

ALTECH PLAZA II CONDOS - BLDG E

9,014 SF | N/A

3901 S 147TH ST, OMAHA, NE 68144



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



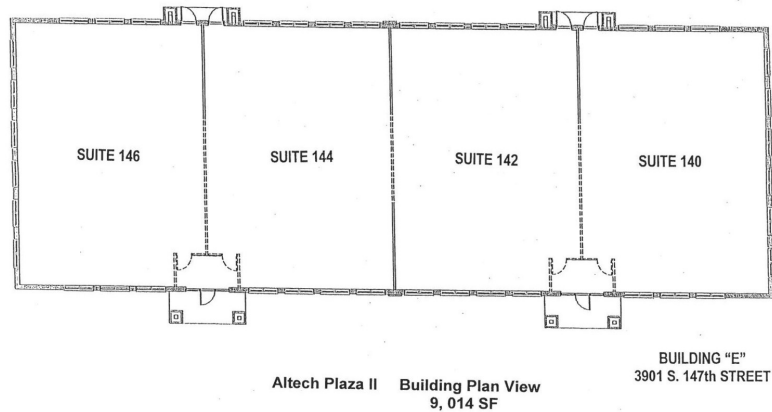
JP RAYNOR, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com



JACK WARREN, CCIM
402.769.7572
jwarren@investorsomaha.com



3901 S 147TH ST EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	N/A
Est. Op. Exp.	\$5.67 SF/YR
Available SF:	
Building Size:	9,014 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.

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

JACK WARREN, CCIM

402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



ALTECH PLAZA II CONDOS - BLDG E

3901 S 147TH ST, OMAHA, NE 68144

BUILDING INFORMATION

Building Size	9,014 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Construction Status	Under construction

PARKING & TRANSPORTATION

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

SITE INFORMATION

County	Douglas
Zoning	LI
Lot Size	2.91 Acres
Location Description	Future office condominium available December 2020 in Southwest Omaha surrounded by dining and shopping.

UTILITIES & AMENITIES

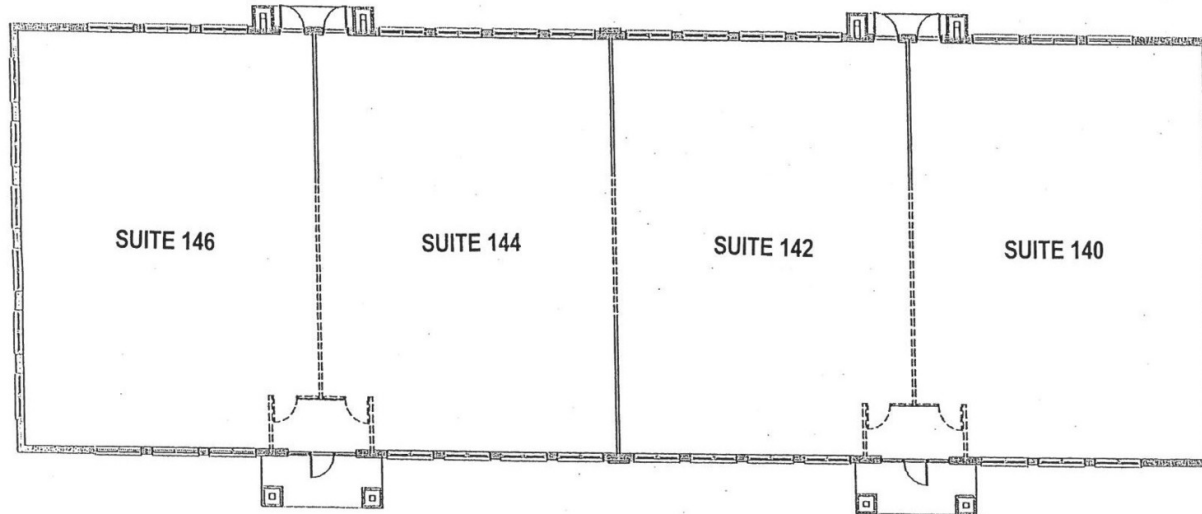
CAM	\$2.62
Insurance	\$0.66
Real Estate Taxes	\$2.39
Total Op Ex	\$5.67

OFFERING SUMMARY

LEASE RATE	N/A
Est. Op. Exp.	\$5.67 SF/YR
Available SF	
Property Type	Office Condo

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,836	93,900	204,520
Total Households	2,765	35,601	77,624
Average HH Income	\$85,933	\$87,500	\$94,415



