ATWELL SUITES®
BY IHG

PROTOTYPE BOOK

August 2026



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Welcome to Atwell Suites®

Bring inspiration to every journey with a new upper-midscale, all-suites hotel brand by IHG® Hotels & Resorts.

A PLACE TO BE

We want guests to step into a place where they belong, a place to recharge and find balance. We want them to be somewhere they can learn, grow and discover something new. To be enriched. To be intrigued. To be themselves.

Somewhere that feels like...a place to be.



CREATED FOR OPPORTUNITY SEEKERS

Atwell Suites® is a new kind of hotel that helps guests turn every stay into an opportunity. To learn. To grow. To be inspired.





We give them all they need for a fulfilling stay, with experiences that add value to their personal journeys just as much as their business trips.



WE GIVE YOU ROOM TO BE INSPIRED

No matter where they're headed, we help guests take their journeys farther because travel is about more than just the destination. It's about seeing new perspectives, being with new people, and doing more of what they love in new places.



Opportunity seekers want the chance to explore, be inspired, and to collect stories to share when they're back home. With us, every trip is a unique, fulfilling and memorable experience.

OUR VALUES

Our three values underpin every aspect of our hotel.



Flexibility

We give guests options at every turn, so they can choose a stay that's right for them.



Kinship

We create an environment that allows guests to build connections, find their place, and be themselves.



Discovery

We put a memorable twist on familiar moments to give our guests something a little out of the ordinary—to try, to learn or to simply be surprised.

BRAND DIFFERENTIATORS



Flexible and Enriching Spaces

Thoughtfully designed rooms help guests easily switch between work and rest, while welcoming public spaces feel like destinations—for collaborative working, relaxing, or socializing.

Genuine Connections

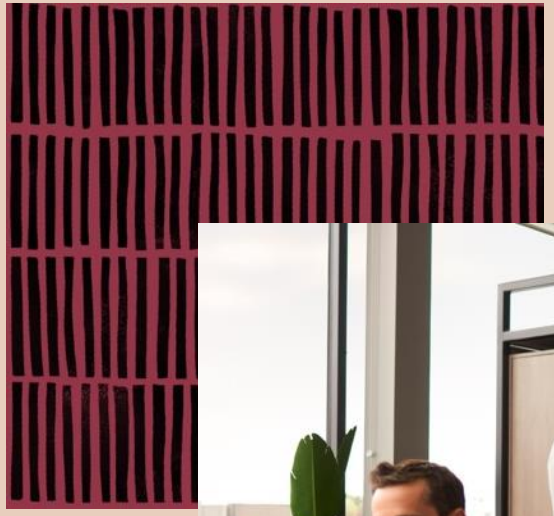
We create an atmosphere designed to build connections, find your community, and just be yourself.

Food and Drink to Start and End the Day

Enjoy a complimentary breakfast in the morning and an inviting paid bar with small bites, larger options for a meal, and beverages in the evening.



DESIGNED FOR DISCOVERY





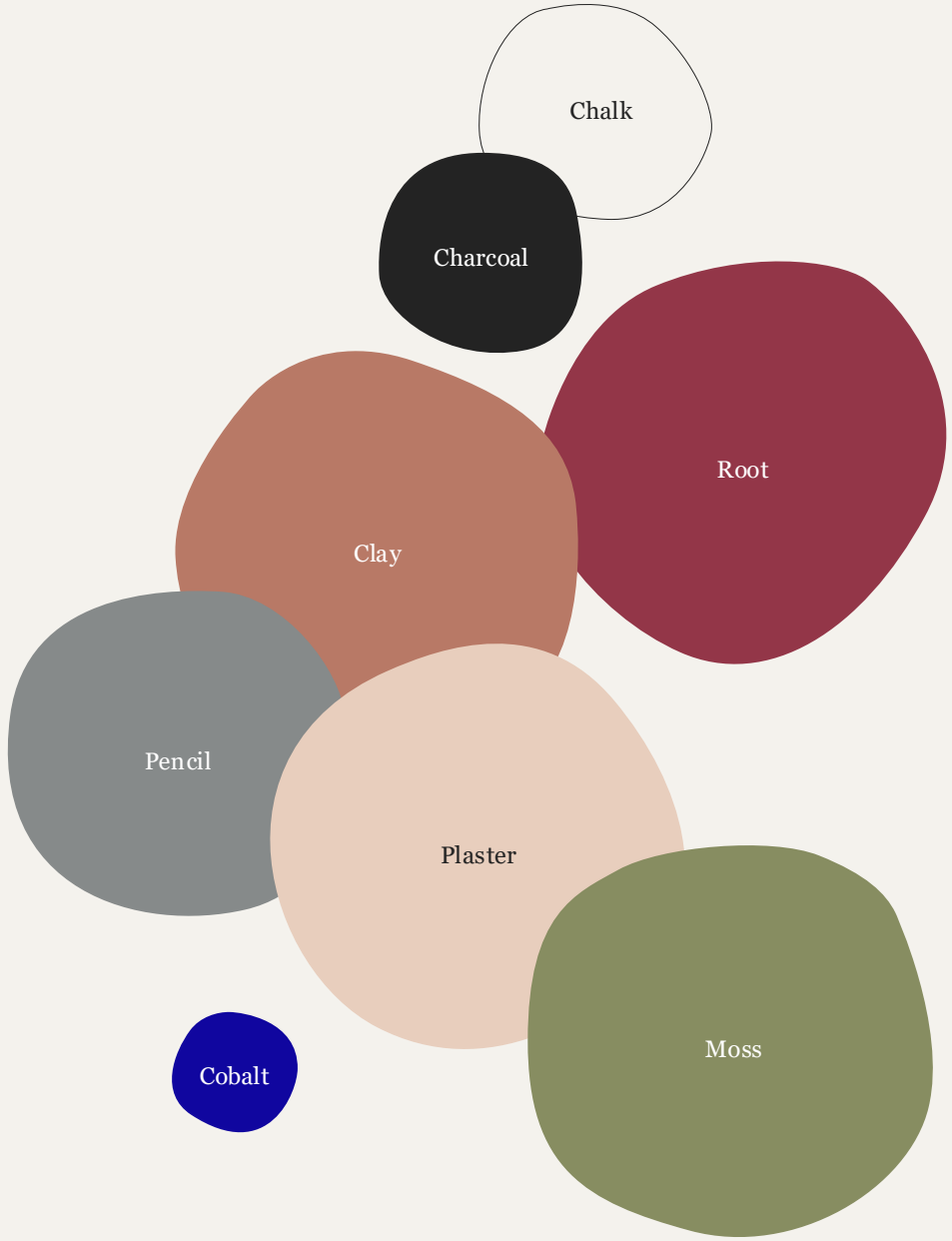
SOULFUL SPACES TO FUEL CREATIVITY •

We layer rich colors inspired by raw materials alongside interesting patterns, creating a unique identity that feels expressive and layered.

Our hotel is designed with distinct zones throughout the public spaces and suites so guests can be at their most productive or just relax and recharge. Enriching details and unexpected touches encourage guests to explore and discover more.

A PALETTE OF NATURAL PIGMENTS

Our color palette is inspired by the sense of creativity within our brand, with a wide range of colors that allow for expression, flexibility and choice. This echoes the kind of experience we want our guests to have with us—and creates an engaging balance of familiarity and freshness.



A BRAND DESIGNED FOR FLEXIBILITY

At Atwell Suites®, flexibility is a defining feature. Owners have the freedom to select the hotel prototype that best meets their goals for site construction and room count.

Choose between a two-story or one-story lobby and between a standard or narrow-bay suite layout. The meticulous design and diversity in our hotels ensure a perfect fit…whether a purpose-built or converted property.



ATWELL SUITES MIAMI BRICKELL

DUAL-BRAND

ADAPTIVE REUSE PROPERTY

ATWELL SUITES
DENVER AIRPORT – TOWER ROAD

NEW BUILD

PROTOTYPICAL PROPERTY





ATWELL SUITES AUSTIN AIRPORT

CONVERSION PROPERTY

PROTOTYPE OPTIONS

Two-Story, End-Loaded Lobby or
One-Story, Center-Loaded Lobby

Atwell Suites® provides flexibility with two distinct entrance and lobby configurations: a two-story lobby with the main entrance on the end of the building or a one-story lobby with the main entrance on the side of the building.

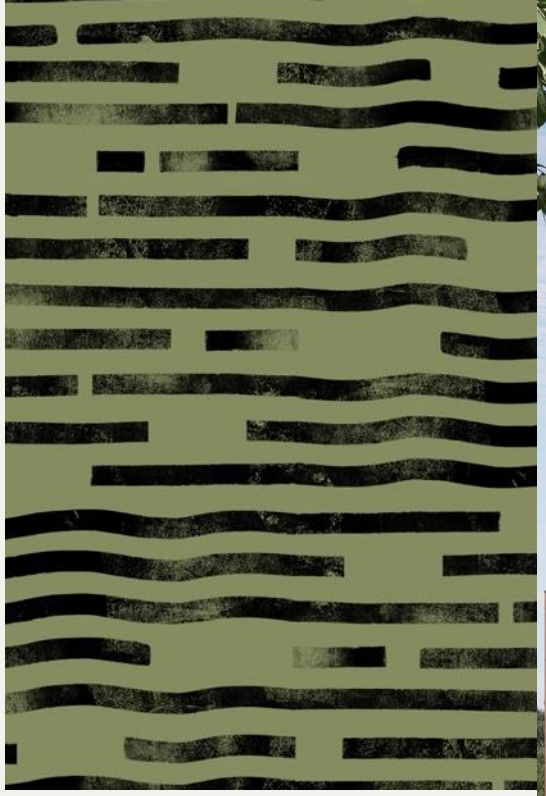
Our base two-story, end-loaded lobby offers 104 keys, while our base one-story, center-loaded lobby offers 116 keys.



Two-Story, End-Loaded Lobby

One-Story, Center-Loaded Lobby







Exterior

Two-Story Lobby, End-Loaded Entrance

Mixtures of neutral tones and textures provide visual appeal around the exterior of the hotel.

