

ALTECH PLAZA II CONDOS - BLDG F

1,856 - 7,424 SF | \$16.00 SF/YR NNN

3839 S 148TH ST, OMAHA, NE 68144



**INVESTORS
REALTY INC.**

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3839 S 148TH ST
EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	N/A
Est. Op. Exp.	\$5.67 SF/YR
Available SF:	1,856 - 7,424 SF
Building Size:	11,136 SF
Property Type:	Office Condo
Zoning:	LI

PROPERTY OVERVIEW

Future Condo Buildings in Southwest Omaha with easy access to various amenities within the immediate area.

PROPERTY HIGHLIGHTS

- Available December 2020
- Park at your front door
- Well maintained, professionally managed property
- Located just off of 144th & F St with all amenities in the immediate area
- Abundant parking with a ratio of 5 stalls per 1,000 sq. ft.

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ALTECH PLAZA II CONDOS - BLDG F

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BUILDING INFORMATION

Building Size	11,136 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Construction Status	Under construction

PARKING & TRANSPORTATION

Parking Description	Individual surface stalls on paved lot
Parking Ratio	5.0
Parking Type	Surface
Traffic Count	35,612 S 144th & F St (2018)

SITE INFORMATION

Cross-Streets	S 148th & F St
County	Douglas
Zoning	LI
Lot Size	2.9 Acres
Location Description	Future office condominium available December 2020 in Southwest Omaha surrounded by dining and shopping

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Available SF	
Property Type	Office Condo

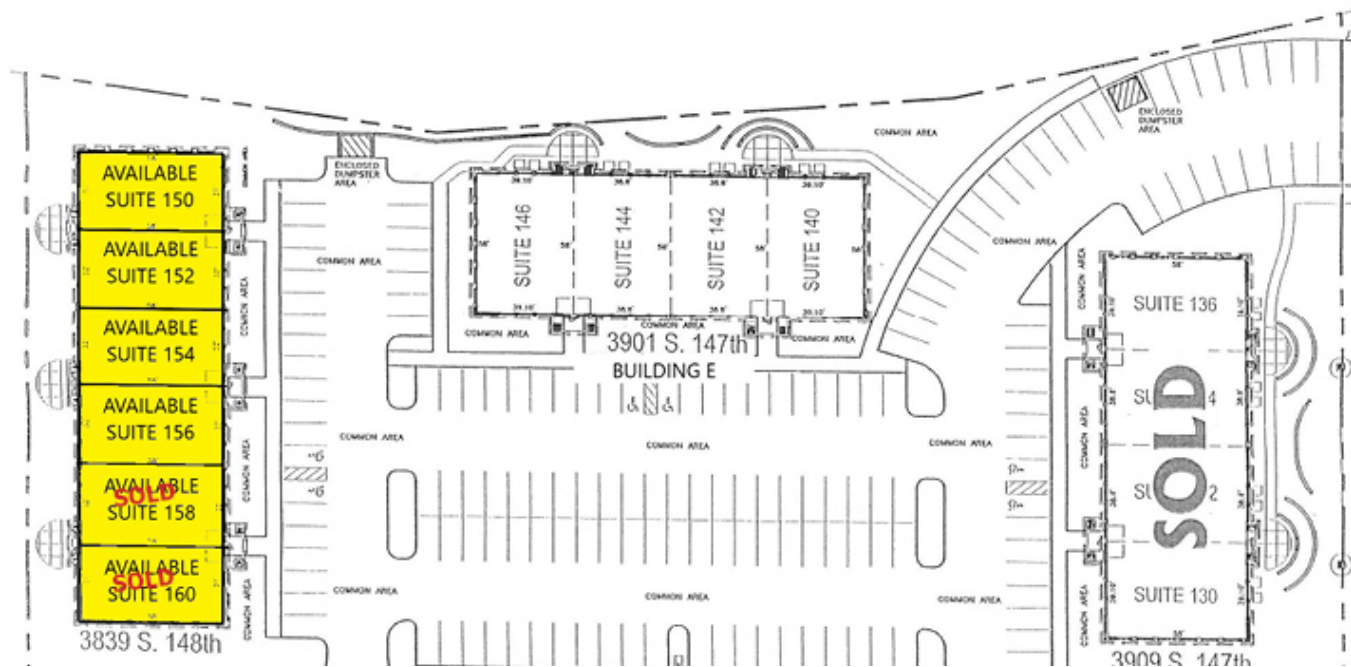
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,991	94,516	204,557
Total Households	2,818	35,796	77,602
Average HH Income	\$86,622	\$87,530	\$94,385

