

HAIR STYLISTS, MANICURISTS, MED SPAS & BUSINESS PROFESSIONALS

Inspired by Ms. Harrison — a local stylist with 20+ years of experience — every detail of our salon suites was thoughtfully crafted with functionality and comfort in mind.

The first floor features 16 salon studios, a welcoming open lobby, two guest restrooms, a break room, laundry area, private suite-owner restroom, and a water bottle filler — all designed to support your success.

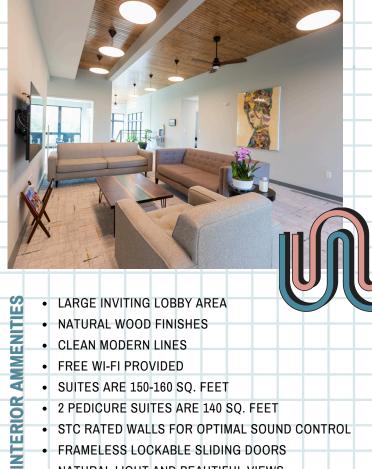
4801 QUAIL CREST PLACE LAWRENCE, KS

FOR MORE INFORMATION: 4801BUILDING@GMAIL.COM









## **BUILDING AMMENITIES**

## • QUIET CUL DE SAC LOCATION

- SERENE SETTING
- ENERGY EFFICIENT EXTERIOR WALLS AND ROOF
- MODERN / CLEAN AESTHETICS
- ADA PARKING AND ACCESSIBILITY ON ALL LEVELS
- ACCESS CONTROL ENTRY SYSTEM
- LOWER AWNING ON ALL EXTERIOR WINDOWS
- 54 PARKING SPACES (2+ PER SUITE)
- SECURITY CAMERA SYSTEM
- PARKING LOT LIGHTING ABOVE INDUSTRY STANDARD

SUITES RANGE FROM

## \$1300-1650 / MONTH

UTILITIES INCLUDED 1 TO 3 YEAR LEASE TERMS AVAILABLE

NEGOTIATED RATES FOR LONGER LEASE TERMS AVAILABLE \*PRICES SUBJECT TO CHANGE

LARGE INVITING LOBBY AREA

- NATURAL WOOD FINISHES
- **CLEAN MODERN LINES**
- FREE WI-FI PROVIDED
- SUITES ARE 150-160 SQ. FEET
- 2 PEDICURE SUITES ARE 140 SQ. FEET
- STC RATED WALLS FOR OPTIMAL SOUND CONTROL
- FRAMELESS LOCKABLE SLIDING DOORS
- NATURAL LIGHT AND BEAUTIFUL VIEWS
- ADJUSTABLE LIGHTING 86 FOOTCANDLES
- INDEPENDENTLY CONTROLLED HVAC IN EACH SUITE
- **CUSTOM CABINETS AND QUARTZ TOPS**
- SHAMPOO STATIONS WITH HEADRESTS
- **HEAVY DUTY LVT FLOORS**
- DESIGNER FIXTURES AND LARGE STYLIST MIRRORS
- STYLIST CHAIRS PROVIDED
- 2 COMMERCIAL WASHERS AND DRYERS

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## **LOWER LEVEL**

RENT A SINGLE SUITE OR THE FULL 3,000 SQ. FT. — TAILORED TO FIT YOUR NEEDS.

- SPACIOUS 160 SQ. FT. ROOMS
- TWO FULL RESTROOMS
- IT ROOM AND ADDITIONAL STORAGE AVAILABLE
- IDEAL FOR CHIROPRACTORS, ESTHETICIANS, MASSAGE THERAPISTS, AND OTHER PROFESSIONALS SEEKING A COMFORTABLE, CLIENT-READY SPACE.

EMAIL FOR RATES AND AVAILABILITY. CUSTOM PRICING BASED ON YOUR REQUEST.

