

ATWELL SUITES

ATWELL SUITES®
AN IHG HOTEL

PROTOTYPE BOOK

September 2024



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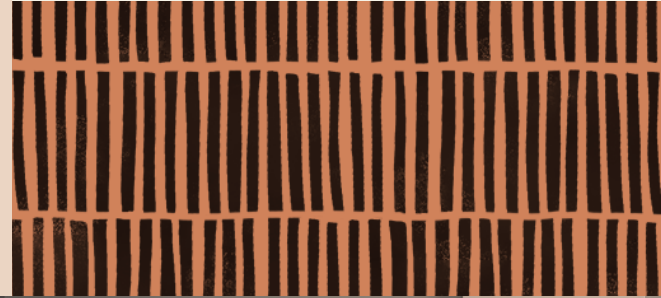
Welcome to Atwell Suites®

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.



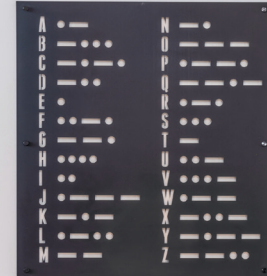
Flexibility

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 & 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.

Inspiring & Genuine Connections

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

Food & Drink to Start and End the Day

Enjoy a great complimentary breakfast when the sun comes up and an inviting paid bar with shareable small plates, beer, wine and ready-to-drink canned cocktails to start the evening.



DESIGNED FOR DISCOVERY



CREATIVITY • SOULFUL SPACES TO FUEL

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 guest rooms 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 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 variations in execution may incur additional costs

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.

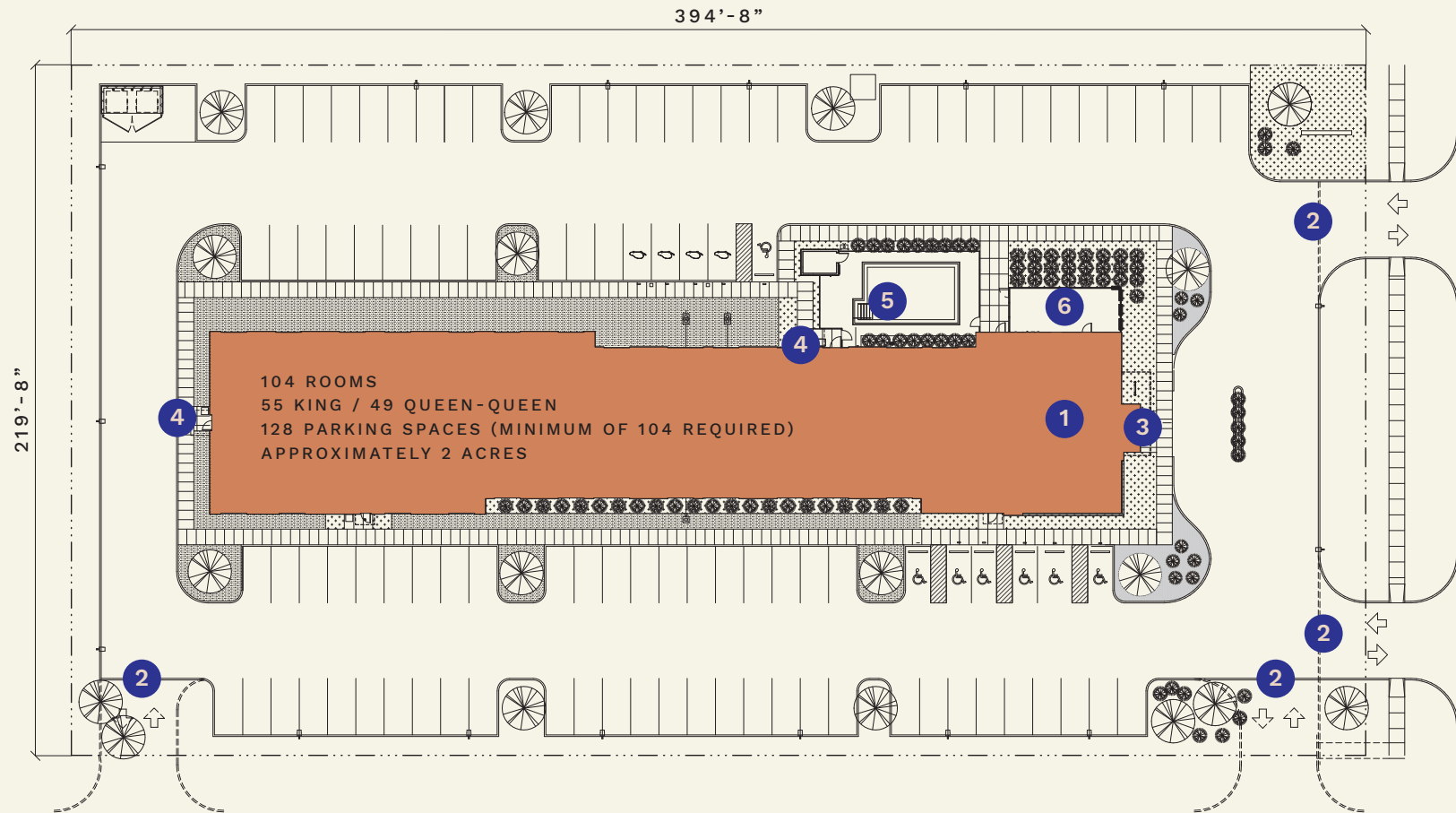
Expansive windows give guests an intriguing glimpse of the two-story lobby from outside.

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



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

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 SWIMMING POOL
6 OWNER OPTIONAL PATIO



Exterior

One-Story Lobby, Center-Loaded Entrance

The One-Story, Center-Loaded prototype comprises 116 keys.