ALTECH PLAZA II CONDOMINIUM BUILDING F

UNIT 150 1,856 SF
UNIT 152 1,856 SF
UNIT 154 1,856 SF
UNIT 156 1,856 SF
UNIT 158 1,856 SF
UNIT 160 1,856 SF

3839 S 148TH ST
AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
150	1,856 SF	\$16.00 SF/yr (NNN)	\$5.67	-
152	1,856 SF	\$16.00 SF/yr (NNN)	\$5.67	-
154	1,856 SF	\$16.00 SF/yr (NNN)	\$5.67	-
156	1,856 SF	\$16.00 SF/yr (NNN)	\$5.67	-

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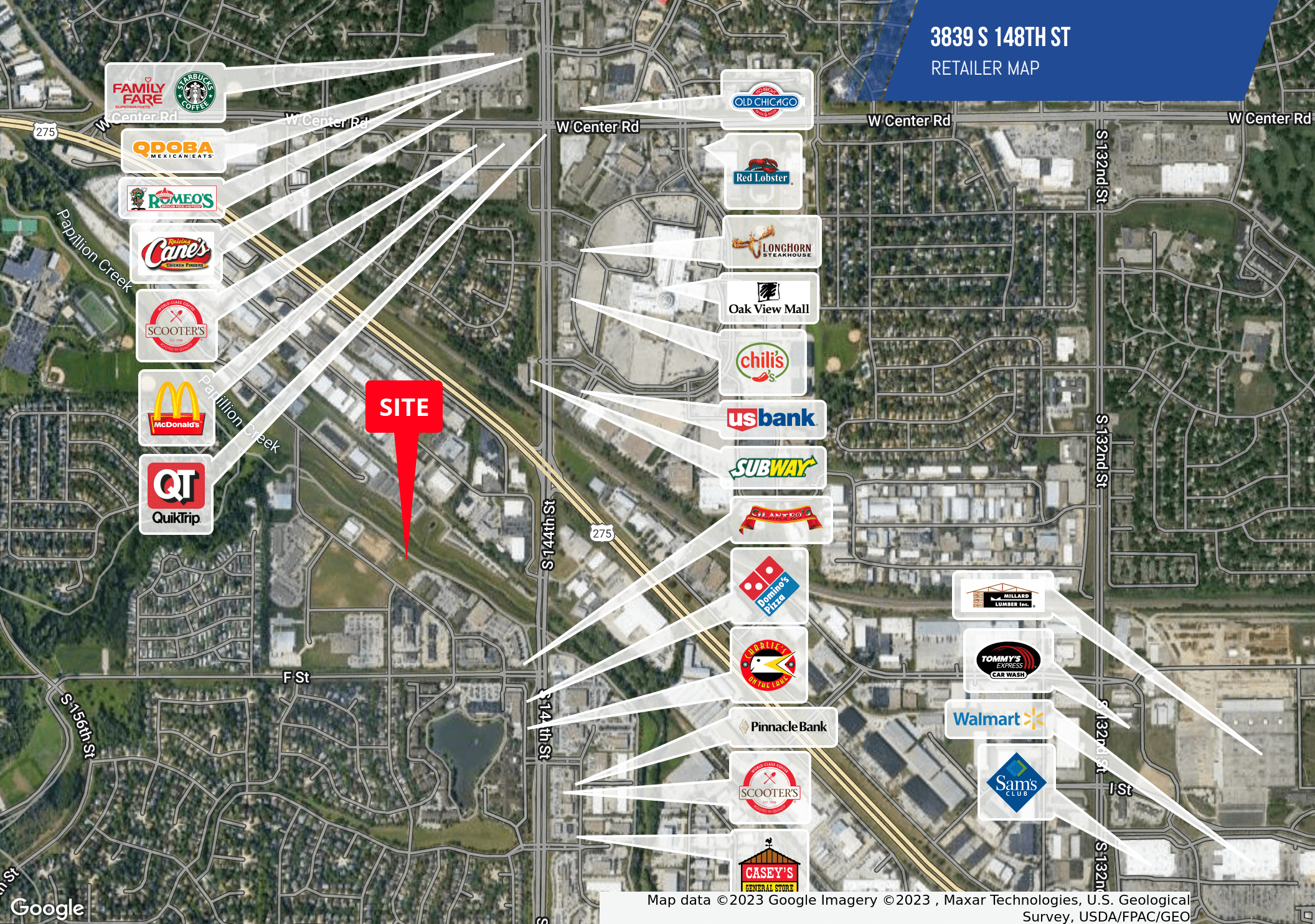
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RETAILER MAP



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