

OFFICE SPACE FOR LEASE OR SALE

3839 S 148th St, #156
Omaha, NE 68144

Property Highlights

- Sale Price: \$385,000
- Lease Rate: \$14.75 PSF/ NNN
- 1,856 Rentable Sq Ft
- 1,495 Usable Sq Ft
- 11,136 SF Building
- 2.9 AC
- Parking Ratio: 5/1,000 SF
- Common Area Rest Rooms
- High Peak Ceiling
- Vestibule entry & private entrance from Common Area

Offering Summary

Building SF	11,136 SF
Rentable SF	1,856 SF
Sale Price	\$385,000
Lease Price	\$14.75 PSF / NNN
Year Built	2021
Lot Size	2.9 AC
Zoning	MU



Listed By:

Michael Blackmon

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

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PROPERTY DETAILS

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Omaha, NE 68144

Property Details

Property Type	Office Condo
Zoning	MU
Lot Size	2.9 AC
Cross Streets	S 144th St & F St

Location Information

Building Name	Altech Plaza II
Street Address	3839 S 148th St, #156
City, State, Zip	Omaha, NE 68144
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	5/1,000 SF

Building Information

Building Size	11,136 SF
Building Class	B
Number of Floors	1
Year Built	2021

Utilities & Amenities

Central HVAC	Complete HVAC
Restrooms	2- Common Area

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	6,233	92,459	208,051
Households	2,447	34,968	81,094
HH Income	\$91,916	\$90,615	\$91,488

Comments

Conveniently Located in upper scale Office Business Park, off 144th & F (Think Charlie's On The Lake), with all brick buildings and 5/1 parking ratio. With common area entry vestibule it keeps the 'winds' at bay, and common area bathrooms means someone else takes care of the janitorial for the bathrooms and the high-traffic entry area. HVAC equipment is mounted above the bathrooms, so no lost floor space! Finished to 'white box' stage, ready for your own finish.

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AVAILABLE SPACES

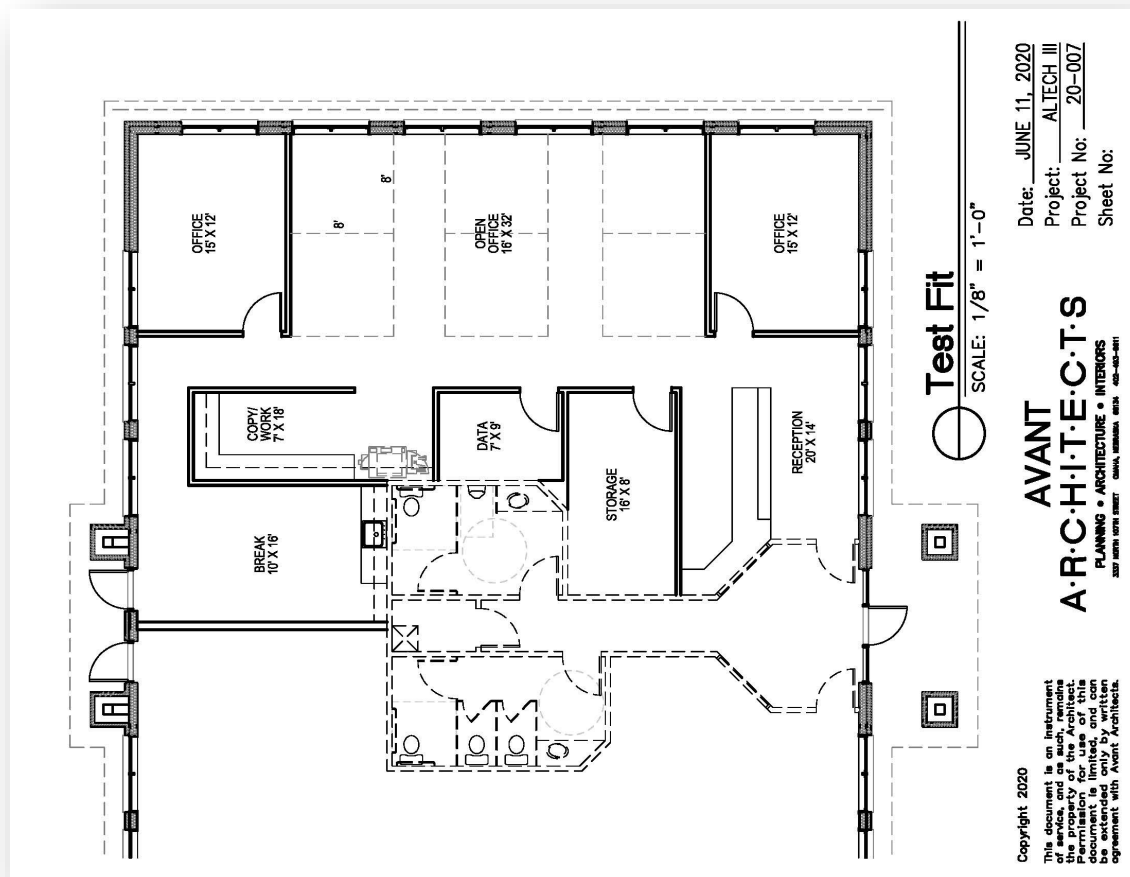
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Lease Information

