

ATWELL SUITES™

AN IHG® HOTEL



# TAKE YOUR JOURNEY TO NEW PLACES

Welcome to a new upper-midscale, all-suites hotel brand by IHG.

The Atwell Suites™ brand will give our guests, the 'Opportunity Seekers', the stay they've been searching for.

## WHAT SETS US APART

### Flexible & Enriching Spaces

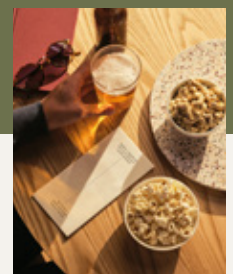
Designed to support guests in all the ways they need – whether they're hard at work or ready to relax.

### Golden Hours Food & Beverage

A complimentary breakfast starts the day when the sun's coming up, and a bar with small plates gets the evening going.

### Genuine Connections

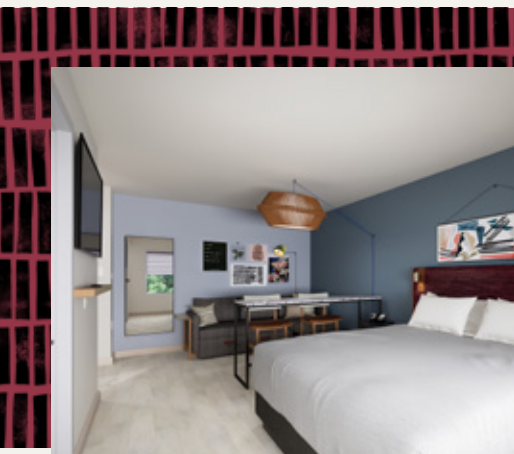
We inspire guests to share recommendations and discover more about each other and their journey.



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

# DISCOVER SOMETHING DIFFERENT

Efficient for owners. Inspiring for guests. This new-build-led brand can be developed in any market and presents an exciting opportunity in the upper-midscale category.



## PROTOTYPE SITE PLAN DETAILS

Acreage	~ 2 acres
Gross building area	~ 59,000 sf
Total suite count	~ 100 suites
Gross building area per key	~ 590 sf/ key
Number of floors	~ 4
Parking spaces	~ 100

## GUEST ROOM

King	~ 321 sf
Queen / Queen	~ 409 sf
Room mix	~ 50% / 50%
Room type	All studio-suites
Room features	Full closet, high top table for standing and sitting, iron / ironing board, mini-fridge, microwave, sink, coffee maker, disposable and environmentally friendly dishware

## GUEST BATHROOM

Total space	~ 65 sf
Shower	King – shower only Queen / Queen – shower and tub combo
Amenities	Bulk bathroom amenities
Features	Hair dryer, oversized vanity, direct closet access

## PUBLIC SPACE

Total space	~ 3,500 sf
Public area seating	Seats ~ 50 people (50% of number of guest rooms)
Fitness center	~ 650 sf
Business center	Integrated within lobby
Flexible meeting space	Integrated within lobby; seats 10–12 people
Outdoor space	Outdoor patio with ample greenery and mixed seating
Other features	Marketplace, guest laundry, outdoor patio
Optional add-ons	Pool, porte cochere, expanded meeting rooms

## BACK OF HOUSE

Pantry	~ 500 sf
All other areas	~ 1,600 sf

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