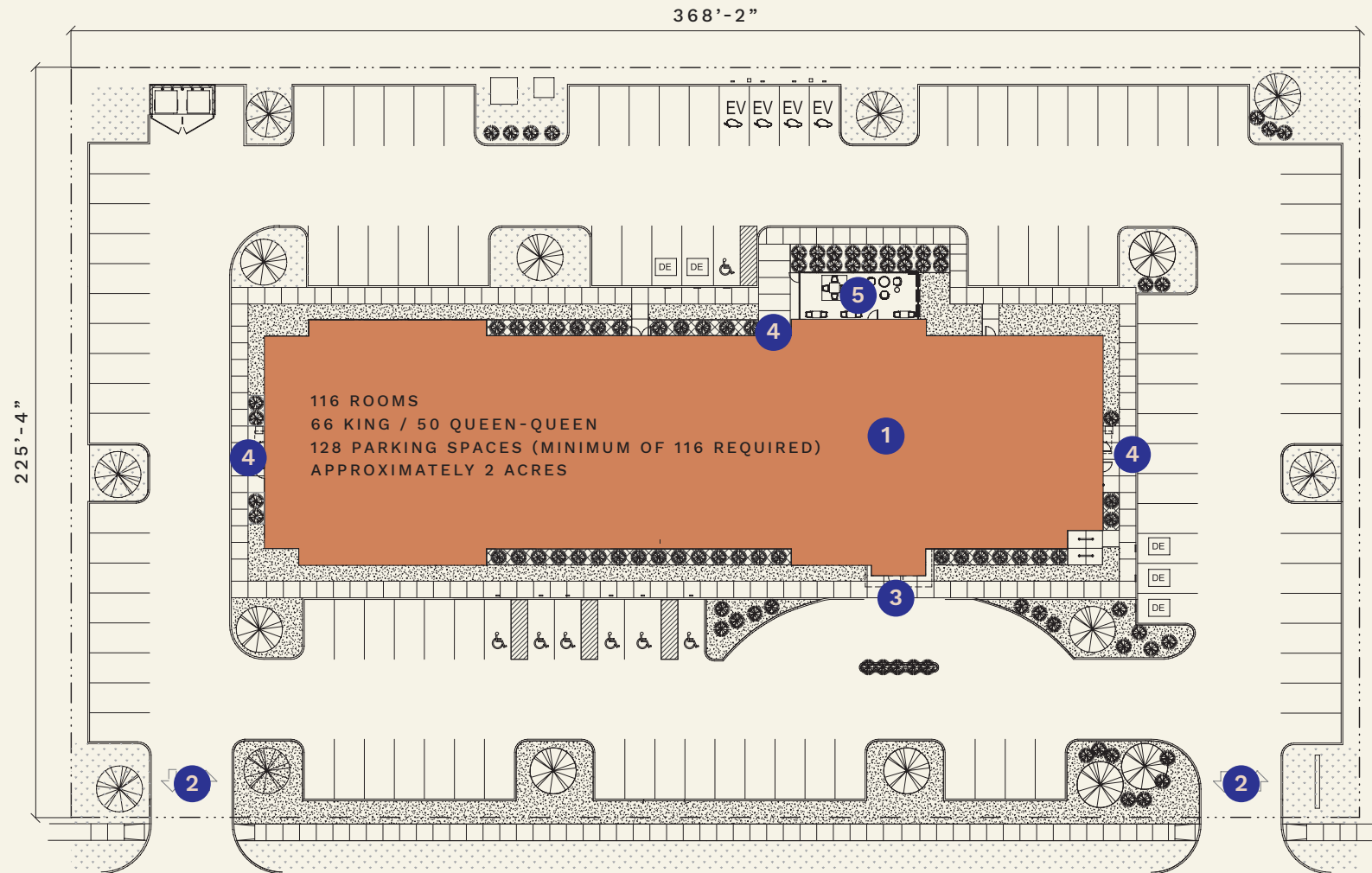
The center-loaded entrance ensures efficient access and is adaptable to various site layouts.

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



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

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

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 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.



In the Two-Story Lobby Prototype, the open staircase connects the first-floor lobby to The Common and invites guests upward.



FOOD & 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 alongside local favorites and well-known wine, beer, and canned cocktails. All food is prepared in five steps or less and within one oven for simplified operations.

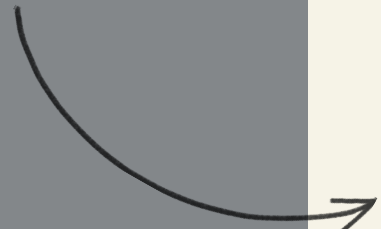


The Refreshment Stand offers 24/7 complimentary still and sparkling water, bean-to-cup coffee, and a variety of teas with flavor enhancements.



