

# ATWELL SUITES™ BUILDING SUMMARY

# ATWELL SUITES™

AN IHG® HOTEL

## PROTOTYPE SITE PLAN DETAILS

Acreage	~ 2 acres
Gross building area	57,710 sf
Total suite count	96 suites
Gross building area per key	601.14 sf/key
Number of floors	4
Parking spaces	96

## PUBLIC SPACE

Total public space	8,119 sf net
Public area seating	Seats ~ 72 people
Fitness studio	637 sf
Business center	Integrated within lobby
Flexible meeting space	Integrated within lobby; seats 10–12 people
Outdoor space	Outdoor patio with mixed seating
Other features	Marketplace, guest laundry
Optional add-ons	One story lobby, pool, porte cochere, expanded meeting rooms

## GUEST ROOM

King	323 sf
Queen/Queen	405 sf
Room mix	55% King / 45% 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	~ 54 sf
Shower	King – shower only Queen/Queen - flexible bathtub option available
Amenities	Bulk bathroom amenities
Features	Hair dryer, oversized vanity, direct closet access

## BACK OF HOUSE

Pantry	492 sf net
Total space	2,064 sf net

VISIT [DESIGN.ATWELLSUITES.COM](https://design.atwellsuites.com) FOR MORE DETAILS.

## Why IHG?

- **A strong portfolio** - 16 diverse hotel brands, including global icons, luxury leaders, innovative concepts, and design-led boutiques.
- **Expansive global footprint** - 883K rooms in 5,903 hotels globally and an additional 1,918 hotels in the global pipeline.
- **IHG® Rewards Club** - one of the world's largest hotel loyalty programs with over 100 million enrolled members, gives members unparalleled choice and flexibility.
- **Best-in-class systems and technology** - including industry-leading Sales and Revenue Management and optimized booking channels.
- **People first** - fostering an award-winning, respectful culture, building genuine and profitable partnerships with owners, and enriching the communities in which we live and work.

## IHG® Hotels & Resorts



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## COMPETITIVE FEE STRUCTURE\*

**Application Fee:** The greater of \$50,000 or \$500 per guest room

**Royalty Fee:** 5.0% of Gross Rooms Revenue

**Services Contribution:** 3.0% of Gross Rooms Revenue

## COST TO BUILD

**Target Cost Per Key For 96-Suite Prototype:** \$105,000-\$115,000

(Excludes land, contingency, utility tap, and permit fees)

\*2019 Atwell Suites™ Franchise Disclosure Document

## WHAT WE STAND FOR

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

## WHERE WE PLAY

Upper Midscale - All Suites

## TARGET GUEST

Our guests are Opportunity Seekers. A new kind of traveler who is on a journey of self-evolution and uses travel for personal growth. They are seeking enriching experiences and somewhere that feels like a place to be.

## WHY THE BRAND

- 1 **All-suites brand** | the fastest growing market segment in the industry.
- 2 **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.
- 3 **Golden hours food & beverage** | A complimentary breakfast when the sun's coming up and an inviting bar with small plates for when the evening's getting started.
- 4 **Genuine connections** | Surprising touches along the guest journey, creating an atmosphere that sparks discovery and engaging conversation.

