

ATWELL SUITES™
AN IHG HOTEL



TAKE YOUR JOURNEY TO NEW PLACES

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

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

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

Food and 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)

DISCOVER SOMETHING DIFFERENT

Efficient for owners. Inspiring for guests. This all-suites brand by IHG Hotels and Resorts presents an exciting opportunity in the upper-midscale category.



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

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

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

BACK OF HOUSE

Pantry	242 sf
All other areas	3,142 sf

This is not an offer of a franchise. The content of this material is confidential and proprietary to InterContinental Hotels Group and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of InterContinental Hotels Group. Facts and figures are provided without representation or warranty and are subject to change without notice and were deemed correct at the time of printing. For more information regarding franchising Atwell Suites, an IHG Hotel brand, refer to the Franchise Disclosure Document for Atwell Suites, which is available on request.

ATWELL SUITES AN IHG HOTEL & Design is a trademark of IHG. © 2022 IHG. All rights reserved.