Lease Type	NNN
Total Space	1,856 SF
Lease Term	Flexible
Lease Rate	\$14.75 PSF
NNN Expenses	\$7.22 PSF (Estimated)



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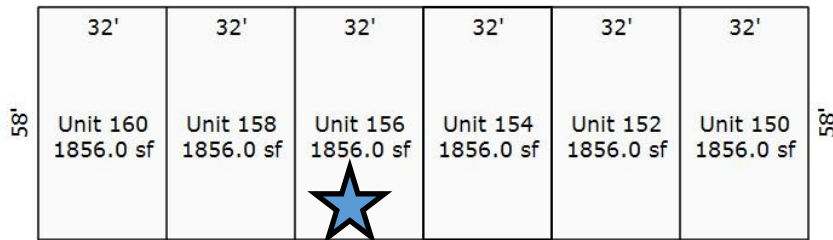
BUILDING LAYOUT

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Altech Office Condo
3839 S 148 Street



Sketch by Apex Sketch

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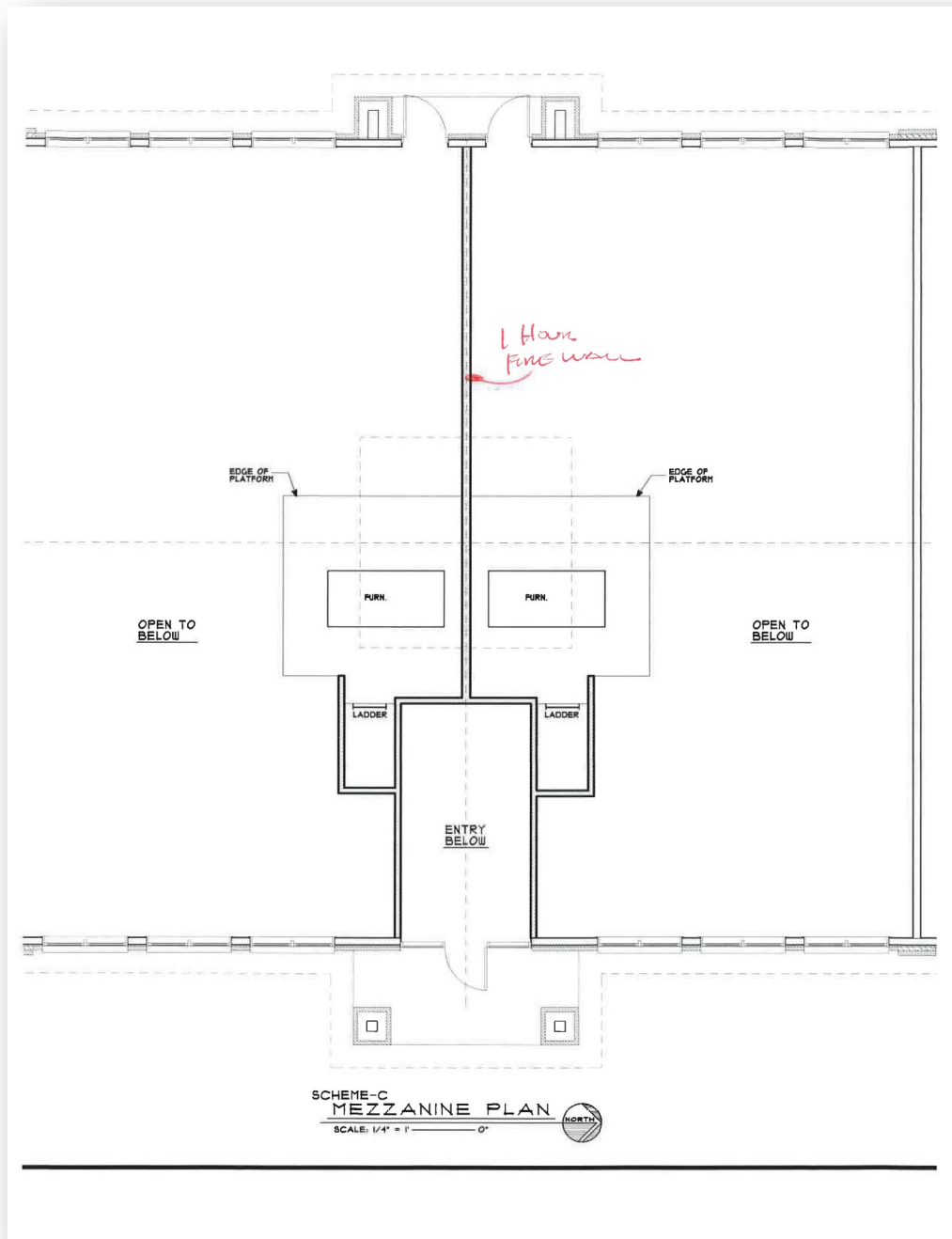
LANDLORD BUILDOUT