PUBLIC SPACE

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



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

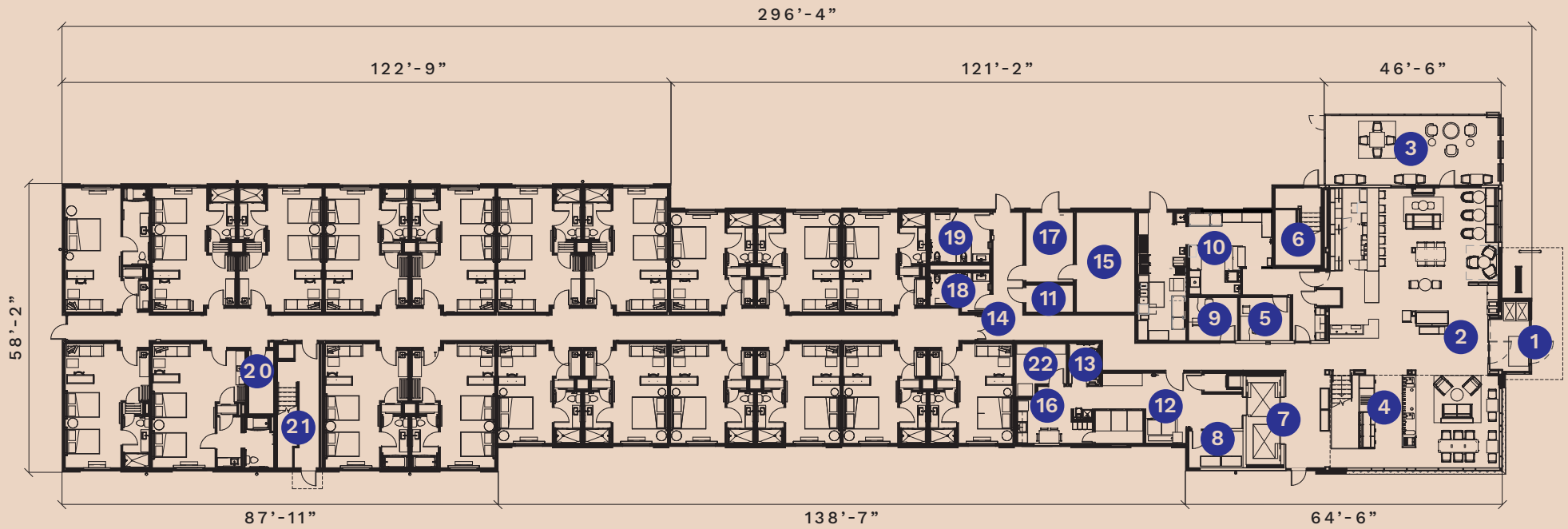


The Study accommodates up to eight guests and offers seamless technology solutions, including high-speed internet and wireless conferencing from any device.