Expansive windows give guests an intriguing glimpse of the two-story lobby from outside.

The positioning of the end-loaded entrance on the side offers greater adaptability for different sites.

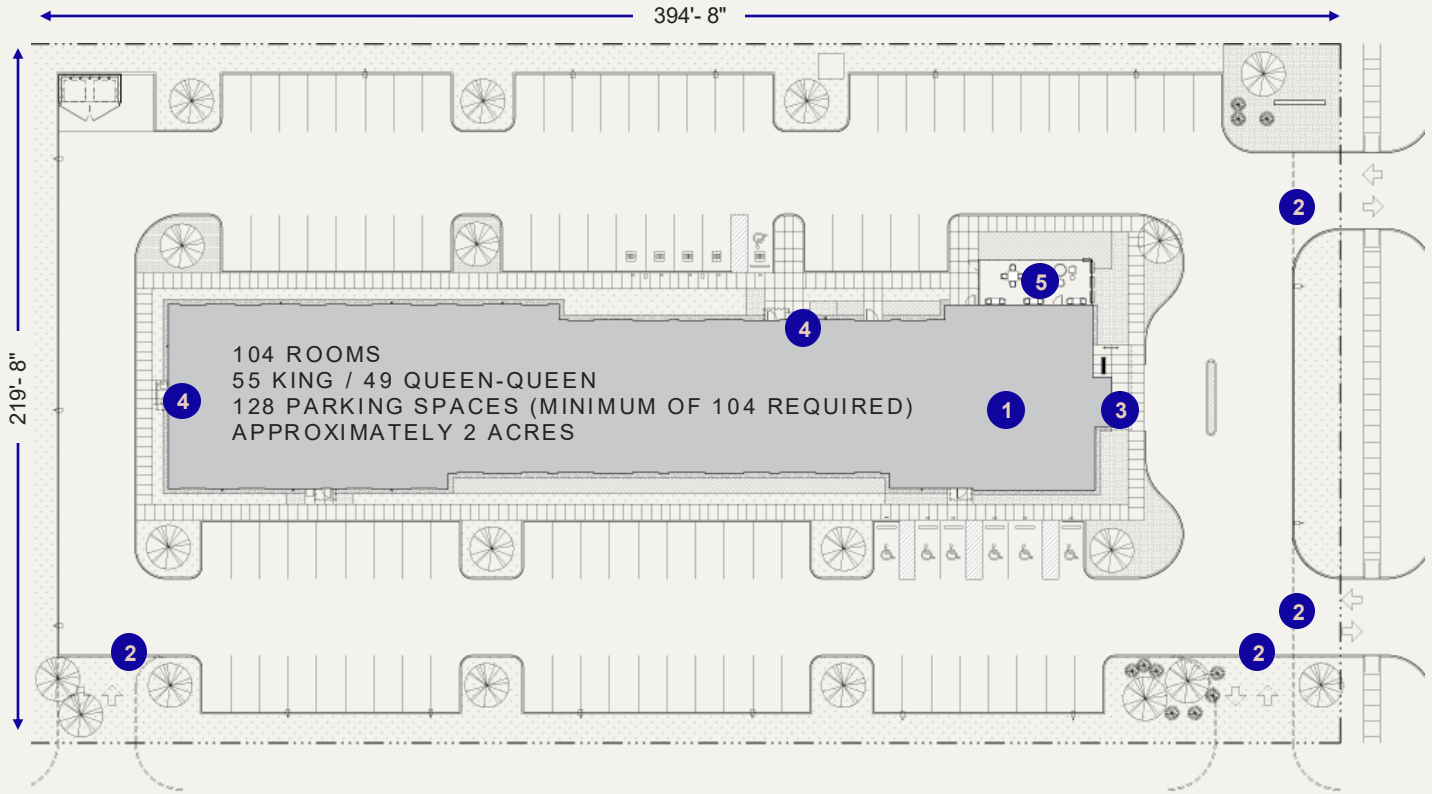
The two-story lobby, end-loaded entrance prototype comprises 104 keys.

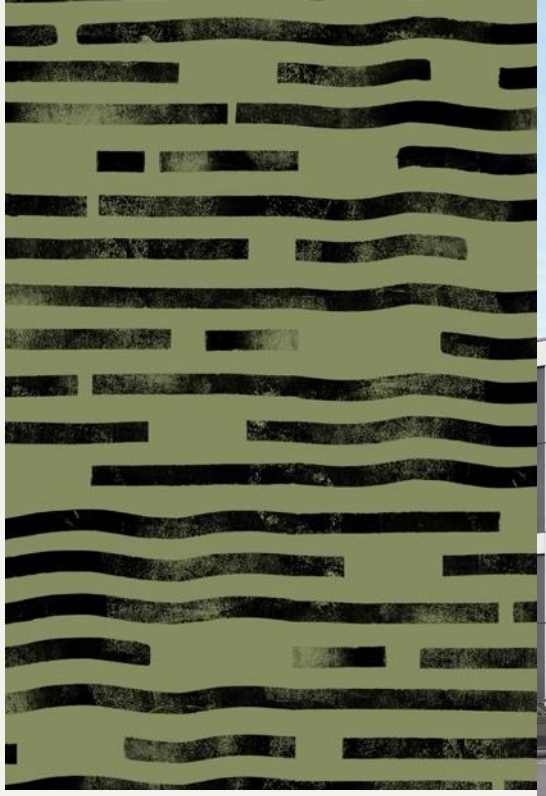
Site Plan

Two-Story Lobby, End-Loaded Entrance

1. END-LOADED LOBBY WITH WRAPAROUND WINDOWS FOR WIDE AND NARROW SITES
2. FLEXIBLE DRIVE ENTRANCES DESIGNED FOR ADAPTABILITY FOR DIFFERENT SITES
3. MAIN ENTRY VESTIBULE
4. SECONDARY ENTRANCE
5. OWNER-OPTIONAL PATIO

The site plan is efficient and allows for flexibility based on unique site requirements. Optional features: patio and pool.







Exterior

One-Story Lobby, Center-Loaded Entrance

The one-story, center-loaded prototype comprises 116 keys.

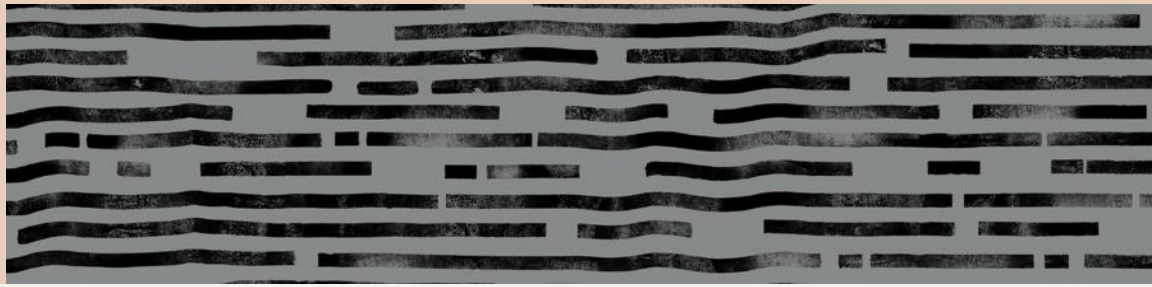
The center-loaded entrance ensures efficient access and is adaptable to various site layouts.

A welcoming one-story lobby is a compelling destination that enables all public space amenities to reside on the first floor, ensuring they are easily accessible and enticing for guests.

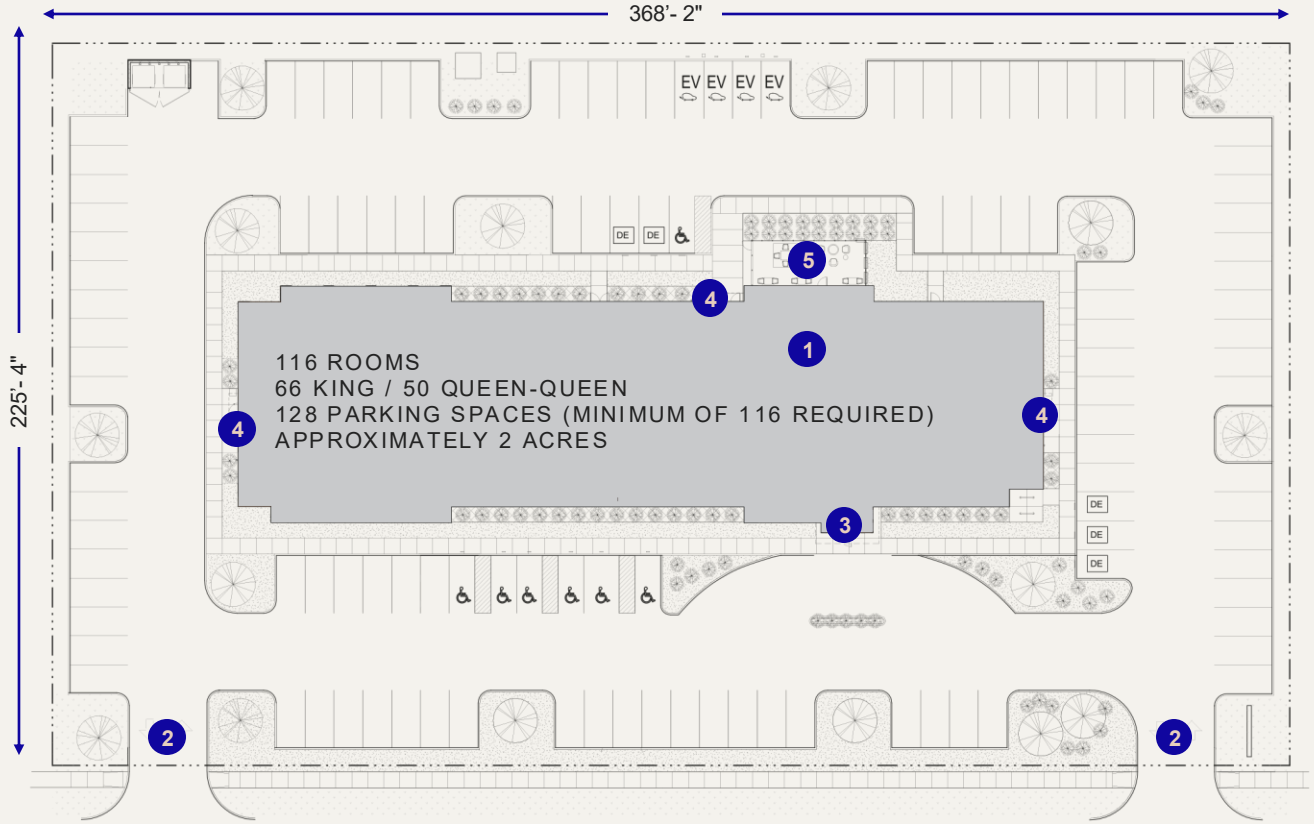
Expansive windows give guests an intriguing glimpse of the one-story lobby and the various amenities that the brand offers.