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Landlord Delivery Left Side.



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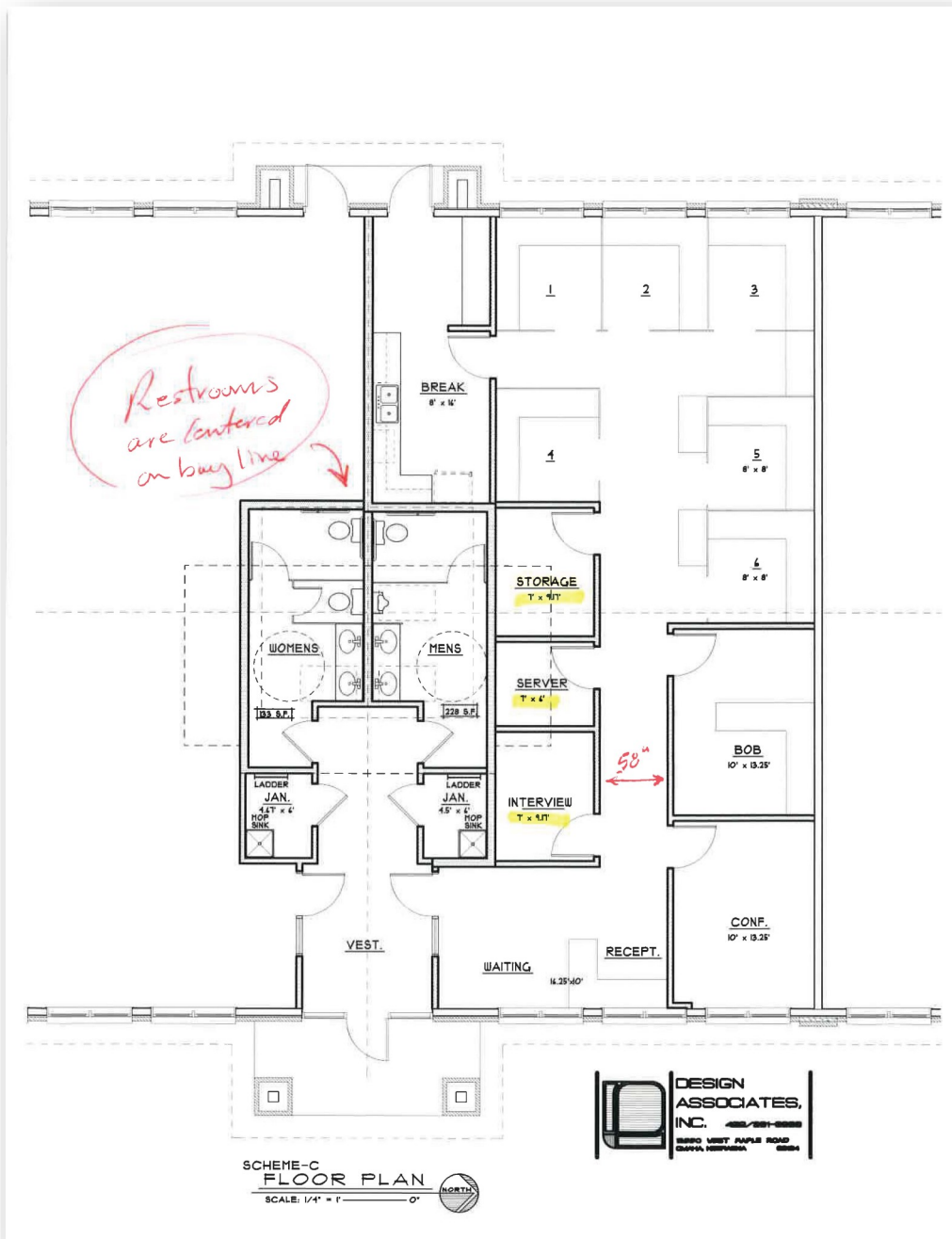
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Adjoining Condo (Right Side) Buildout.