Public Space/First Floor Plan

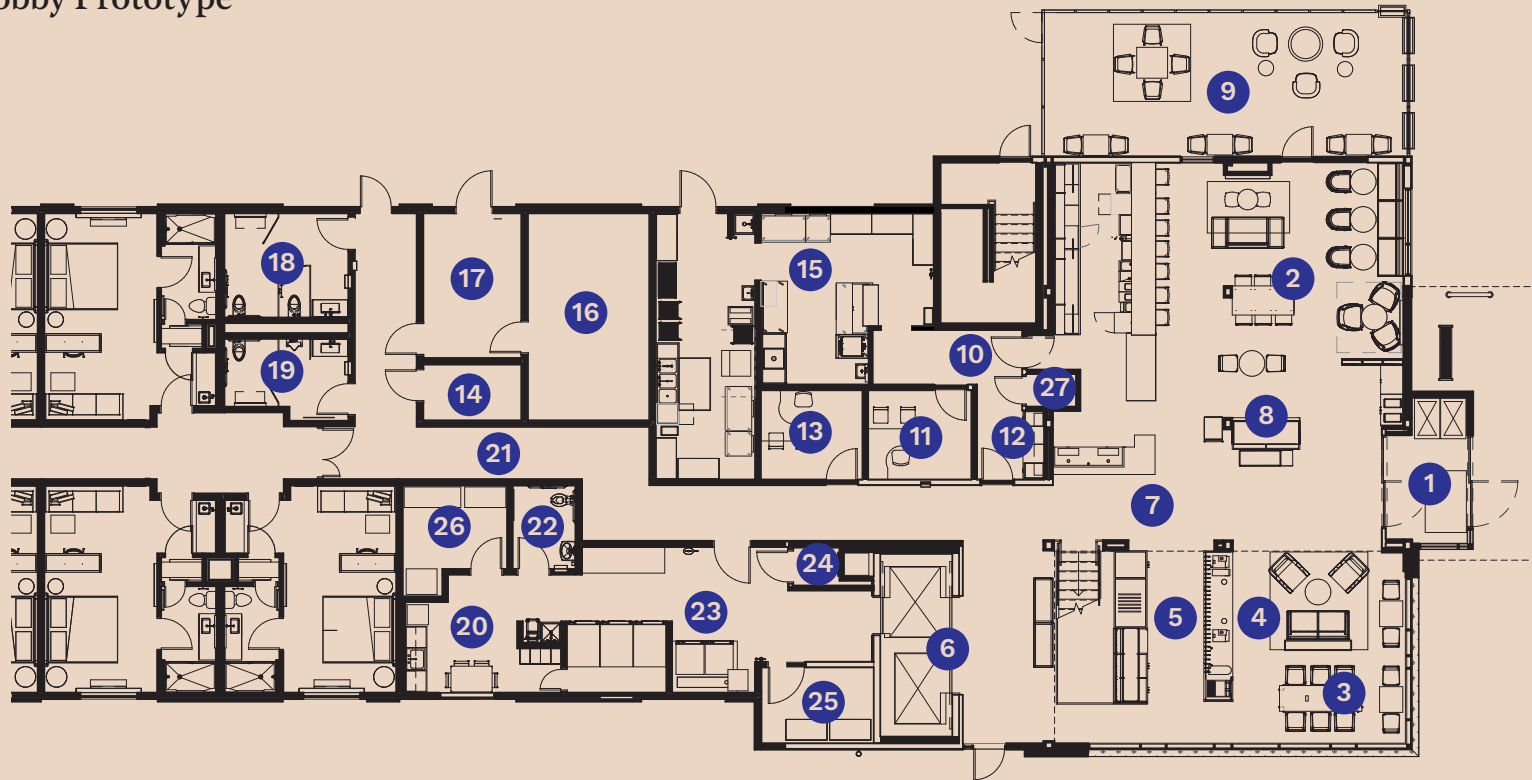
Two-Story Lobby Prototype



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

Public Space/First Floor Lobby & Key Areas

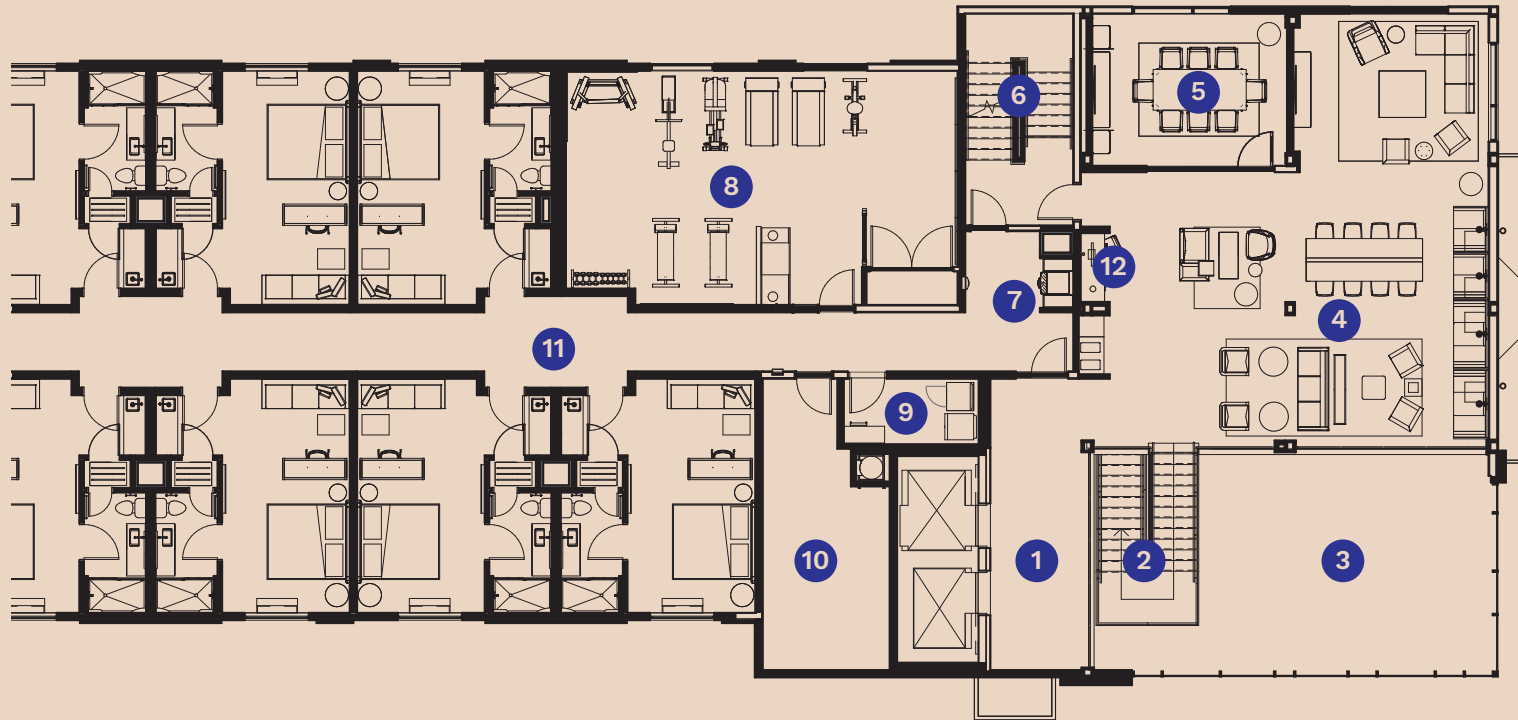
Two-Story Lobby Prototype



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

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 & ICE STATION

8 FITNESS STUDIO

9 GUEST LAUNDRY

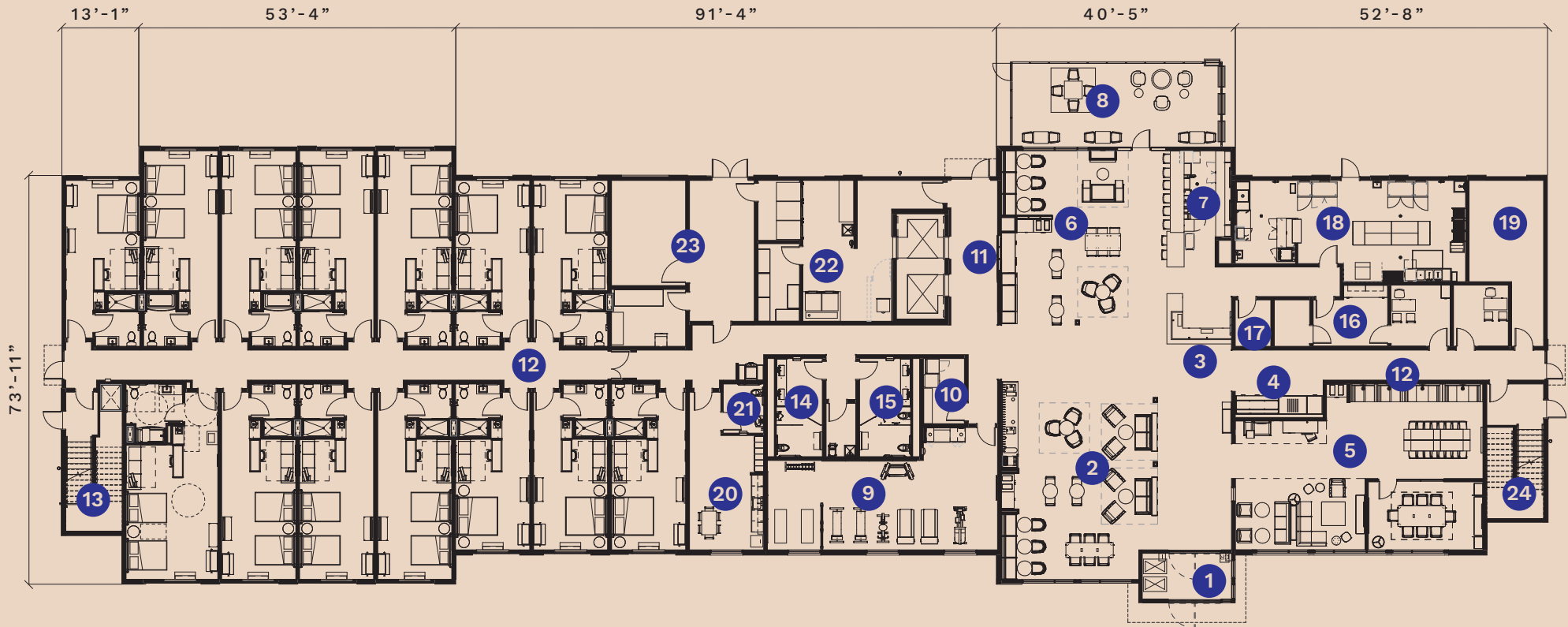
10 HOUSEKEEPING

11 GUESTROOM CORRIDOR

12 BUSINESS CENTER

Public Space/First Floor Plan

One-Story Lobby Prototype



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

Public Space/First Floor Lobby & Key Areas

One-Story Lobby Prototype



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

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, bar sink and single-cup coffee maker.



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.



Closet

In our Standard Bay Suite, guests will discover a spacious two-sided closet accessible from both the entryway and the bathroom. In the Narrow-Bay Suite, we provide a sleek wardrobe for efficient storage.