Site Plan

One-Story Lobby, Center-Loaded Entrance



1. REDESIGNED ONE-STORY LAYOUT OF THE LOBBY AND SUITES FOR SMALLER LAND PLOTS, IMPROVING SITE DENSITY WHILE ADDING MORE ROOMS
2. FLEXIBLE DRIVE ENTRANCES DESIGNED FOR ADAPTABILITY FOR DIFFERENT SITES
3. MAIN ENTRANCE VESTIBULE
4. SECONDARY ENTRANCE
5. OWNER-OPTIONAL PATIO

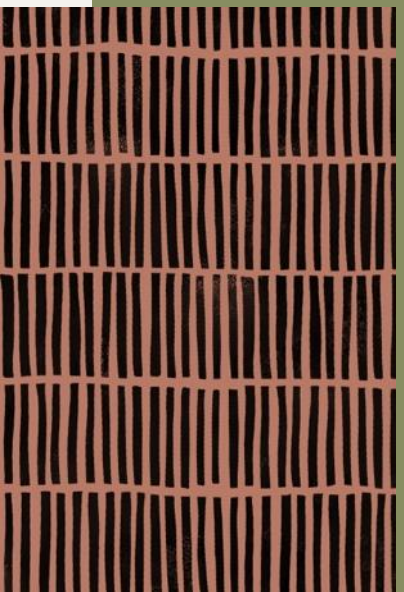


The site plan is efficient and allows for flexibility based on unique site requirements. Optional features: patio and pool.

LOBBY

In the one-story lobby prototype, all public- space amenities (The Common, The Study, The Fitness Studio) are located on the first floor to ensure they're accessible and enticing for guests.

Our front desk is designed with ample space for guests to check in and allows our colleagues to manage the bar during high-occupancy hours.



In the two-story lobby prototype, the open staircase connects the first-floor lobby to The Common and invites guests upward.





In both prototypes, the Welcome Mural is a central feature. In the one-story design, it spans the wall in the lobby lounge; in the two-story version, it's located on the back of the Breakfast Station.



FOOD AND BEVERAGE

The Breakfast Station offers hot and cold items in a centrally located setup for easy self-service and replenishment by staff. Decorative doors can be closed after breakfast hours.



Our Evening Bar features a paid selection of small plates, larger options for a meal and beverages. Base beverage offering includes beer, wine and canned cocktails.

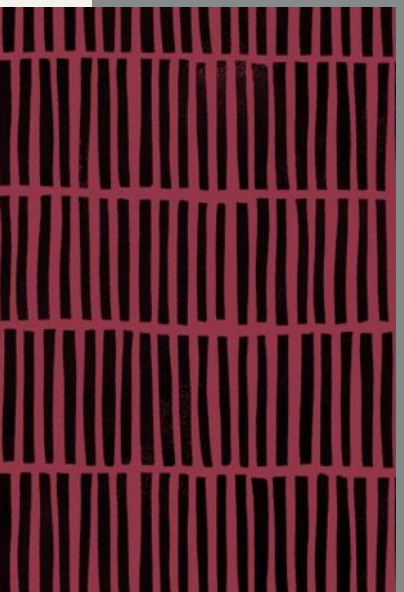


The Beverage Station offers 24/7 complimentary still and sparkling water, bean-to-cup coffee, and tea.



PUBLIC SPACE

The Fitness Studio provides elevated equipment, dedicated spaces for stretching and free weights, and energizing finishes.



The Study accommodates up to eight guests and offers seamless technology solutions, including high-speed internet and wireless conferencing from any device.



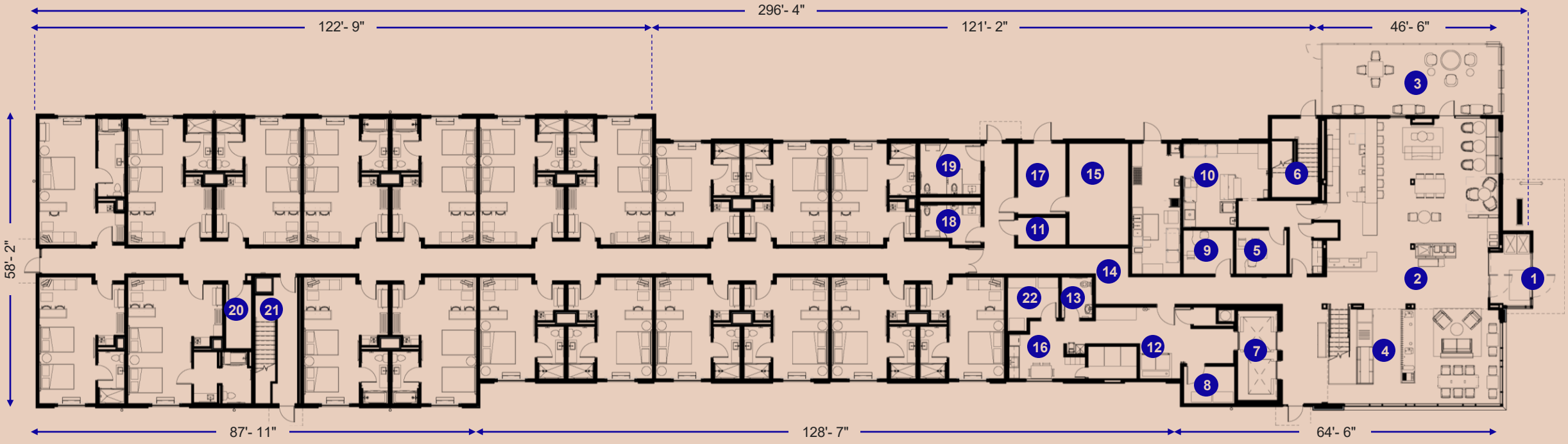
The Common offers versatile seating to meet with colleagues or unwind, semi-private phone booths, and a lounge area with a TV.





Public Space/First Floor Plan

Two-Story Lobby Prototype

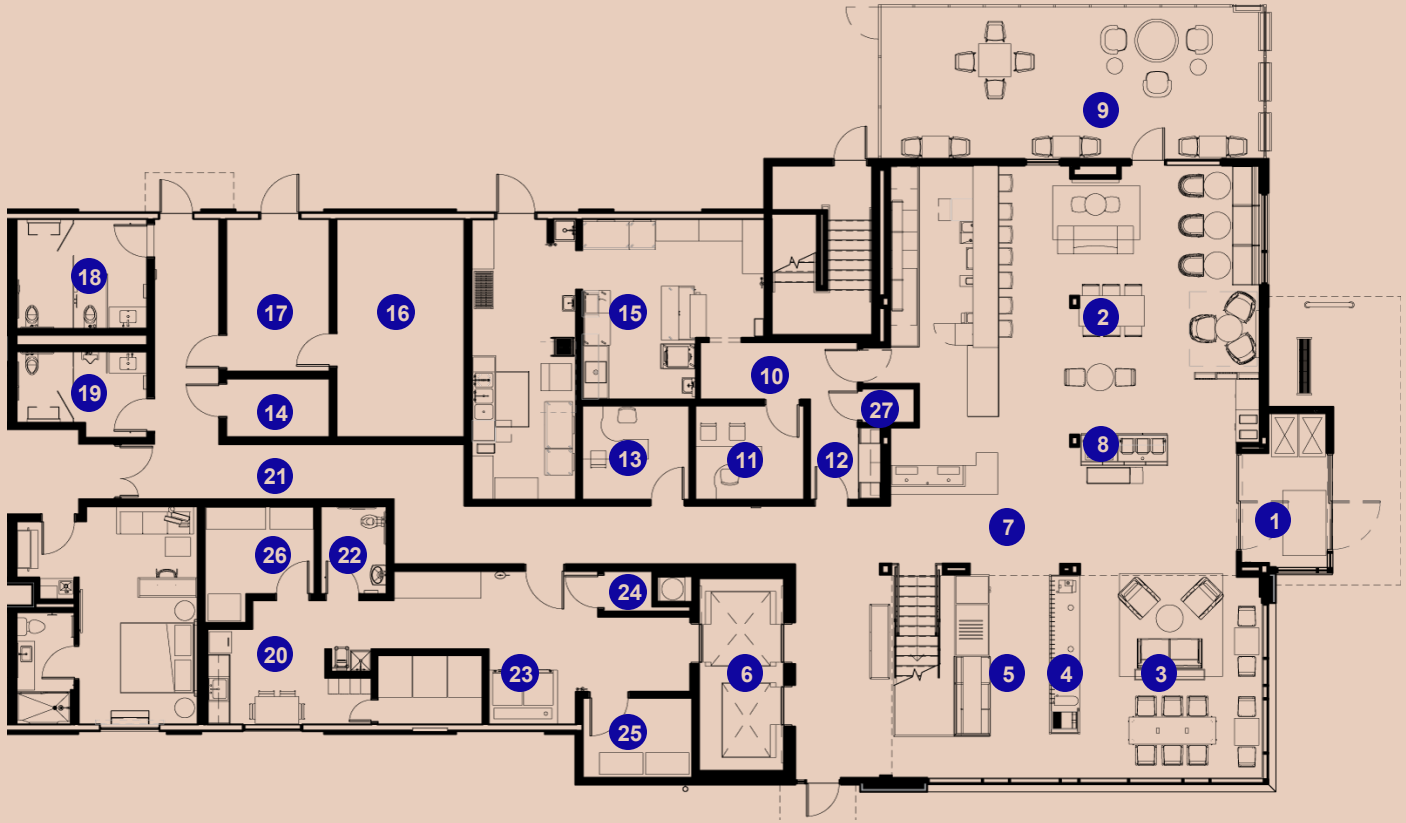


1. ENTRY VESTIBULE
2. LOBBY
3. OPTIONAL OUTDOOR PATIO
4. OPEN STAIR
5. GENERAL MANAGER OFFICE
6. STAIR 1
7. ELEVATORS
8. STORAGE OR ELEVATOR EQUIPMENT
9. DIRECTOR OF SALES OFFICE
10. PANTRY
11. SERVER CLOSET
12. LAUNDRY
13. EMPLOYEE RESTROOM
14. PUBLIC SPACE CORRIDOR
15. MECHANICAL
16. EMPLOYEE BREAKROOM
17. ELECTRICAL
18. MEN'S RESTROOM
19. WOMEN'S RESTROOM
20. IDF
21. STAIR 2
22. ENGINEERING

