

**FOR LEASE**

**3839 SOUTH 148TH STREET #152, OMAHA, NE 68144**

**OFFICE | 1,692 SF | \$14.00 SF/YR (NNN)**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Modern brick and glass office condo building with abundant parking lot. First generation office space ready for tenant's design. White shell space with negotiable tenant improvement allowance.

## PROPERTY HIGHLIGHTS

- Shared bathrooms in common area
- Natural light through windows on both ends of suite
- Outdoor break area

## LOCATION DESCRIPTION

Altech Business Park Condos is a professional business plaza in the Millard neighborhood. Close access to highway, major corridors, Oakview Mall, and immediately adjacent to the popular West Pappo hike-and-bike trail.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00 SF/yr (NNN)
<b>NNNs</b>	\$7.22 PSF
<b>Available SF:</b>	1,692 SF

## CONTACT

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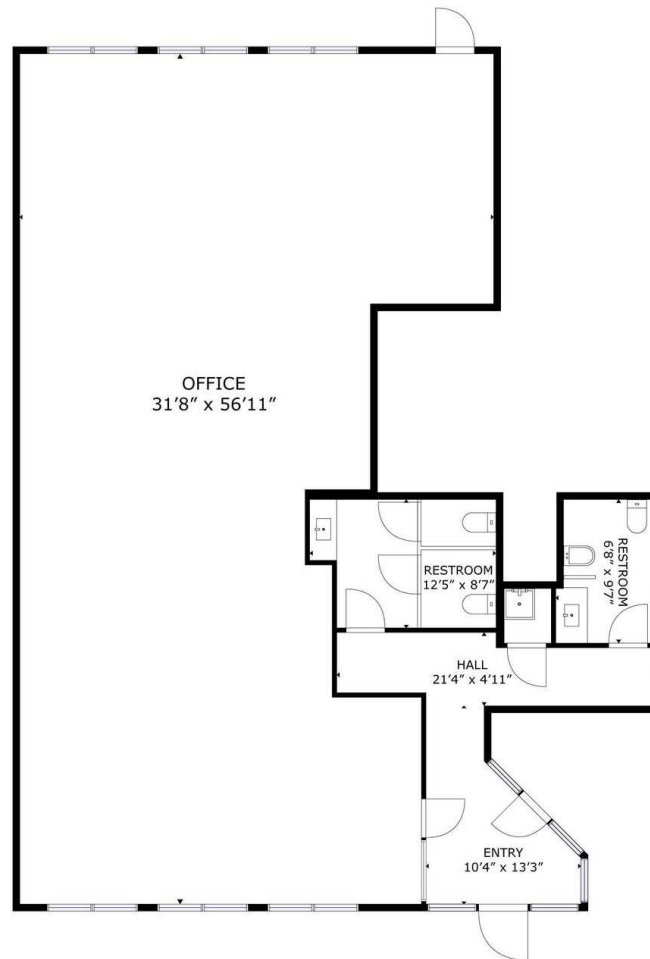
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OFFICE  
31'8" x 56'11"

RESTROOM  
12'5" x 8'7"

RESTROOM  
6'8" x 9'7"

HALL  
21'4" x 4'11"

ENTRY  
10'4" x 13'3"

