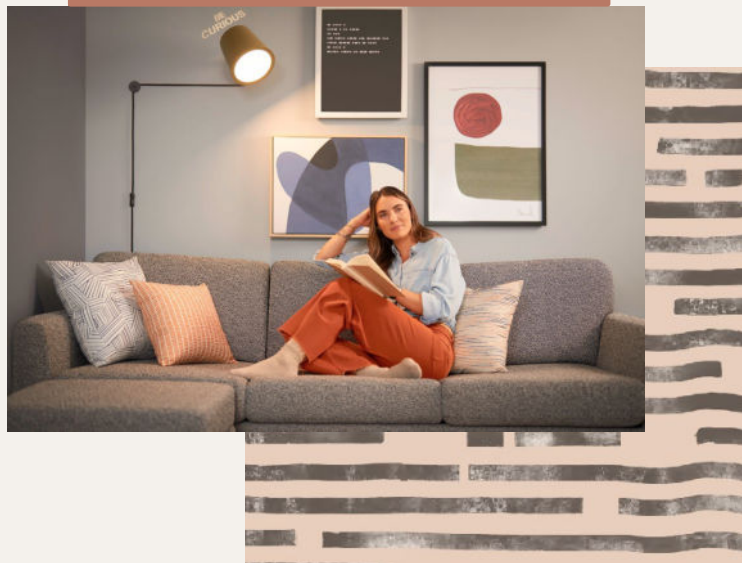


ATWELL SUITES®
— BY IHG —



TAKE YOUR JOURNEY TO NEW PLACES

Welcome to an upper-midscale,
all-suites hotel brand by
IHG Hotels & Resorts.

Atwell Suites gives our guests, the
'Opportunity Seekers', the stay they've
been searching for.

WHAT SETS US APART

Flexible & Enriching Spaces

Rooms designed to help guests easily switch
between work and rest. Welcoming public areas feel
like destinations – for collaborative working, relaxing,
or socializing.

Food & Drink to Start and End the Day

A complimentary breakfast when the sun's coming up,
and an inviting bar with small plates for when the
evening's getting started.

Inspiring Genuine Connections

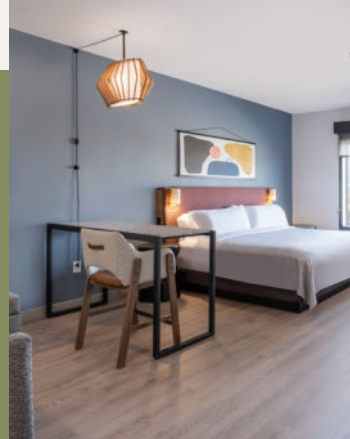
Creating an atmosphere that sparks connection,
sharing or engaging conversation.



JOIN THE JOURNEY AT
[ATWELLSUITES.COM](https://www.atwellsuites.com)

TWO-STORY LOBBY PROTOTYPE

Efficient for Owners. Inspiring for guests. This all-suites brand by IHG Hotels and Resorts presents an exciting opportunity in the upper-midscale category with the two-story lobby prototype.



Prototype Site Plan Details

Acreage	~2 acres
Gross building area	61,743 sf
Total suite count	104 suites
Gross building area per key	594 sf/key
Number of floors	4
Parking spaces	104 min.

Guest Room

King	325 sf
Queen / Queen	405 sf
Room mix	53% King / 47% Queen Queen
Room type	100% studio-suites
Room features	Two-sided closet, standing desk, mini-fridge, microwave, bar sink, and coffee maker

Guest Bathroom

Total space	~ 51 sf
Shower	King – shower only Queen / Queen – flexible bathtub option available
Amenities	Bulk bathroom amenities
Features	Hair dryer, oversized vanity, direct closet access

Public Space

Total space	12,944 sf
Public area seating	Seats ~ 80 people
Fitness Studio	639 sf
Business center	Integrated within lobby
Flexible meeting space	Integrated within lobby; seats up to 8 people
Other features	Marketplace, guest laundry
Optional add-ons	One story lobby, pool, expanded meeting rooms, outdoor patio with mixed seating

Back of House

Pantry	242 sf
All other areas	3,142 sf

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ONE-STORY LOBBY PROTOTYPE

Welcome to an evolved prototype for Atwell Suites. This prototype version features a one-story lobby with 116 guest rooms, offering flexible options for hotels.



Prototype Site Plan Details

Acreage	1.99 sf
Gross building area	67,714 sf
Total suite count	116 suites
Gross building area per key	584 sf/key
Number of floors	4
Parking spaces	116 min.

Guest Room

King	342 sf
Queen / Queen	404 sf
Room mix	57% King / 43% Queen Queen
Room type	100% studio-suites
Room features	Standing desk, mini-fridge, microwave, bar sink, coffee maker and steamer

Guest Bathroom

Total space	~ 58 sf
Shower	King – shower only Queen / Queen – flexible bathtub option available
Amenities	Bulk bathroom amenities and hair dryer

Public Space

Total space	13,376 sf
Public area seating	Seats ~ 94 people
Fitness Studio	660 sf
Business center	Integrated within lobby
Flexible meeting space	Integrated within lobby; seats up to 8 people
Other features	Marketplace, guest laundry
Optional add-ons	Pool, expanded meeting rooms, outdoor patio with mixed seating

Back of House

Pantry	606 sf
All other areas	3,126 sf

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