Public Space/First Floor Lobby and Key Areas

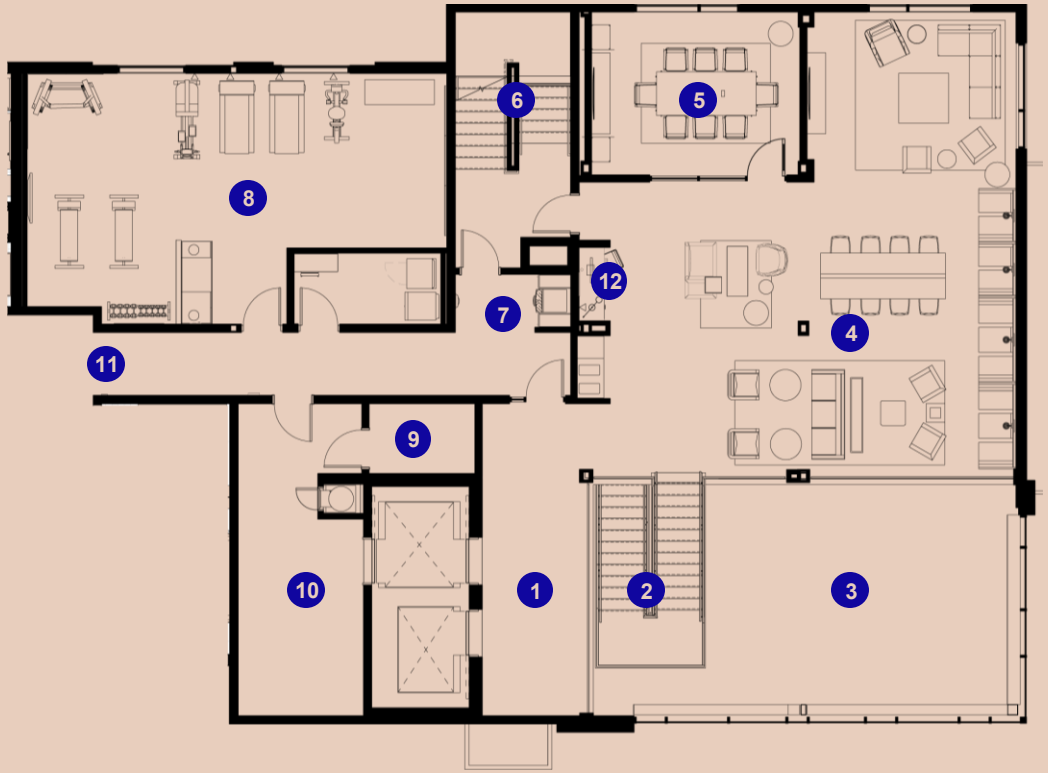
Two-Story Lobby Prototype

1. ENTRY VESTIBULE WITH LUGGAGE CARTS
2. DINING AREA WITH VERSATILE SEATING GROUPS
3. WORK AND SOCIAL SEATING
4. THE BEVERAGE STATION
5. MARKET
6. ELEVATORS
7. FRONT DESK
8. HOT ‘N’ NOT STATION
9. OPTIONAL OUTDOOR PATIO
10. BACK OF HOUSE CORRIDOR
11. GENERAL MANAGER OFFICE
12. WORK AREA
13. DIRECTOR OF SALES OFFICE
14. SERVER CLOSET
15. PANTRY
16. MECHANICAL
17. ELECTRICAL
18. WOMEN’S RESTROOM
19. MEN’S RESTROOM
20. EMPLOYEE BREAKROOM
21. PUBLIC SPACE CORRIDOR
22. EMPLOYEE RESTROOM
23. LAUNDRY
24. LINEN CHUTE
25. STORAGE OR ELEVATOR EQUIPMENT
26. ENGINEERING
27. LUGGAGE STORAGE



Public Space/Second Floor Key Areas

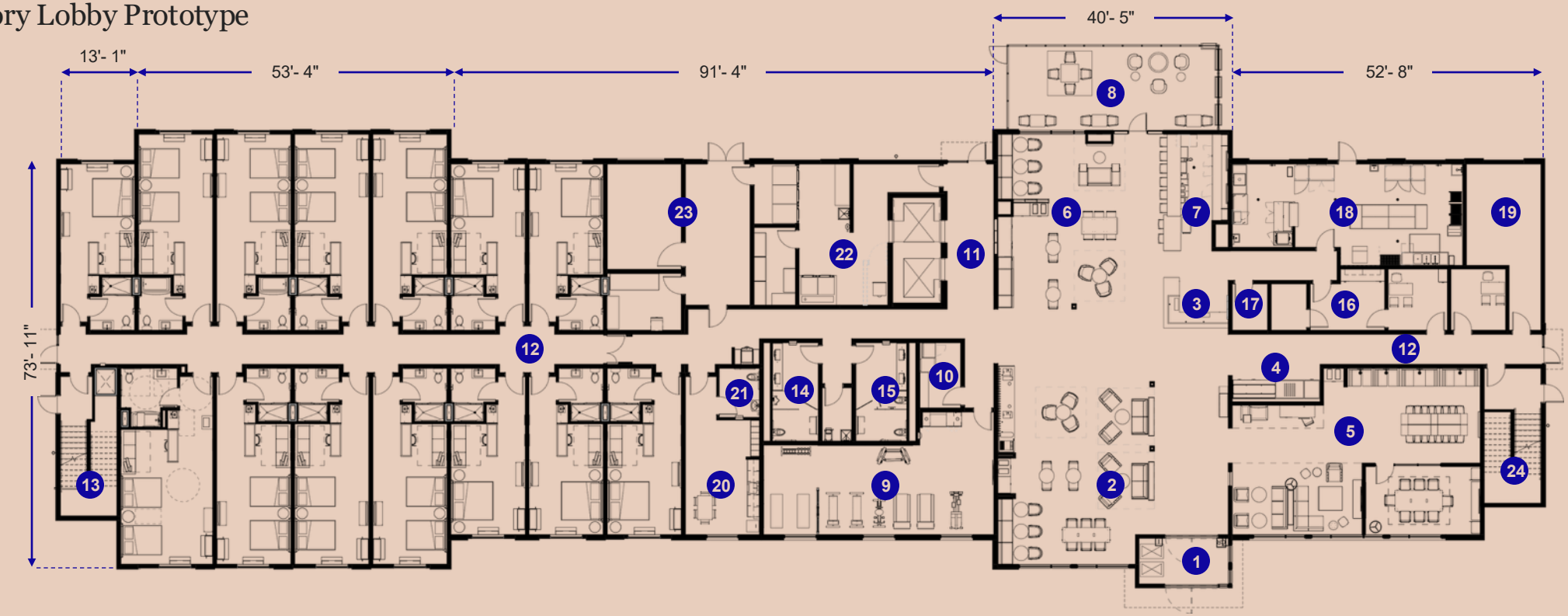
Two-Story Lobby Prototype



1. ELEVATOR LOBBY
2. OPEN STAIRCASE
3. OPEN TO LOBBY BELOW
4. THE COMMON
5. THE STUDY
6. STAIR 1
7. WATER AND ICE STATION
8. FITNESS STUDIO
9. GUEST LAUNDRY
10. HOUSEKEEPING
11. GUESTROOM CORRIDOR
12. OPTIONAL BUSINESS CENTER