Altech Plaza II Building Plan View
9,014 SF

BUILDING "E"
3901 S. 147th STREET

SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
140	2,268 SF	\$16.00 SF/yr (NNN)	\$5.67	-
142	2,239 SF	\$16.00 SF/yr (NNN)	\$5.67	-
144	2,239 SF	\$16.00 SF/yr (NNN)	\$5.67	-
146	2,268 SF	\$16.00 SF/yr (NNN)	\$5.67	-

3901 S 147TH ST

SITE PLAN

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

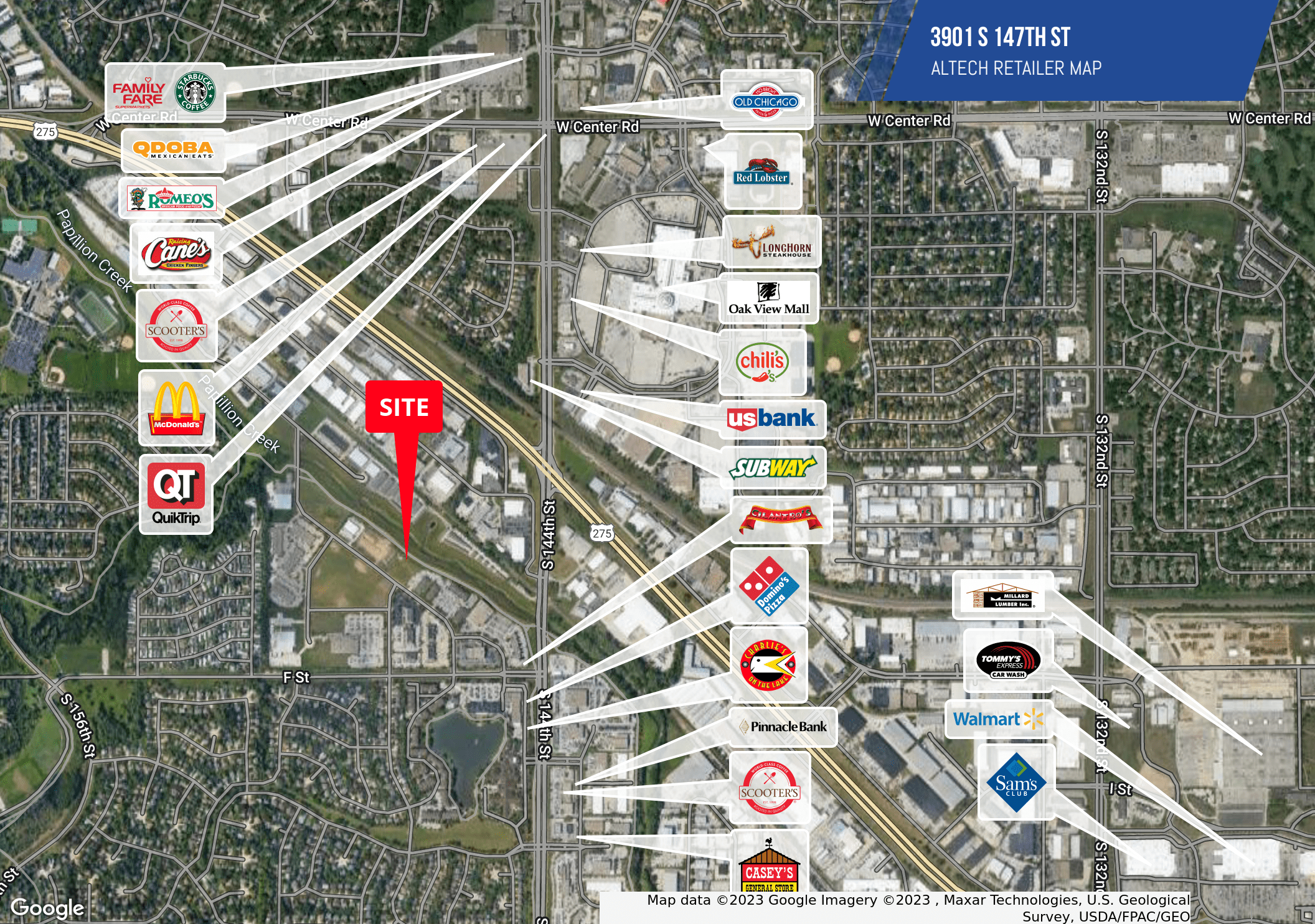
JACK WARREN, CCIM

402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



3901 S 147TH ST
ALTECH RETAILER MAP



JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

JACK WARREN, CCIM

402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