Lounge Zone

Guests can really recharge in this space, with a sofa (or optional sofa that pulls out into a 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

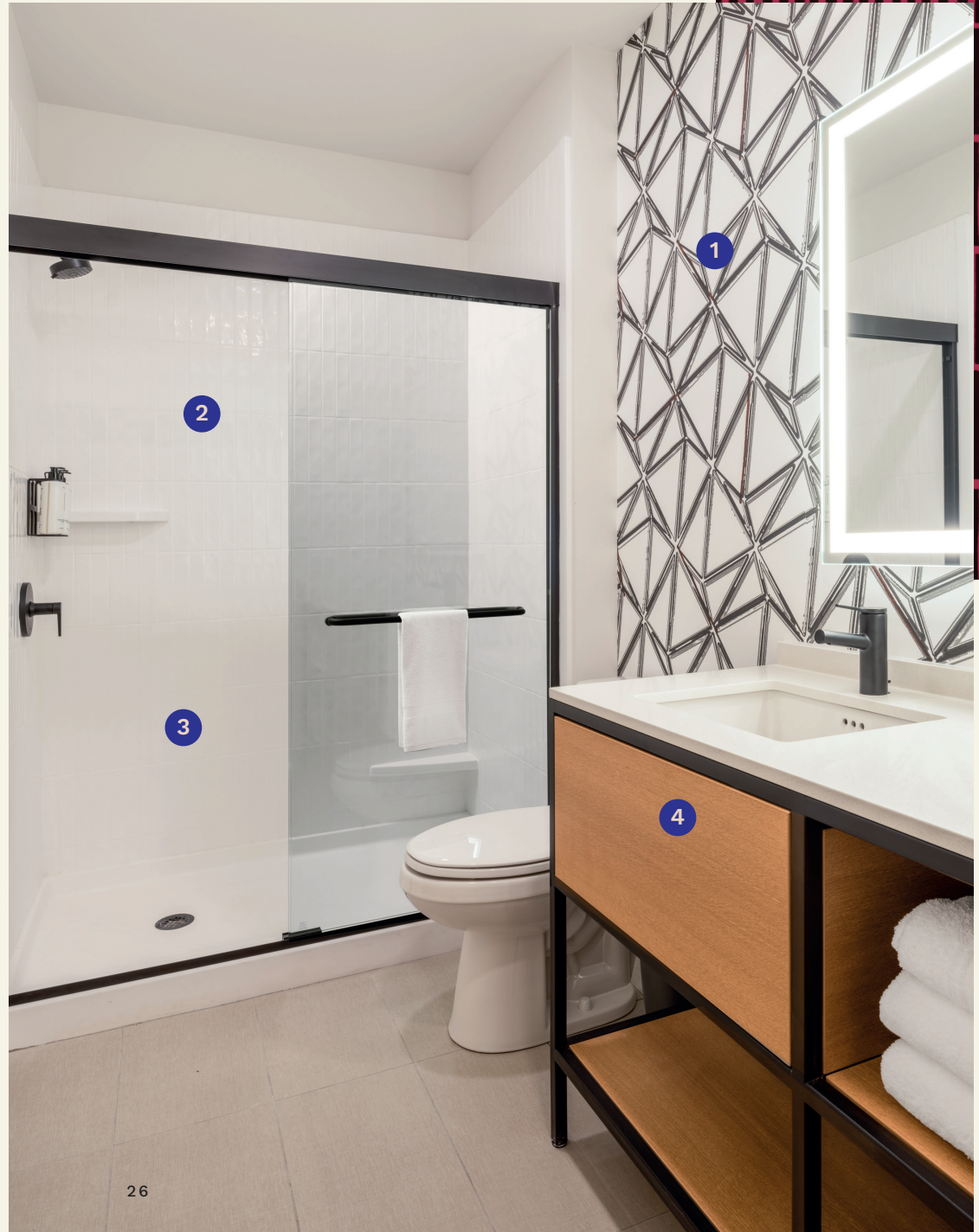
Bulk amenities are a sustainable choice

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



SUITES





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.