Public Space/First Floor Plan

One-Story Lobby Prototype

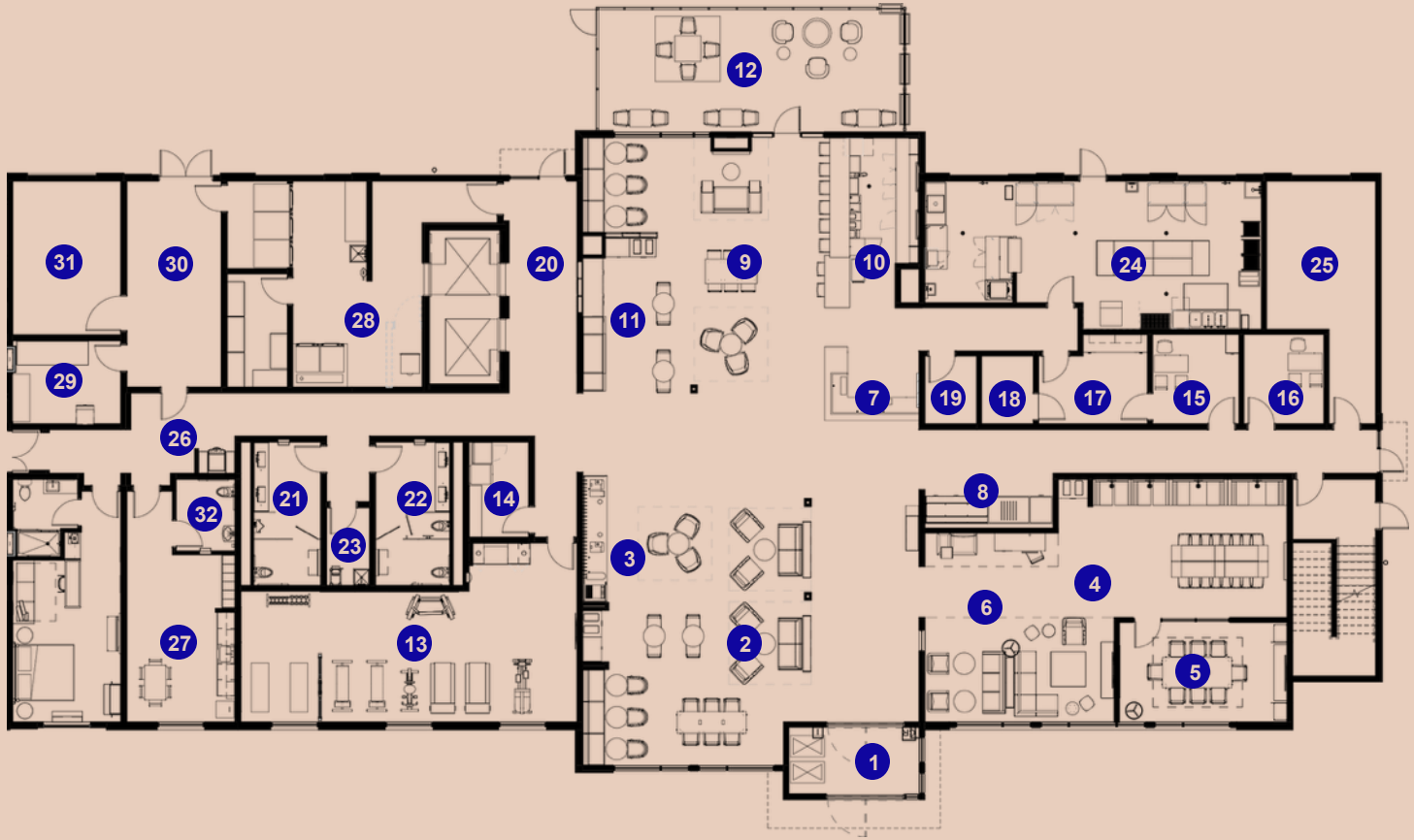


1. VESTIBULE
2. LOBBY
3. FRONT DESK
4. MARKET
5. THE COMMON
6. DINING
7. BAR
8. OPTIONAL OUTDOOR PATIO
9. FITNESS STUDIO
10. GUEST LAUNDRY
11. ELEVATOR LOBBY
12. PUBLIC CORRIDOR
13. STAIR 1
14. MEN'S RESTROOM
15. WOMEN'S RESTROOM
16. WORK AREA
17. LUGGAGE STORAGE
18. PANTRY
19. STORAGE
20. EMPLOYEE BREAK ROOM
21. EMPLOYEE RESTROOM
22. LAUNDRY
23. MEP SUPPORT ROOMS
24. STAIR 2

Public Space/First Floor Lobby and Key Areas

One-Story Lobby Prototype

1. ENTRY VESTIBULE
2. WORK AND SOCIAL SEATING
3. THE BEVERAGE STATION
4. THE COMMON
5. THE STUDY
6. BUSINESS CENTER
7. FRONT DESK
8. MARKET
9. DINING AREA WITH VERSATILE SEATING GROUPS
10. BAR
11. BREAKFAST STATION
12. OPTIONAL OUTDOOR PATIO
13. FITNESS STUDIO
14. GUEST LAUNDRY
15. GENERAL MANAGER OFFICE
16. DIRECTOR OF SALES OFFICE
17. WORK AREA
18. SERVER ROOM
19. LUGGAGE STORAGE
20. ELEVATOR LOBBY
21. MEN'S RESTROOM
22. WOMEN'S RESTROOM
23. JANITORIAL CLOSET
24. PANTRY
25. STORAGE
26. PUBLIC CORRIDOR
27. EMPLOYEE BREAK ROOM
28. LAUNDRY
29. ENGINEERING
30. MECHANICAL
31. ELECTRICAL
32. EMPLOYEE RESTROOM



SUITE OPTIONS

Standard Suite or
Narrow-Bay Suite

We have two suite options: the standard suite and the optimized narrow-bay suite, each offering their own unique advantages.

While the standard suite provides ample space for comfort and relaxation, the narrow-bay suite offers a more efficient layout and accommodates a higher key count with similar-sized site.

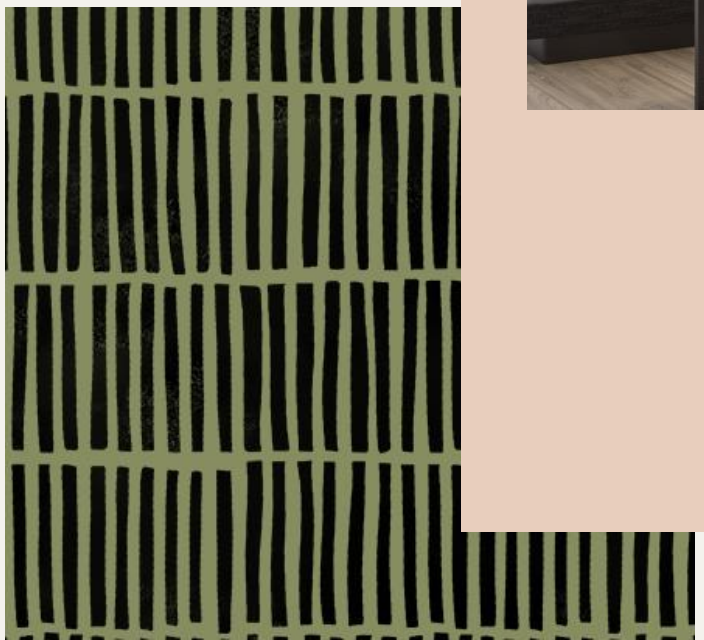


Standard Suite

Narrow-Bay Suite



Guest Suite Features



Wet Bar

Our thoughtfully designed wet bar brings the essentials of home to a guest's stay, offering a counter-height refrigerator, microwave and bar sink.





Work Zone

We inspire productivity with everything guests need to do great work: a standing desk, comfortable seating, easy access to power, and a hanging pendant fixture for ample lighting.

Lounge Zone

Guests can really recharge in this space, with a sofa (or optional sofa bed) and an ottoman on which to kick up their feet.



BATHROOM

The bathroom provides an ideal mix of form and function to create an energizing space. Key features include an invigorating shower experience, an intriguing combination of materials, and a backlit mirror.

1
A patterned wall covering creates an unexpected touch

2
Bulk amenities are a sustainable choice

3
A flexible bathtub option is available for Queen-Queen suites

4
An open vanity makes the room feel clean, airy and light—with easy access to everything a guest needs

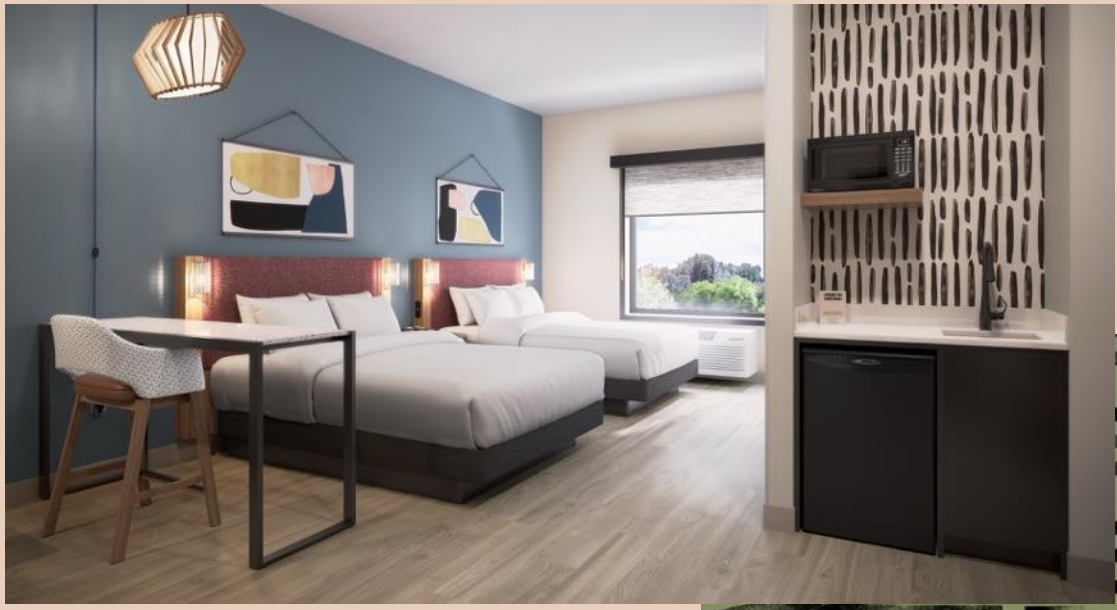



LOOKING FOR
SOMETHING?



OUR STANDARD SUITES

Our suites are designed with zoned spaces to suit different guest needs throughout their stays – from eating and working to lounging and getting a great night's sleep.



We've designed modern, purposeful furniture and fixtures to make sure guests have everything they need. Then we added thoughtful, unexpected touches that encourage discovery.



