

# ALTECH BUSINESS SUITES

8,990 SF | NEGOTIABLE

3929 S 147TH STREET, OMAHA, NE 68137



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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## 3929 S 147TH STREET

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	8,990 SF
Property Type:	Executive Suites

#### PROPERTY OVERVIEW

Opportunity to lease executive suites in a professional office building within Altech Business Park.

#### PROPERTY HIGHLIGHTS

- Suites with and without windows available
- Affordable rent with short term commitment
- Rent includes access to break room and janitorial services
- Office furniture available
- Abundance of parking (park at your front door)
- Secure key fob access with intercom to phone allowing guest entry
- Various amenities in the immediate area including restaurants, shops, and other services

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## BUILDING INFORMATION

Building Size	8,990 SF
Min Divisible	SF
Max Contiguous	SF

## PARKING &amp; TRANSPORTATION

Traffic Count	31,250 - S 144th & F St (2021)
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## SITE INFORMATION

Cross-Streets	147th & F Street
County	Douglas
Lot Size	1.07 Acres
Location Description	North of South 147th and F Street in the Altech Business Park.

## UTILITIES &amp; AMENITIES

Power Description	OPPD
Gas Description	MUD

## OFFERING SUMMARY

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Available SF	
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## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,782	41,137	93,177
Total Households	2,902	17,444	37,503
Average HH Income	\$89,888	\$92,072	\$102,005

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
Suite P	135 SF	\$350 per month (Full Service)

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AVAILABLE SPACES

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CLOSE VIEW AERIAL



SITE

Google

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U.S. Geological Survey

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3929 S 147TH STREET  
RETAILER MAP



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**3929 S 147TH STREET**  
ADDITIONAL PHOTOS



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