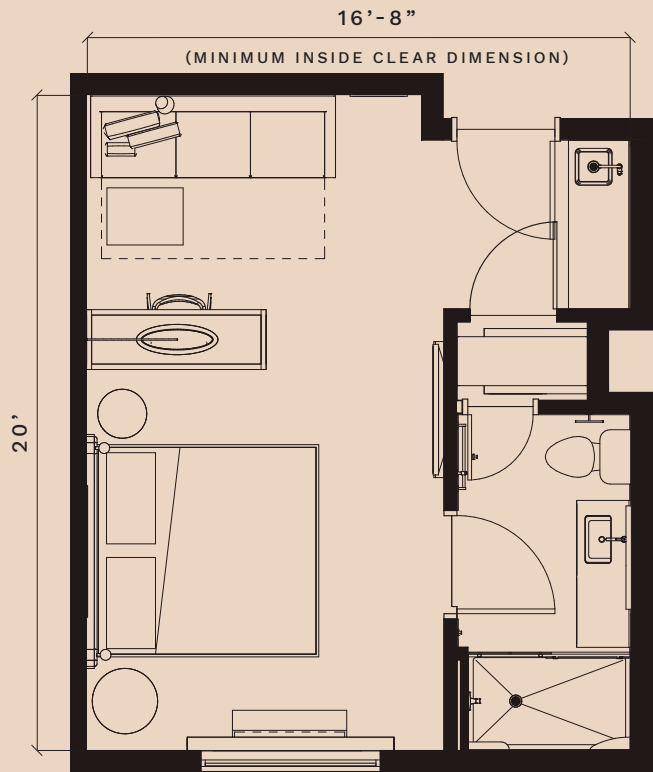
King Standard Guest Suite

Two-Story Lobby Prototype



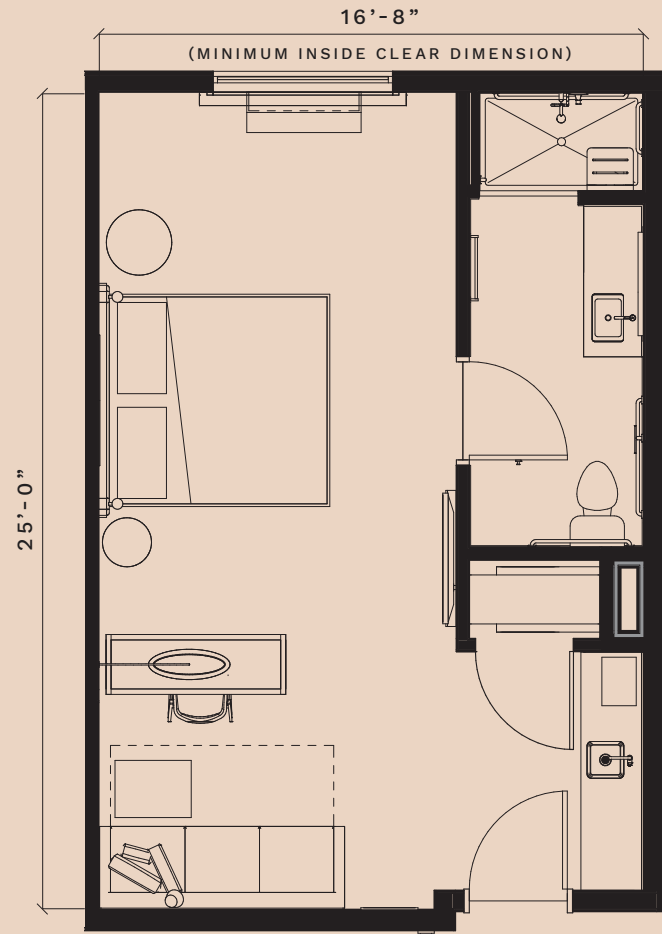
- | | | | |
|---|--|---|---------------|
| 1 | WET BAR | 3 | STANDING DESK |
| 2 | LIVING ZONE INCLUDES SOFA WITH OTTOMAN (SLEEPER SOFA OPTIONAL) | 4 | SLEEP ZONE |
| | | 5 | BATHROOM |
| | | 6 | CLOSET |