King Standard Guest Suite

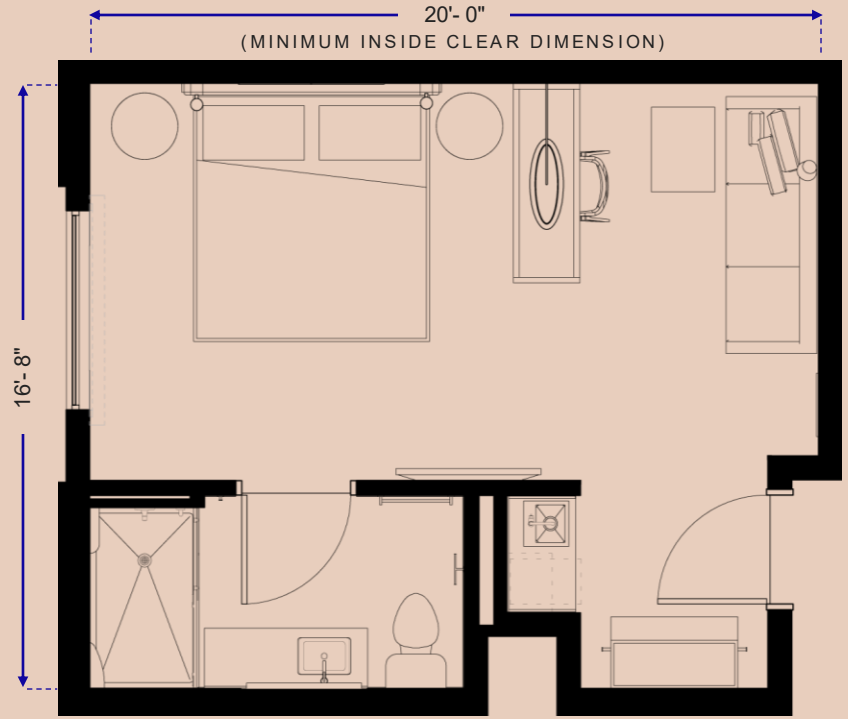
Two-Story Lobby Prototype





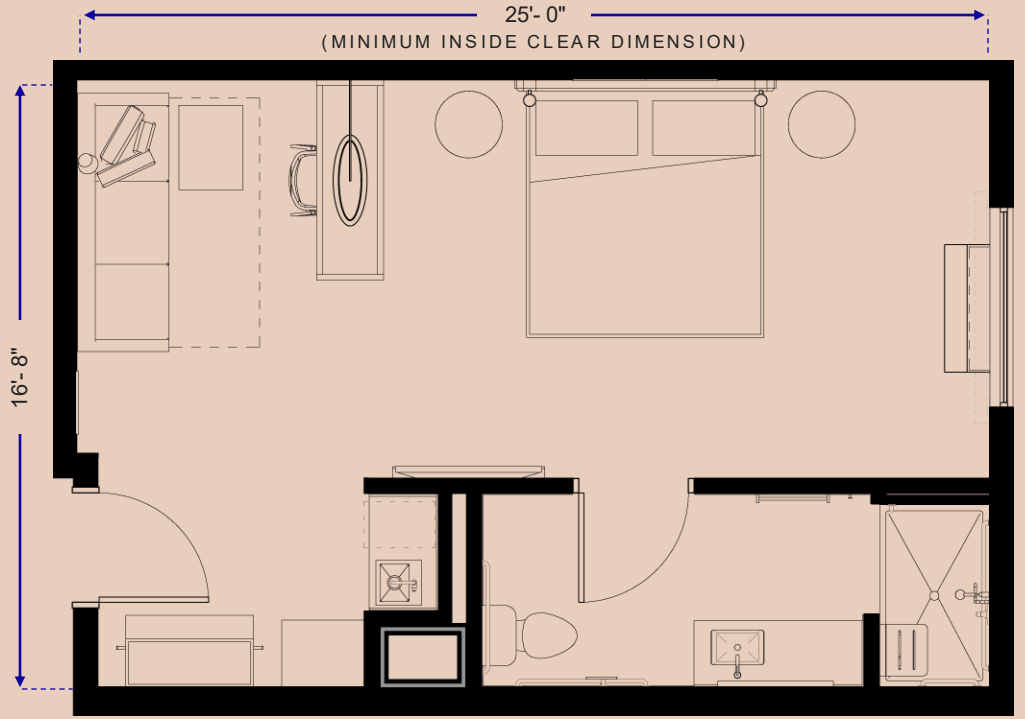
1. LIVING ZONE INCLUDES SOFA WITH OTTOMAN (SLEEPER SOFA OPTIONAL)
2. OPEN WARDROBE
3. WET BAR
4. BATHROOM
5. SLEEP ZONE
6. STANDING DESK

King Standard Suite Floor Plan



325 sq ft

King ADA Standard Suite Floor Plan



405 sq ft

Queen-Queen Standard Guest Suite

Two-Story Lobby Prototype

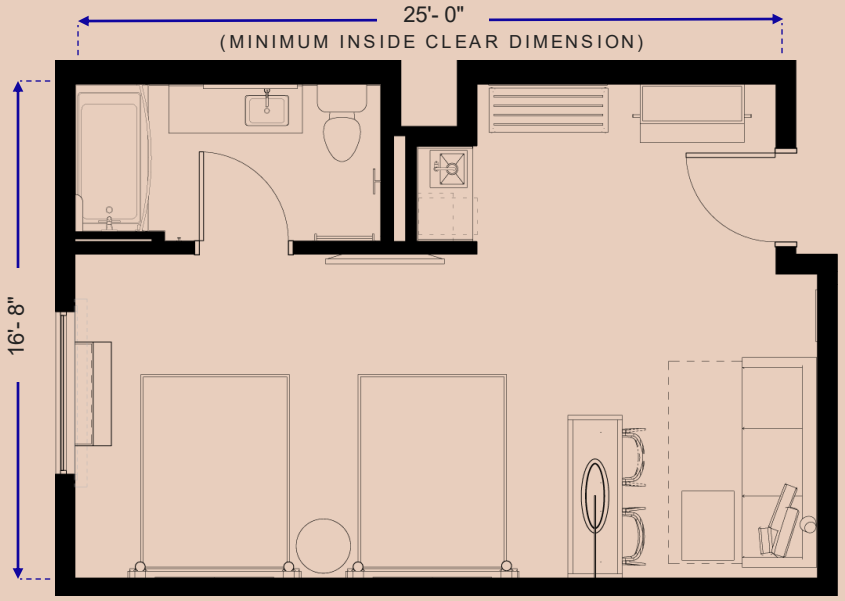






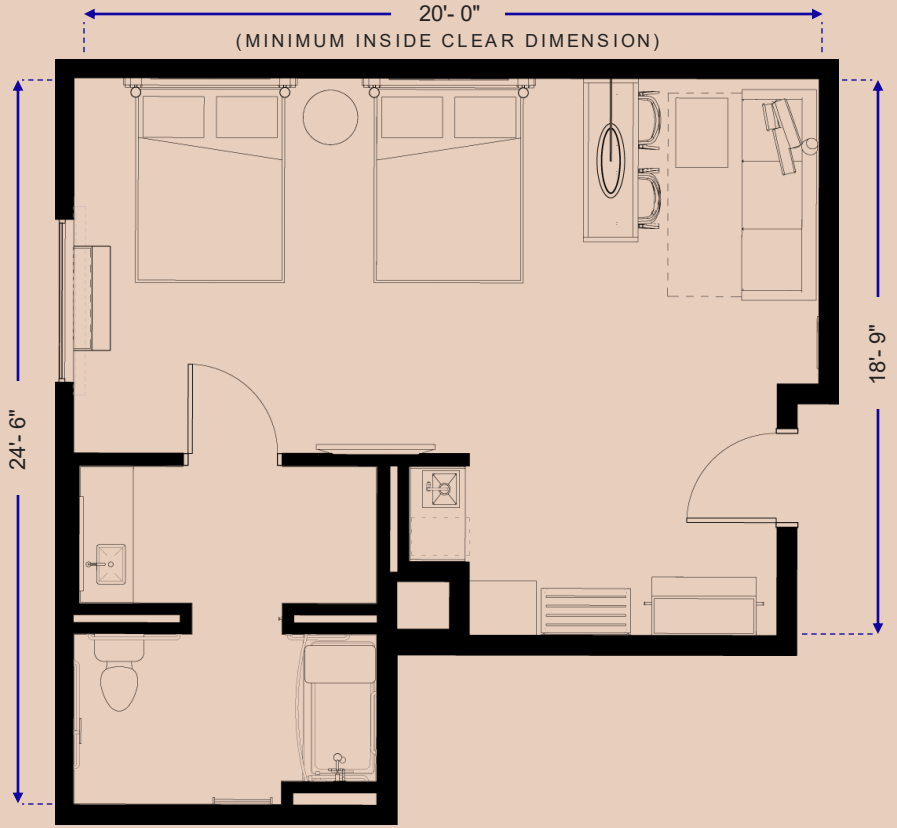
1. WET BAR
2. OPEN WARDROBE
3. LIVING ZONE INCLUDES SOFA WITH OTTOMAN (SLEEPER SOFA OPTIONAL)
4. STANDING DESK
5. SLEEP ZONE
6. BATHROOM

Queen-Queen Standard Suite Floor Plan



405 sq ft

Queen-Queen ADA Standard Suite Floor Plan



513 sq ft

OUR NARROW-BAY SUITES

Our narrow-bay suites allow guests to easily switch between work and rest. This design offers key brand elements, including a standing desk, wet bar and sofa (sofa bed optional).



Consistent with our standard suites, we've designed modern, purposeful furniture and fixtures throughout to make sure guests have everything they need. Then we added thoughtful, unexpected touches to encourage discovery.



