



# HARRISON SUITES

AT 4801 BUILDING

NOW LEASING PRIVATE SUITES  
DESIGNED FOR::



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

## INTERIOR AMMENITIES

- 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

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

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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.

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