GROSS INTERNAL AREA  
TOTAL: 1851 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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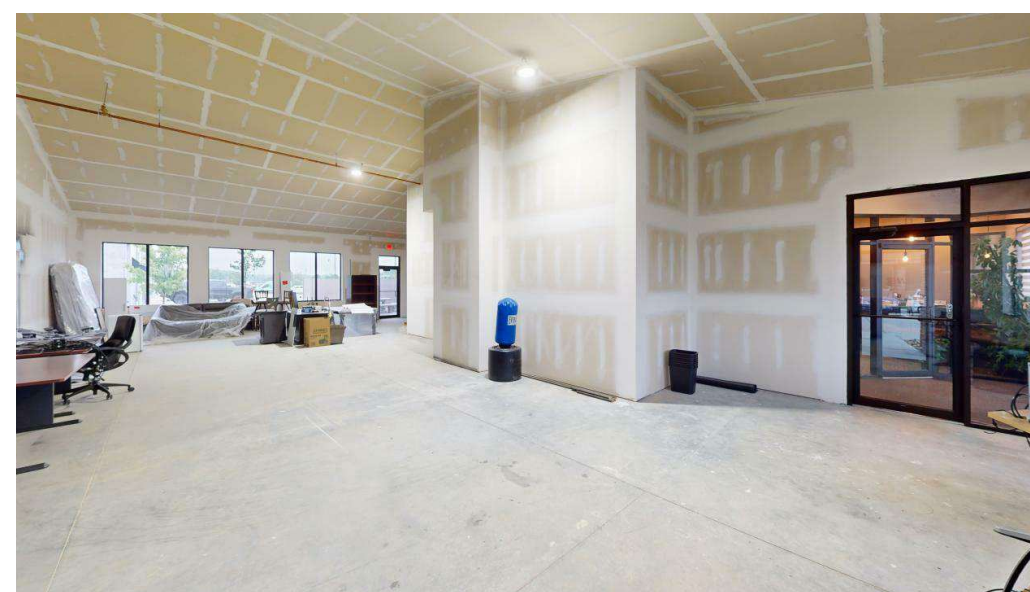
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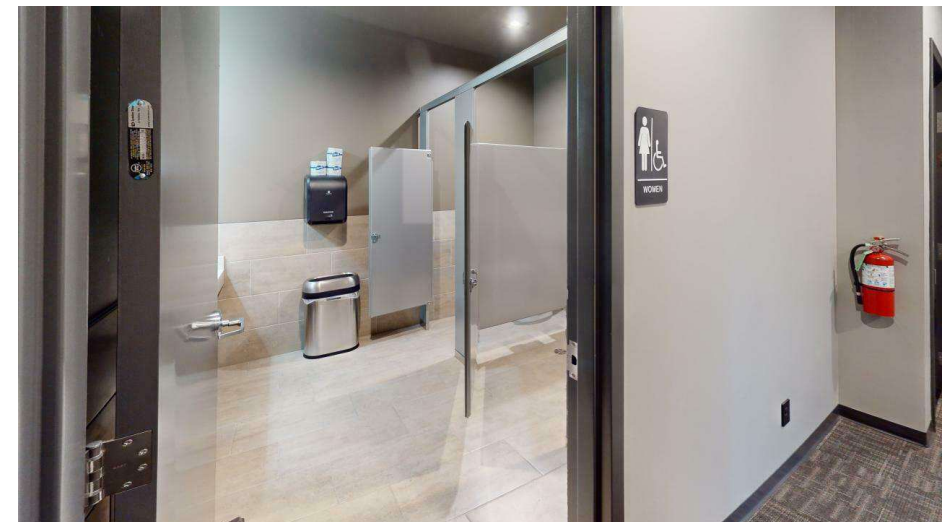
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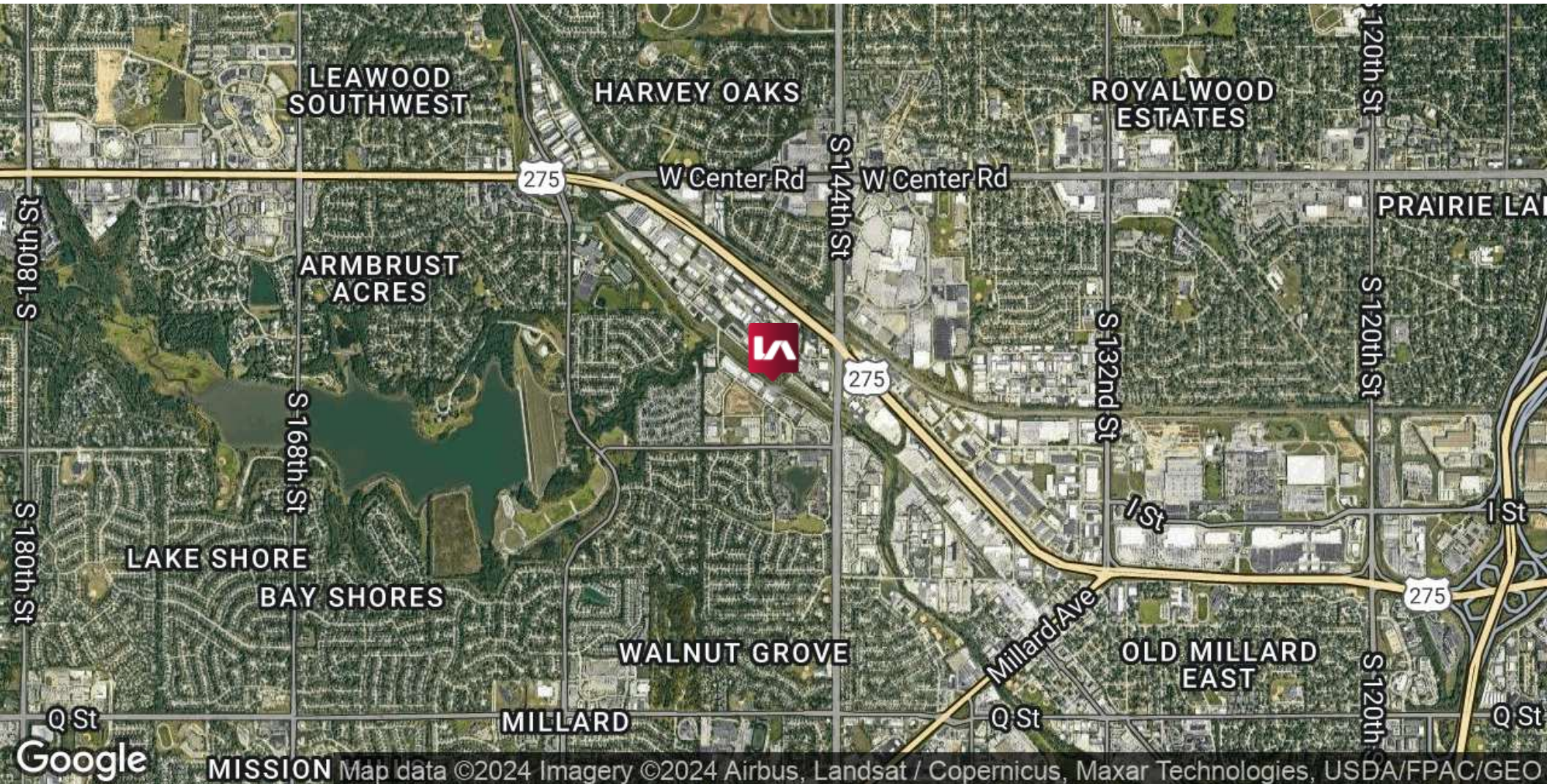
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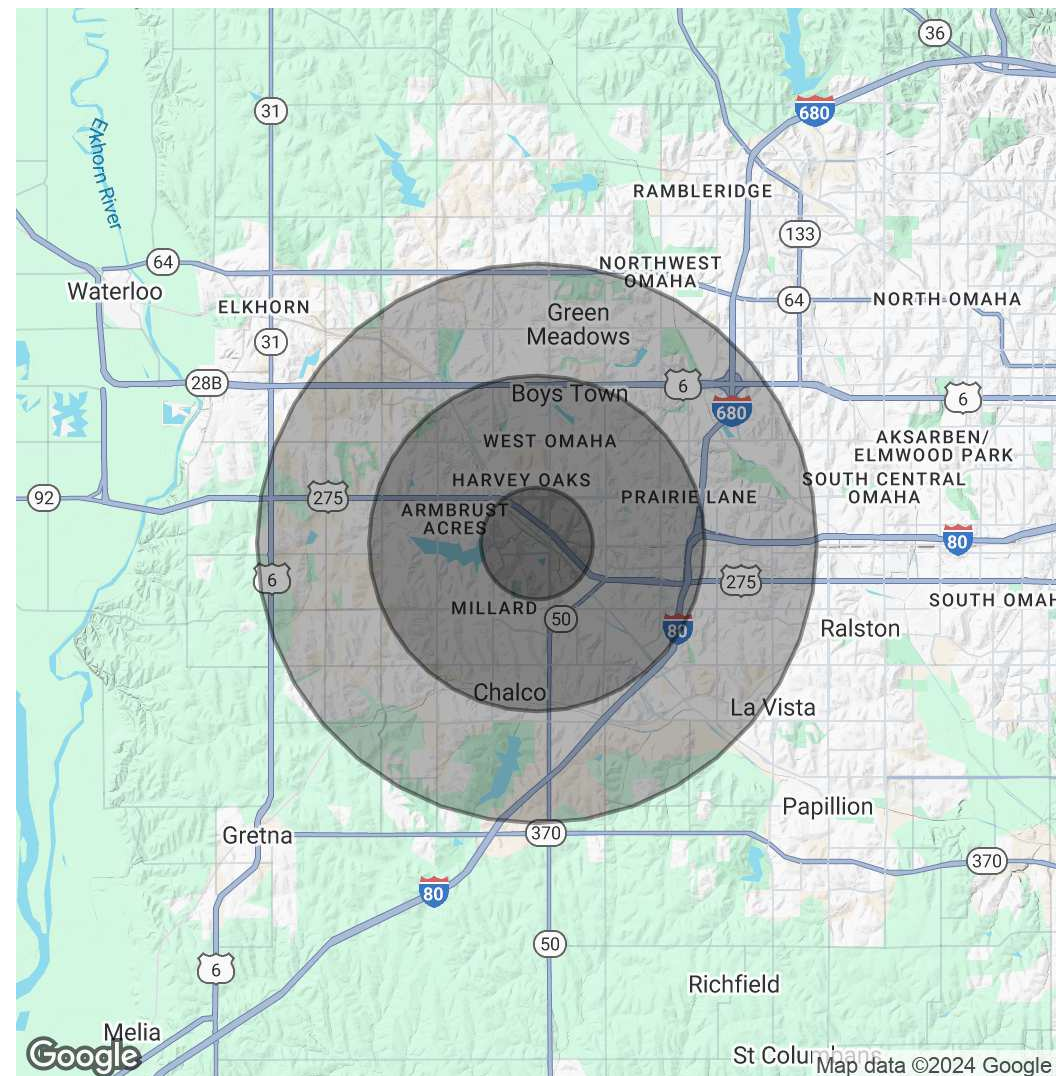


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,042	93,032	213,841
Average Age	41.7	39.5	38.5
Average Age (Male)	39.5	38.2	37.3
Average Age (Female)	44.8	40.9	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,018	37,347	86,422
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$92,343	\$103,471	\$110,960
Average House Value	\$193,110	\$215,101	\$237,197

2020 American Community Survey (ACS)



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