King Standard Narrow-Bay Guest Suite

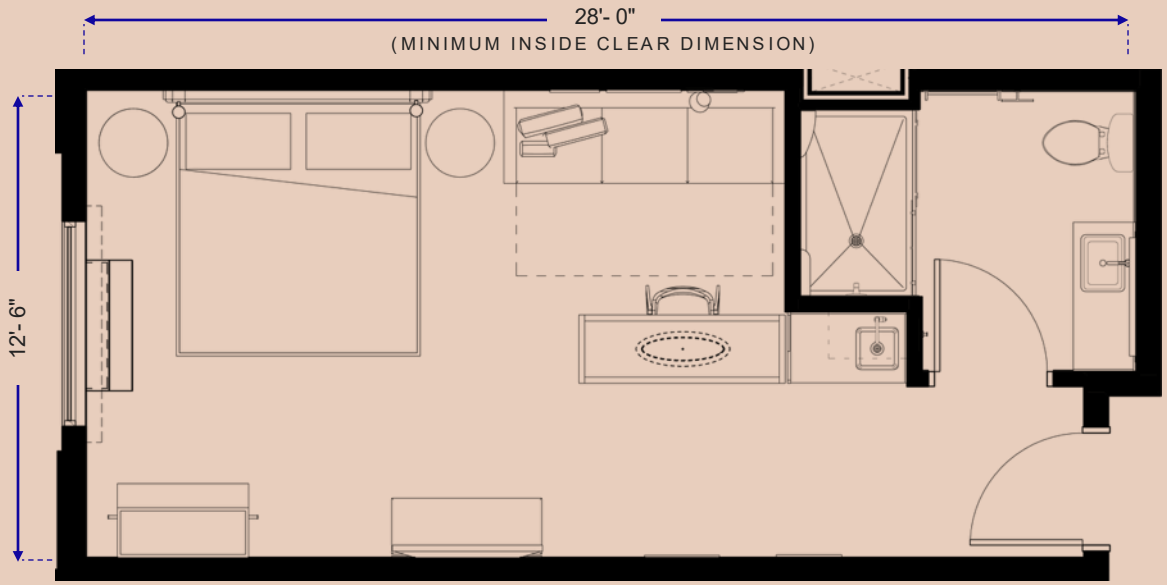
One-Story Lobby Prototype



1. OPEN WARDROBE
2. SLEEP ZONE
3. LIVING AREA
4. STANDING DESK
5. WET BAR
6. BATHROOM

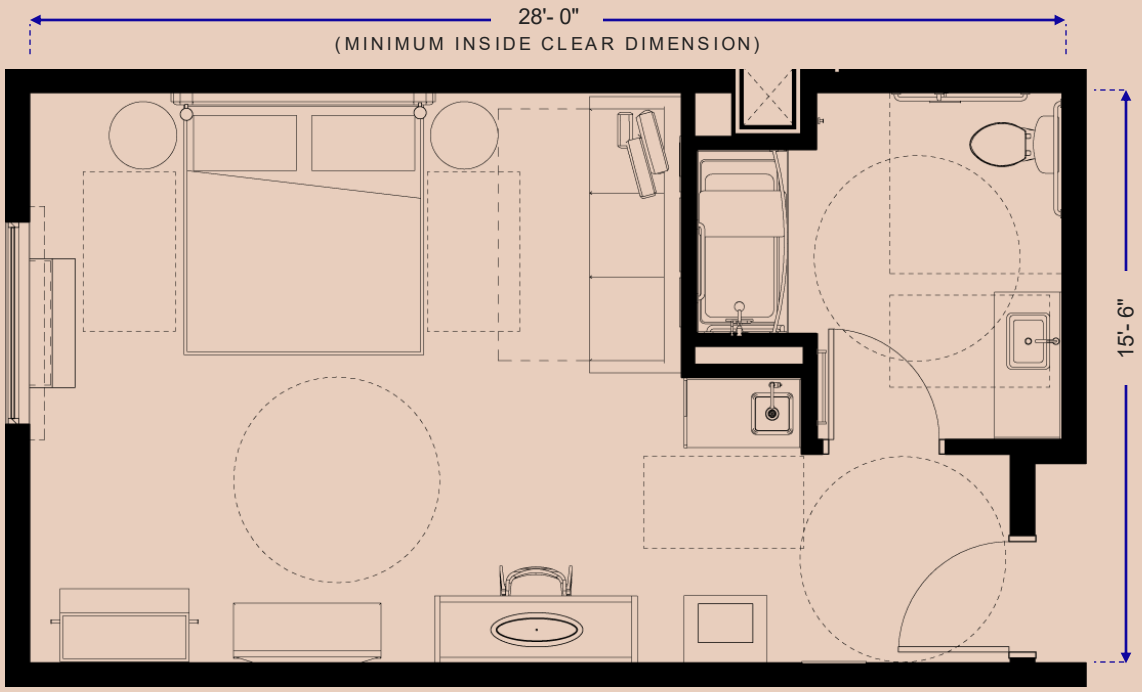


King Narrow-Bay Suite Floor Plan



342 sq ft

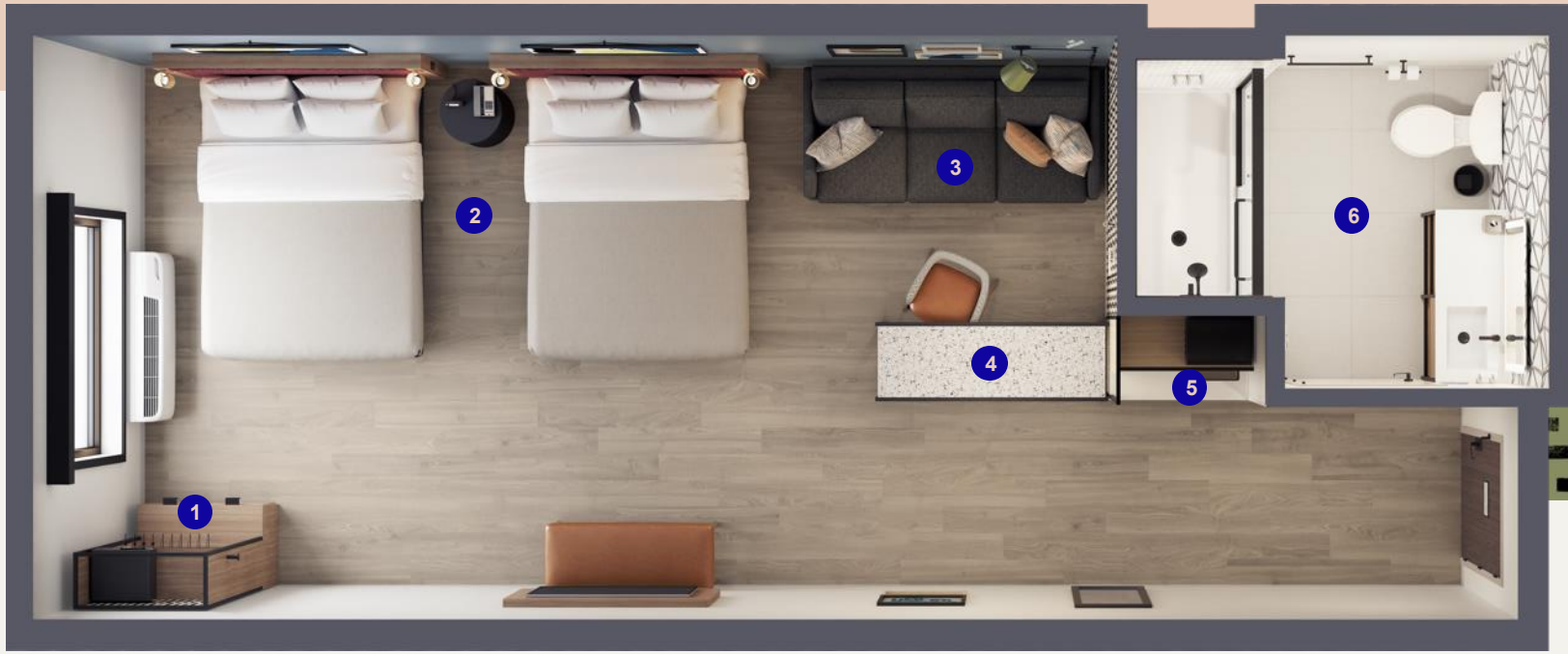
King ADA Narrow-Bay Suite Floor Plan



420 sq ft

Queen-Queen Narrow-Bay Guest Suite

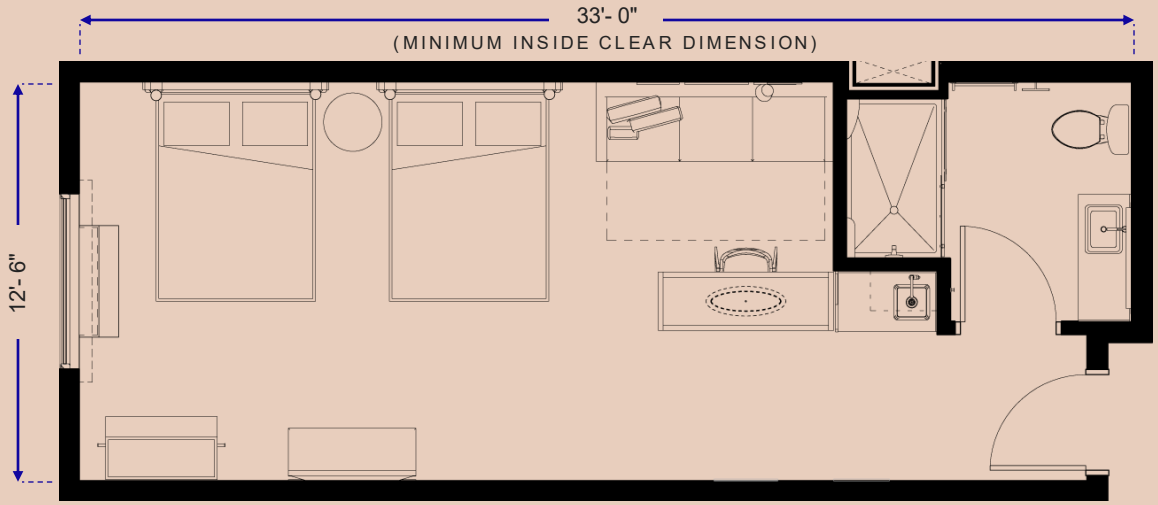
One-Story Lobby Prototype



1. OPEN WARDROBE
2. SLEEP ZONE
3. LIVING AREA
4. STANDING DESK
5. WET BAR
6. BATHROOM

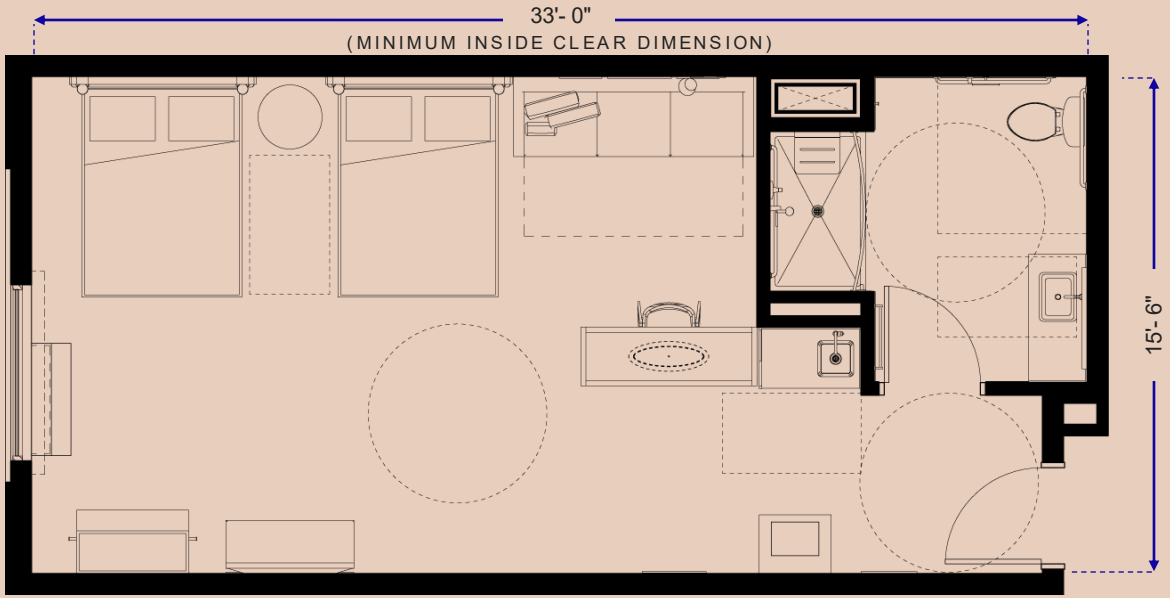


Queen-Queen Narrow-Bay Suite Floor Plan



404 sq ft

Queen-Queen ADA Narrow-Bay Suite Floor Plan



496 sq ft

The Details

Two-Story, End-Loaded Entrance, Standard Suite Prototype*



*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

SITE PLAN DETAILS

Square Footage (Gross)	54,505
Keys/Room Count	104
Gross Sq Ft Per Key	596
Acreage	Approximately 2 acres
Parking Spaces	104

NET BUILDING AREA

LEVEL	SQ FT
Level 1	13,752
Level 2	13,224
Level 3	13,765
Level 4	13,764
Total	54,505

GUEST SUITE COUNT

NAME	COUNT
Guest Suite King	52
Guest Suite King ADA	3
Guest Suite Queen-Queen	45
Guest Suite Queen-Queen ADA	4
TOTAL GUEST SUITES	104
Level 1 Guest Suites	20
Level 2 Guest Suites	24
Level 3 Guest Suites	30
Level 4 Guest Suites	30

The Details

Two-Story, End-Loaded Entrance, Standard Suite Prototype*

LEVEL 1

NAME	SQ FT	COUNT
Entry Vestibule	103	1
Reception	60	1
Work-Social	388	1
Dining	691	1
Bar	177	1
Coffee and Beverage	134	1
Elevator Lobby	185	1
Public Corridor	489	3
Women's Restroom	122	1
Men's Restroom	87	1
Work Area	56	1
General Manager	87	1

LEVEL 1

NAME	SQ FT	COUNT
Director of Sales	86	1
Data-MDF	51	1
Luggage	17	1
Employee Breakroom	87	1
Employee Restroom	49	1
BOH Corridor	86	1
Pantry	242	1
Scullery and Storage	250	1
Laundry	352	1
Dryer	55	1
Linen Chute	26	1
Storage and Elevator Equipment	79	1

LEVEL 1

NAME	SQ FT	COUNT
Mechanical	237	1
Electrical	134	1
Stair 1	136	1
Stair 2	197	1
Storage	64	1
Guest Corridor	1,109	1
Guest Suite King	325	9
Guest Suite Queen-Queen	405	9
Guest Suite Queen-Queen ADA	513	1

*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

The Details

Two-Story, End-Loaded Entrance, Standard Suite Prototype*

LEVEL 2

NAME	SQ FT	COUNT
Fitness	587	1
Public Corridor	45	1
Meeting Room	218	1
Flex-Work-Social	1,076	1
Guest Laundry	67	1
Guest Corridor	1,492	1
Stair 1	161	1
Stair 2	193	1
Electric	23	1
IDF	65	1
Housekeeping	235	1
Elevator Lobby	213	1
Guest Suite King	325	13
Guest Suite King ADA	416	1
Guest Suite Queen-Queen	405	9
Guest Suite Queen-Queen ADA	513	1

LEVEL 3

NAME	SQ FT	COUNT
Guest Corridor	1,819	1
Stair 1	160	1
Stair 2	193	1
Housekeeping	286	1
Electric/IDF	22	1
Elevator Lobby	163	1
Guest Suite King	325	15
Guest Suite King ADA	420	1
Guest Suite Queen-Queen	405	14
Guest Suite Queen-Queen ADA	513	1

LEVEL 4

NAME	SQ FT	COUNT
Guest Corridor	1,809	1
Stair 1	160	1
Stair 2	163	1
Housekeeping	286	1
Electric/IDF	22	1
Elevator Lobby	163	1
Guest Suite King	325	15
Guest Suite King ADA	410	1
Guest Suite Queen-Queen	405	14
Guest Suite Queen-Queen ADA	513	1

*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

The Details

One-Story, Center-Loaded Entrance, Narrow-Bay Suite Prototype*

*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

SITE PLAN DETAILS

Square Footage (Gross)	67,714
Keys/Room Count	116
Gross Sq Ft Per Key	584
Acreage	~2 acres
Parking Spaces	121

NET BUILDING AREA

LEVEL	SQ FT
Level 1	15,216
Level 2	15,099
Level 3	15,090
Level 4	15,092
Total	60,497

GUEST SUITE COUNT

NAME	COUNT
Guest Suite King	63
Guest Suite King ADA	3
Guest Suite Queen-Queen	46
