

FOR LEASE

Altech Business Park

3730-3850 S. 149th Street / Omaha, NE 68137



1,300 SF Office/Flex Options 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.

Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

ANDREW BENNETT
Senior Associate, Industrial Specialist
+1 402 548 4062
andrew.bennett@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Altech Business Park

3730-3850 S. 149th Street / Omaha, NE 68137



Availability

Lease Rate	\$12.50 PSF NNN
NNN Expenses	\$3.50 PSF
Total Available	1,300 SF

Property Highlights

Building Size	83,200 SF (20,800 SF each)
Year Built	2006
No. of Buildings	4
Total Site Area	6.91 AC
Zoning	MU
Parking Ratio	5:1000
Clearance Height	15'
Heat	Forced Air

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
3738 S. 149th St (Bldg. 1)			
Suite 101	1,300 - 1,300	\$12.50	February 1, 2025

Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

ANDREW BENNETT
Senior Associate, Industrial Specialist
+1 402 548 4062
andrew.bennett@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

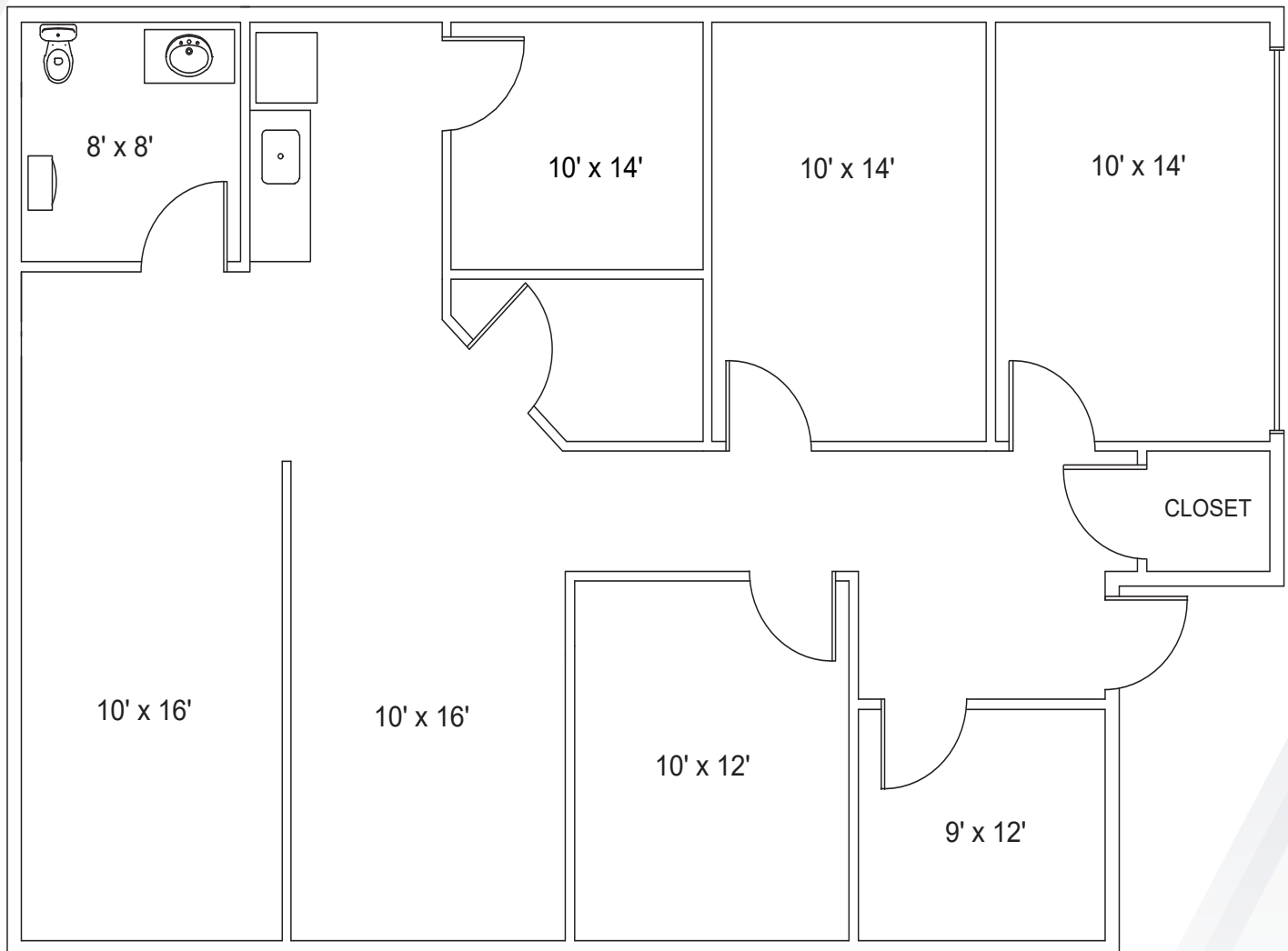
Altech Business Park

3730-3850 S. 149th Street / Omaha, NE 68137



3738 S. 149th Street (Bldg. 1)

Suite 101: 1,300 SF



** Floor plan measurements are approximate and are for illustration purposes only

Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

ANDREW BENNETT
Senior Associate, Industrial Specialist
+1 402 548 4062
andrew.bennett@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Altech Business Park

3730-3850 S. 149th Street / Omaha, NE 68137



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.