King Standard Suite Floor Plan



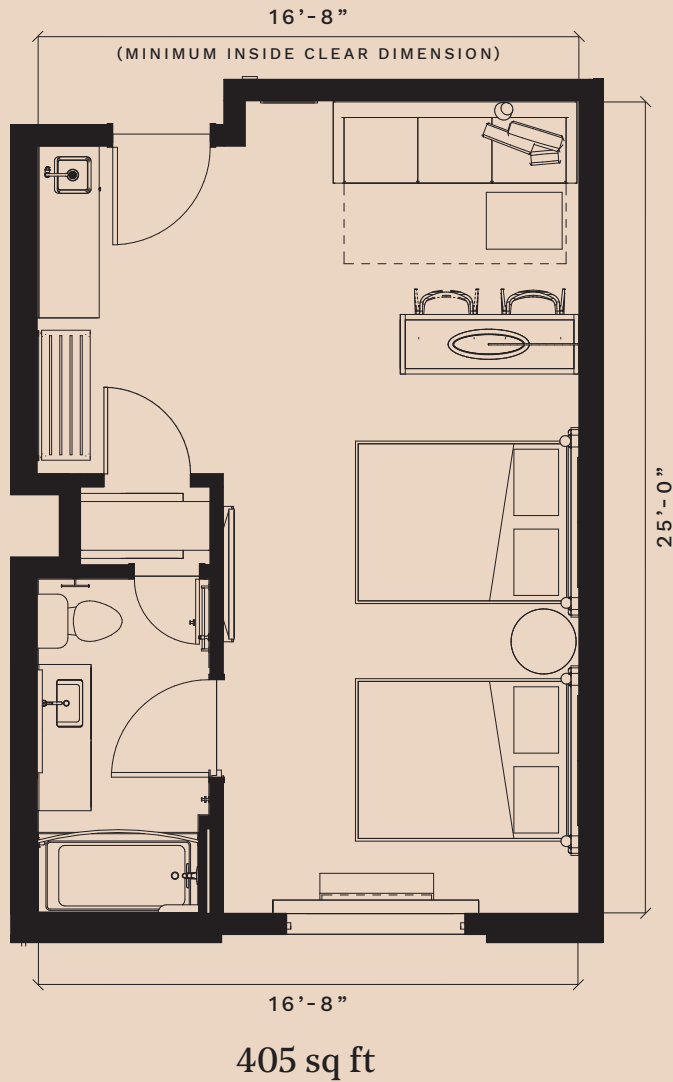
325 sq ft

King ADA Standard Suite Floor Plan

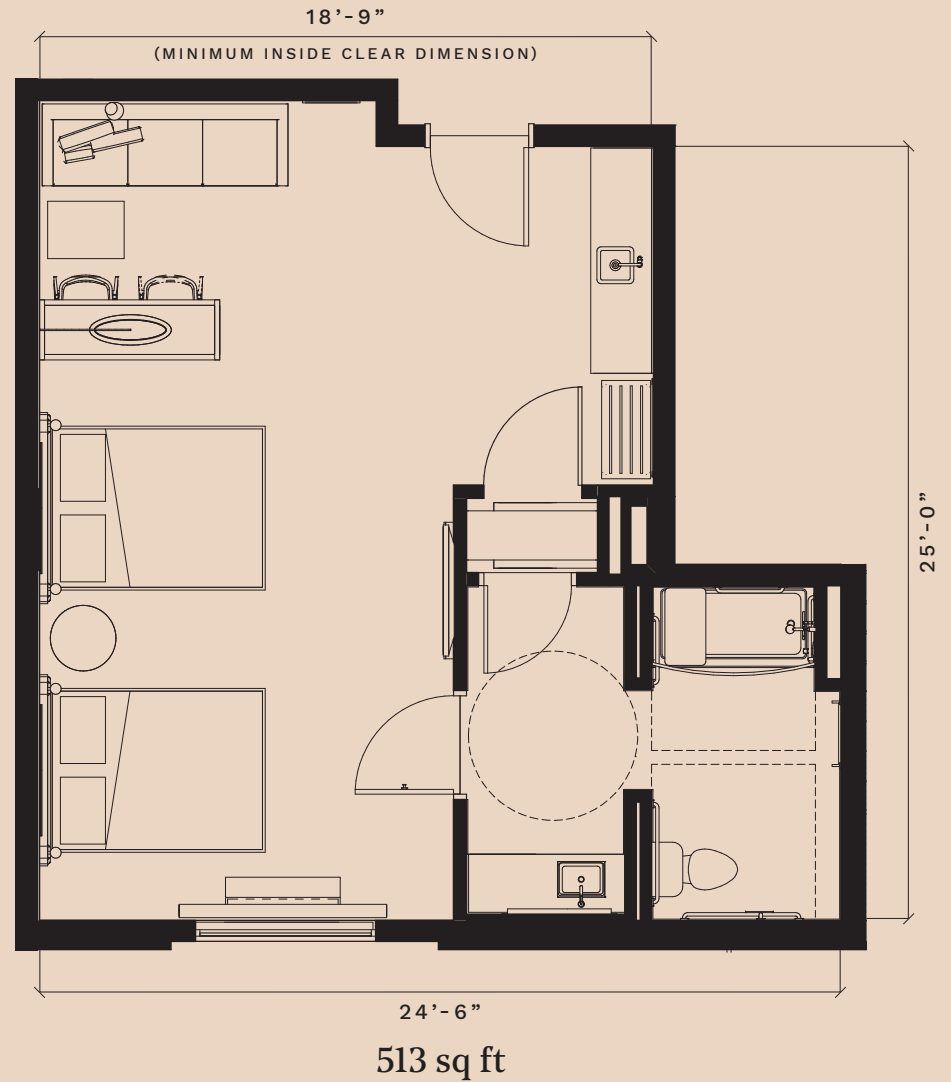


405 sq ft

Queen-Queen Standard Suite Floor Plan



Queen-Queen ADA Standard Suite Floor Plan



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.