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RETAILER AERIAL

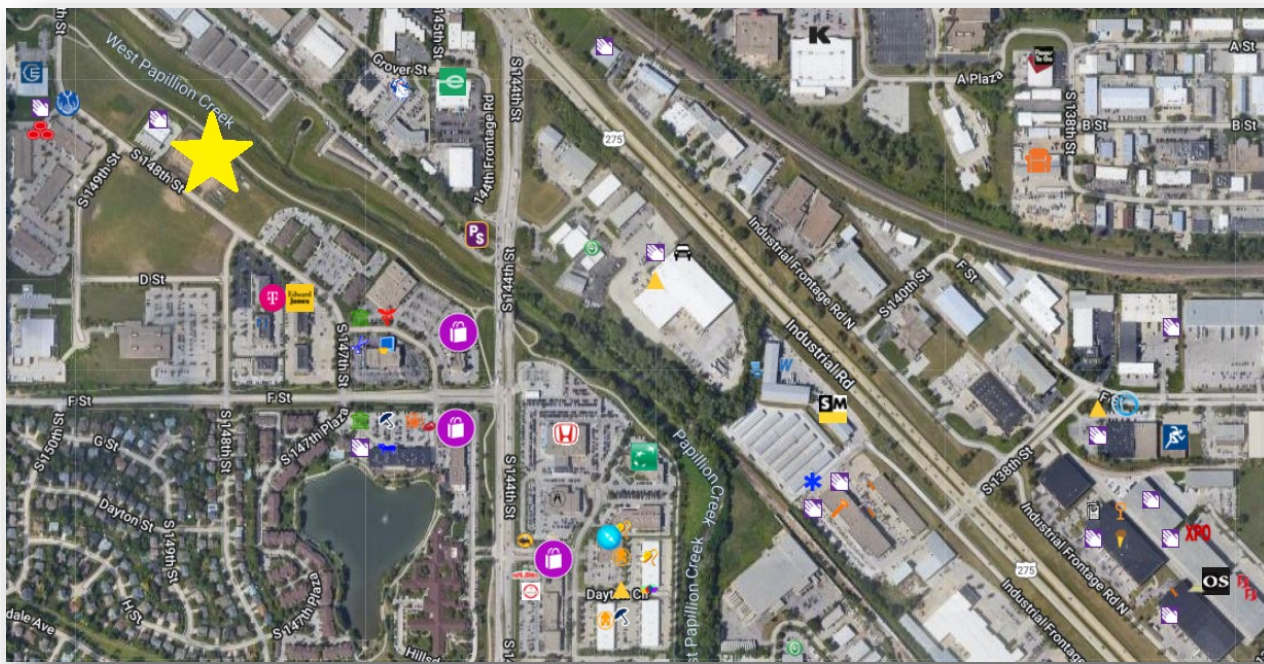
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RETAILERS

Metro Credit Union	Bank of The West	Allstate Insurance Company
State Farm Insurance	Acura of Omaha	Nationwide Insurance
Edward Jones	T-Mobile	Kohl's
Mutual First Federal CU	Mattress Firm	Hertz Rent A Car
Mr. Rooter Plumbing	Enterprise Rent-A-Car	Public Storage
Scooter's Coffeehouse	O'Reilly Auto Parts	Papa John's
Buffalo Wild Wings	Roman Coin Pizza & Varsity	eCreamery Ice Cream & Gelato
Pinnacle Bank	Storage Mart	Superior Honda Of Omaha



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PLOT AERIAL

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MAP AERIAL

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PICTURES

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