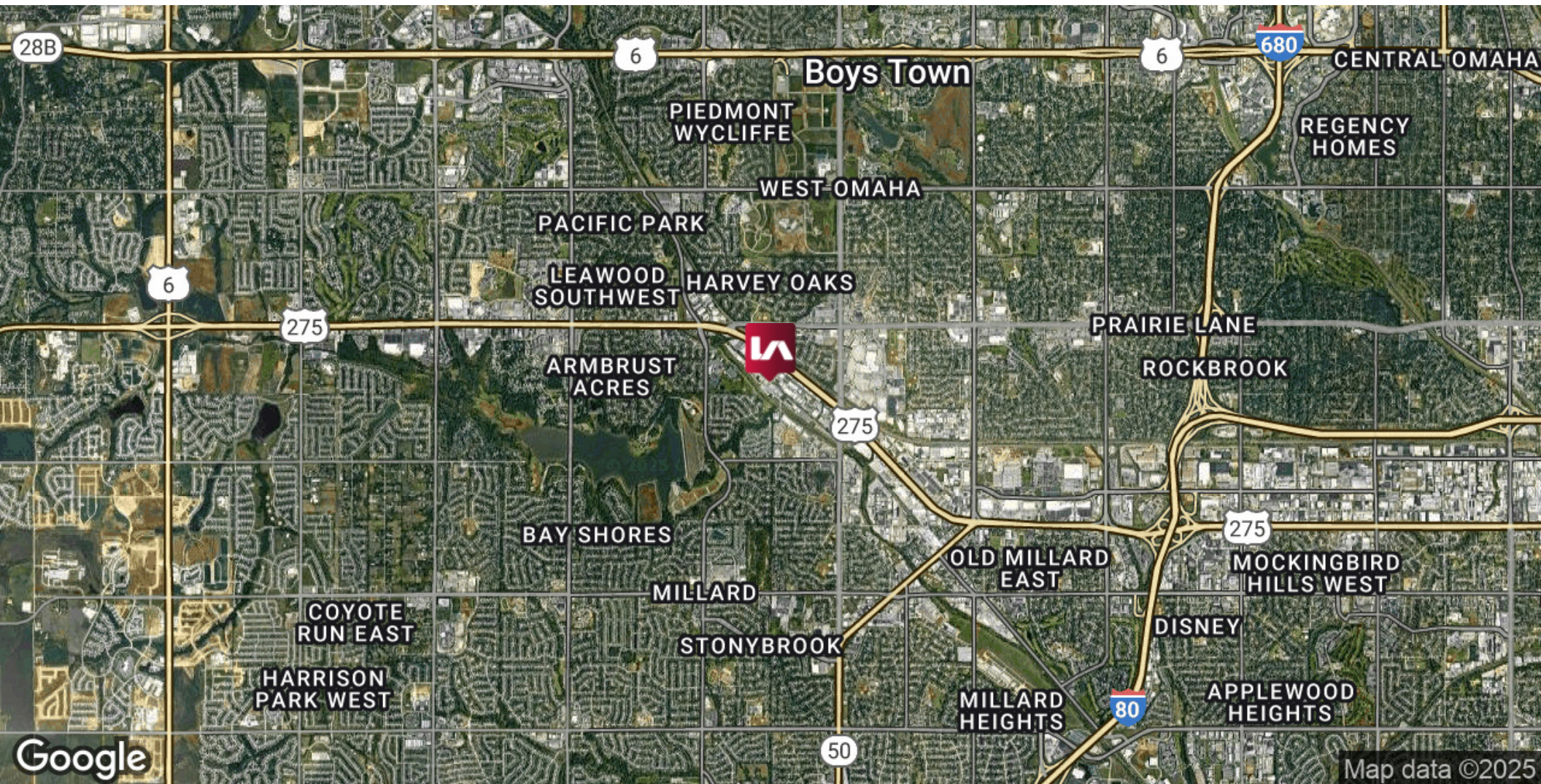
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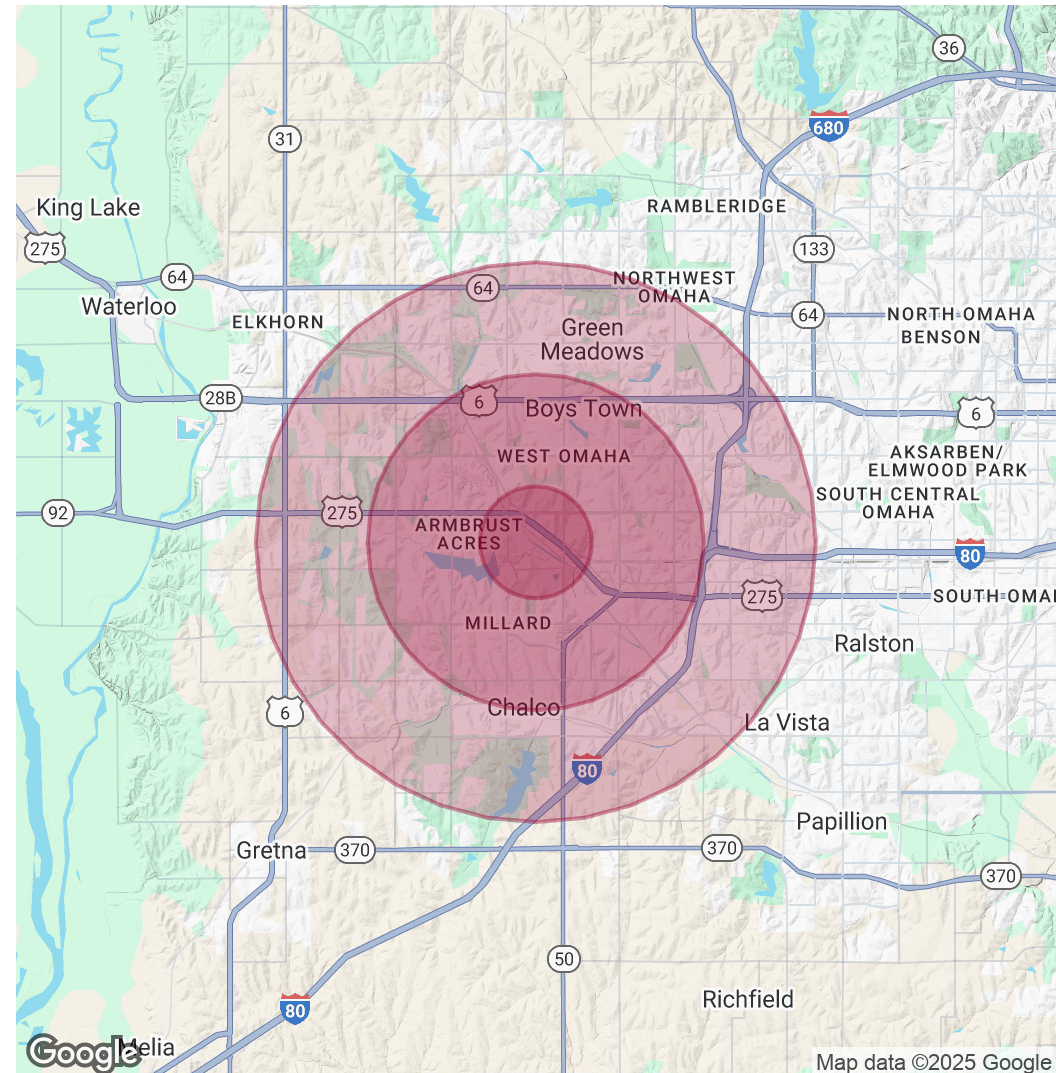
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,259	91,913	223,370
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,327	35,715	85,995
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$117,067	\$128,469	\$139,297
Average House Value	\$303,212	\$320,629	\$363,199

Demographics data derived from AlphaMap



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