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

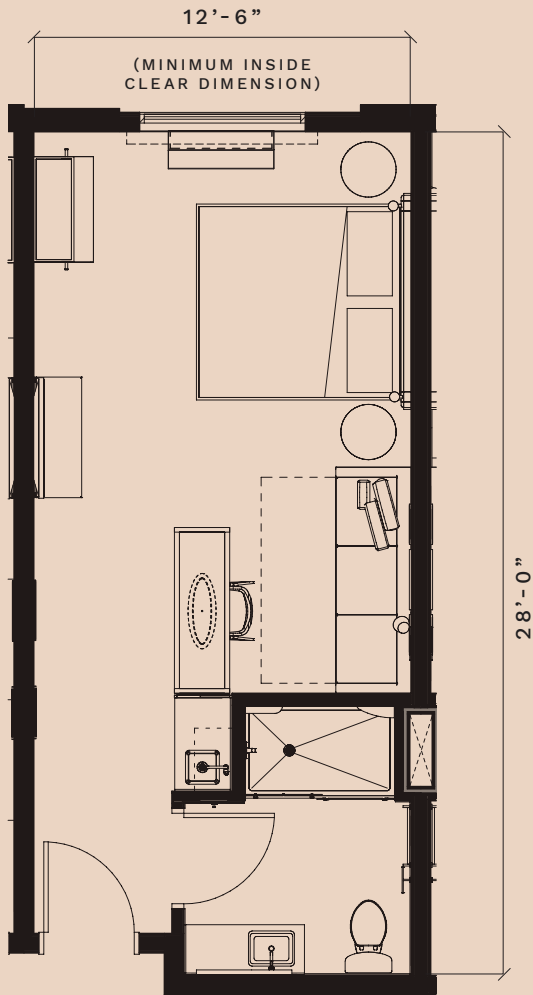
One-Story Lobby Prototype



- 1 BATHROOM
- 2 WET BAR
- 3 STANDING DESK
- 4 OPEN WARDROBE

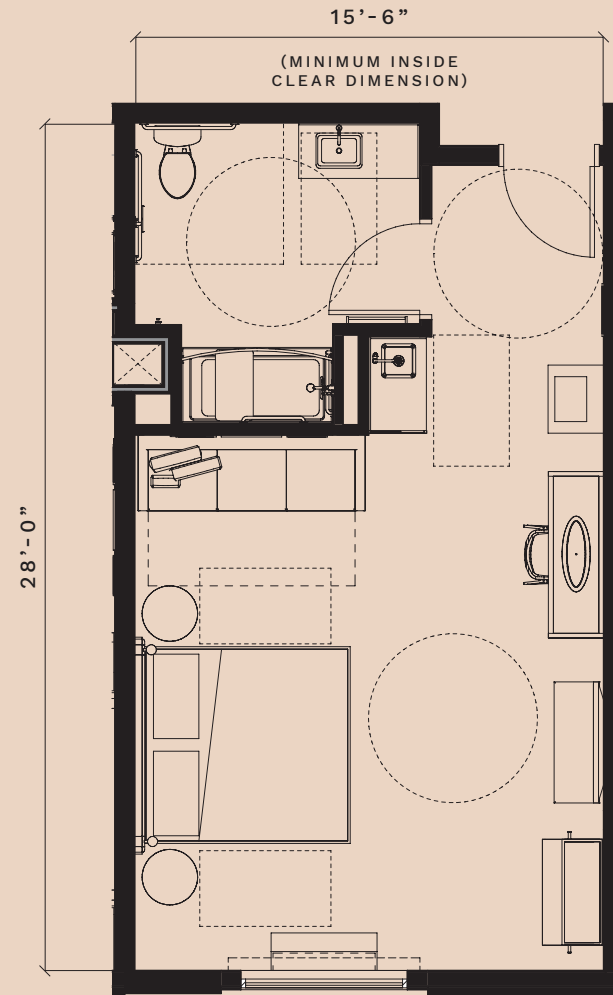


King Narrow-Bay Suite Floor Plan



342 sq ft

King ADA Narrow-Bay Suite Floor Plan



420 sq ft

Queen-Queen Narrow-Bay Suite

One-Story Lobby Prototype



1 BATHROOM

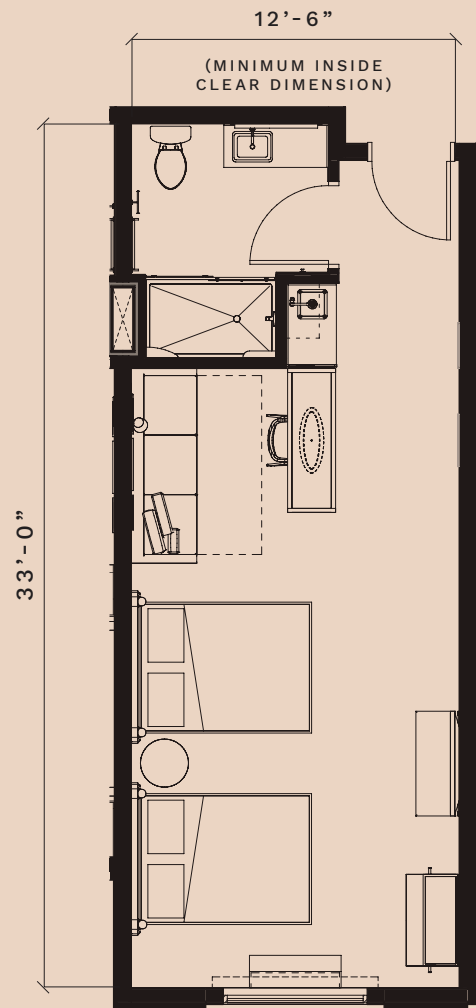
2 WET BAR

3 STANDING DESK

4 OPEN WARDROBE

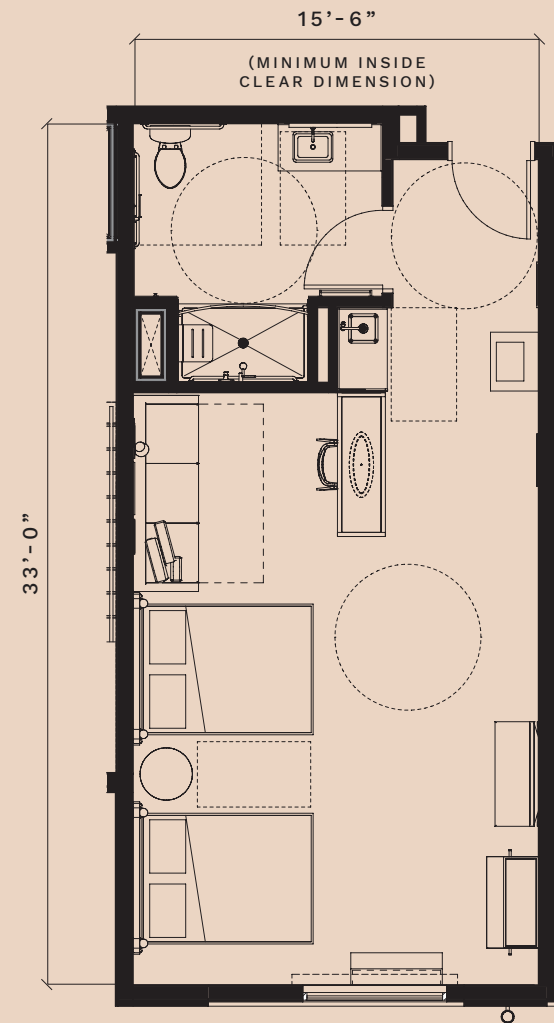


Queen-Queen Narrow-Bay Suite Floor Plan



404 sq ft

Queen-Queen ADA Narrow-Bay Suite Floor Plan



496 sq ft

The Details

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



SITE PLAN DETAILS

Square Footage (Gross)	61,743 sf
Keys/Room Count	104
Gross Sq Ft Per Key	594
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	23
Level 3 Guest Suites	30
Level 4 Guest Suites	31

* 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 1

NAME	SQ FT	COUNT
Entry Vestibule	103	1
Reception	60	1
Work-Social	388	1
Dining	691	1
Bar	177	1
Coffee & 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
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 & Storage	250	1
Laundry	352	1
Dryer	55	1
Linen Chute	26	1
Storage & 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 King ADA	416	1
Guest Suite Queen-Queen	405	9
Guest Suite Queen-Queen ADA	513	1

LEVEL 2

NAME	SQ FT	COUNT
Fitness	639	1
Public Corridor	45	1
Meeting Room	218	1
Flex-Work-Social	1,076	1
Guest Laundry	65	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	416	15
Guest Suite King ADA	420	1
Guest Suite Queen-Queen	405	14
Guest Suite Queen-Queen ADA	513	1

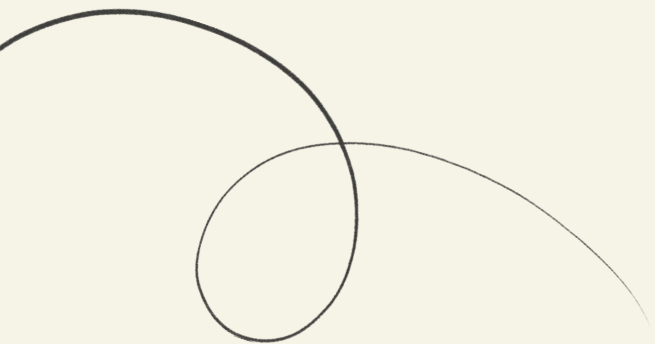
LEVEL 4

NAME	SQ FT	COUNT
Guest Corridor	1,809	1
Stair 1	160	1
Stair 2	163	1
Housekeeping	286	1
Electric/IDF	98	1
Elevator Lobby	163	1
Guest Suite King	325	15
Guest Suite King ADA	410	1
Guest Suite Queen-Queen	405	13
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*



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

* 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*

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 & 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
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

LEVEL 1

NAME	SQ FT	COUNT
Work Area	117	1
General Manager	103	1
Director of Sales	96	1
Luggage	47	1
Data-MDF	47	1
Employee Breakroom	281	1
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

LEVEL 2

NAME	SQ FT	COUNT
Guest Corridor	1,513	1
Stair 1	209	1
Stair 2	193	1
Electric/IDF	49	1
Housekeeping	235	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
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®
AN IHG HOTEL

For more information, visit
atwellsuites.com.



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