Guest Suite Queen-Queen ADA	4
TOTAL GUEST SUITES	116
Level 1 Guest Suites	14
Level 2 Guest Suites	34
Level 3 Guest Suites	34
Level 4 Guest Suites	34

The Details

One-Story, Center-Loaded Entrance, Standard Suite Prototype*

LEVEL 1

NAME	SQ FT	COUNT
Entry Vestibule	117	1
Reception	214	1
Flex-Work-Social	2,071	1
Dining	990	1
Bar	270	1
Coffee and Beverage	45	1
Meeting Room	223	1
Fitness	660	1
Guest Laundry	76	1
Elevator Lobby	199	1
Public Corridor	849	1
Women's Restroom	143	1

LEVEL 1

NAME	SQ FT	COUNT
Men's Restroom	128	1
Storage	274	1
Guest Corridor	553	1
Guest Suite King	342	6
Guest Suite Queen-Queen	404	7
Guest Suite Queen-Queen ADA	496	1
Work Area	117	1
General Manager	103	1
Director of Sales	96	1
Luggage	47	1
Data-MDF	47	1
Employee Breakroom	281	1

LEVEL 1

NAME	SQ FT	COUNT
Employee Restroom	57	1
BOH Corridor	90	1
Pantry	606	1
Laundry	394	1
Dryer	71	1
Linen Storage	92	1
Linen Chute	24	1
Mechanical	222	1
Electrical	260	1
Storage	274	1
Stair 1	209	1
Stair 2	210	1

*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

The Details

One-Story, Center-Loaded Entrance, Standard Suite Prototype*

LEVEL 2

NAME	SQ FT	COUNT
Guest Corridor	1,513	1
Stair 1	209	1
Stair 2	193	1
Housekeeping	235	1
Electric/IDF	49	1
Elevator Lobby	226	1
Guest Suite King	342	19
Guest Suite King ADA	420	1
Guest Suite Queen-Queen	404	13
Guest Suite Queen-Queen ADA	496	1

LEVEL 3

NAME	SQ FT	COUNT
Guest Corridor	1,513	1
Stair 1	209	1
Stair 2	192	1
Housekeeping	235	1
Electric/IDF	49	1
Elevator Lobby	226	1
Guest Suite King	342	19
Guest Suite King ADA	420	1
Guest Suite Queen-Queen	404	13
Guest Suite Queen-Queen ADA	496	1

LEVEL 4

NAME	SQ FT	COUNT
Guest Corridor	1,513	1
Stair 1	209	1
Stair 2	190	1
Housekeeping	235	1
Electric/IDF	49	1
Elevator Lobby	226	1
Guest Suite King	342	19
Guest Suite King ADA	420	1
Guest Suite Queen-Queen	405	13
Guest Suite Queen-Queen ADA	496	1

*Alternative prototype configuration plans can be discussed with your property's Plan Review Manager.

MAKING SUSTAINABLE CHOICES

We care about our guests and the environment. That's why we're committed to reducing energy, water and waste at Atwell Suites®. Even the smallest change can make a difference.

SAVING ENERGY	CONSERVING WATER	REDUCING WASTE	IMPROVING AIR QUALITY	USING GREENER OPTIONS
High-performance LED lighting (no incandescent lights in guest suites, circulation, and back-of-house spaces)	Aerators and low-flow faucets	Bulk amenities in guest suites	Conditioned fresh air throughout the hotel	Recycled content materials
Master lighting control in guest suites	Low-flow showerheads	No disposable cutlery and plates in dining area	Continuous exhaust fans in bathrooms	Composite wood and AgriFiber case goods
Energy-efficient appliances	Low-flush toilets	Stations to fill water bottle	Smoking limited to designated outdoor areas	Low or no VOC paint, adhesives and carpet
White, reflective roof		Recycling in public areas and guest suites		Mold-resistant products
Occupancy lighting controls in offices and multi-occupant spaces		Composting bin in pantry (where available)		Charging for electric cars (optional)
Occupancy-sensing thermostats in offices, guest suites and multi-occupant spaces		Eco-friendly disposables for coffee		Optional bike rack
Energy-efficient thermostats in all guest suites				Natural light in corridors
Reduced density of lighting power consumption				Room-to-room noise isolation
Energy-efficient televisions				Walk-off mats
				Green cleaning materials and sustainable housekeeping practices
				Code-minimum number of parking spaces
				Low-E window glass

ATWELL SUITES®

BY IHG

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