

Luxury Salon Suites are available as single, double or triple salon suites for styling, nail, and lifestyle service providers. You'll find our features help you in every area – they make your operation, practice and marketing efforts less stressful and more rewarding. Some of the ways that The Modoc Salons helps you practice your profession and operate your business are:

- Reasonable rates help you build your business and keep more profits.
- Luxurious Interior Ambiance greets your clients with faux painted walls, dramatic lighting, and multiple seating areas.
- Stained cement floors throughout gives an attractive look and allows for easy maintenance.
- Our salon package gives you a shampoo sink and chair and a hydraulic chair and you design the rest.
- 10' floor to ceiling walls with finished acoustic ceilings provide total privacy and security.
- On-site laundry with commercial equipment for fast washing and drying.
- The opportunities to carry the products you like, determine the price, and take the full markup on the products you offer.
- We take care of Common Area Maintenance.

The SALONS at MODOC

Please contact:

Jim Wright, Leasing Agent

3800 S. W.S Young Dr. Ste 101

Killeen, TX 76542

Phone: 254-526-5117 or 254-289-3145

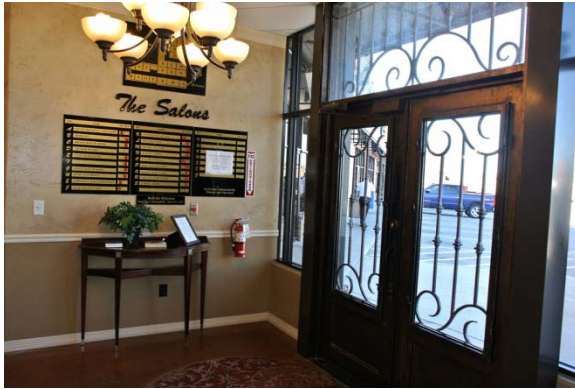


The SALONS at MODOC

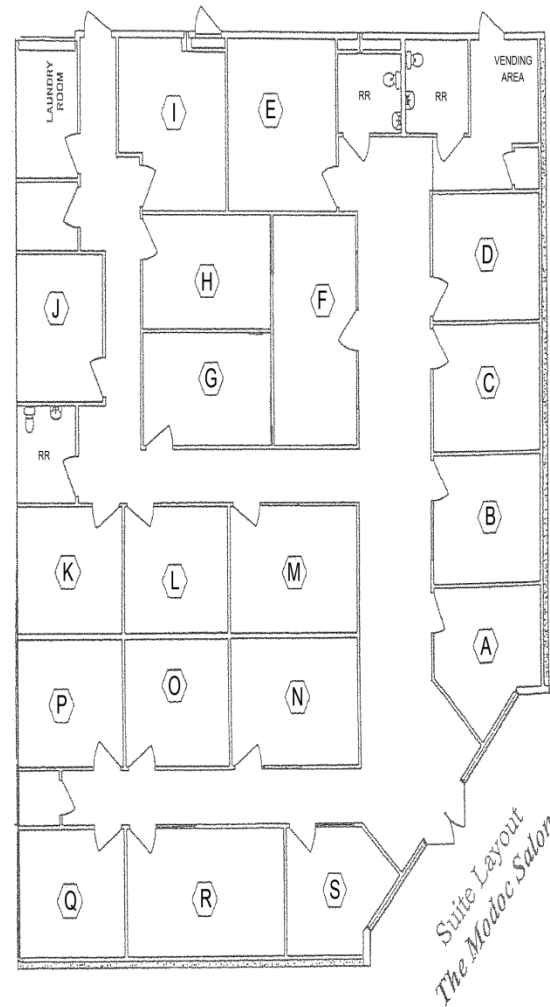
300 E. Central Texas Expressway

Make a new lease on your life as a beauty professional at the luxury salon suites of *The Modoc Salons*.

If you dream of freedom for creative expression or, have the desire to be your own boss, and believe the best way to make that happen is through a salon of your own, then *The Modoc Salons* are for you. At *The Modoc Salons*, you're in control of your business and profession without the time-consuming, expensive hassles of facility management.



Rent includes all utilities, wireless high speed internet, HVAC, Common Area Maintenance, Laundry Facilities, nice waiting area, keyless entry, security system, and multiple bathrooms.



<u>Suite</u>	<u>Monthly</u>
A	\$750.00
B	\$750.00
C	\$750.00
D	\$750.00
E	\$965.00
F	\$1,180.00
G	\$965.00
H	\$965.00
I	\$965.00
J	\$750.00
K	\$750.00
L	\$750.00
M	\$965.00
N	\$965.00
O	\$750.00
P	\$750.00
Q	\$750.00
R	\$1,180.00
S	\$750.00