



CUSHMAN &
WAKEFIELD

LUND
COMPANY

ALTECH BUSINESS PARK

3730 S. 149TH STREET
OMAHA, NE 68137

1,300 SF Office Space Available
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:	\$3.63	No. of Buildings:	Four (4)
Total Available:	1,300 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
<u>3850 S. 149th Street (Bldg. 2)</u>			
Suite 106	1,300 - 1,300	\$12.50	Immediately

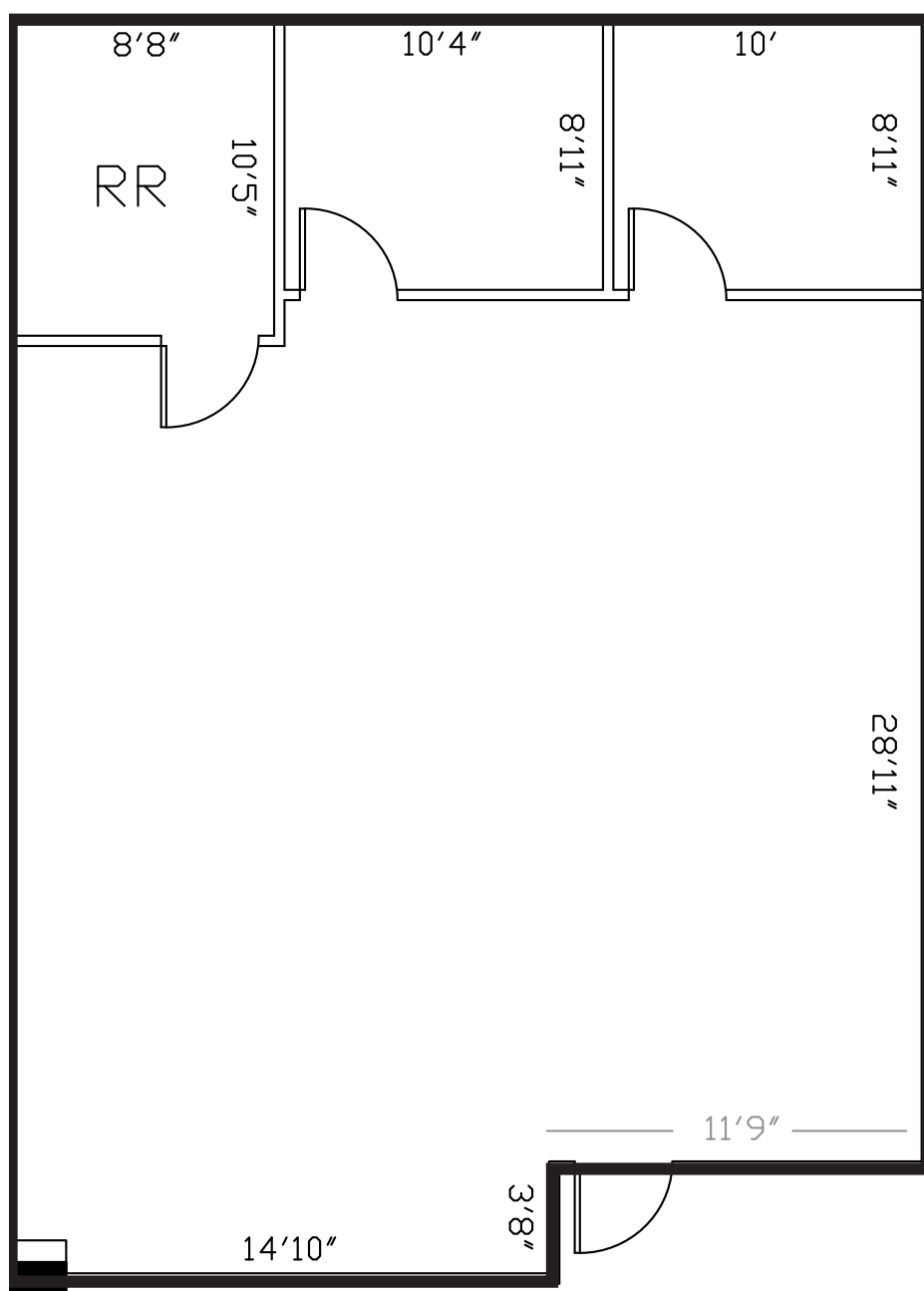
FLOOR PLAN

3850 S. 149th Street (Bldg. 2)

SUITE 106

1,300 RSF

\$12.50 PSF NNN



PROPERTY AERIAL





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For more information,
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