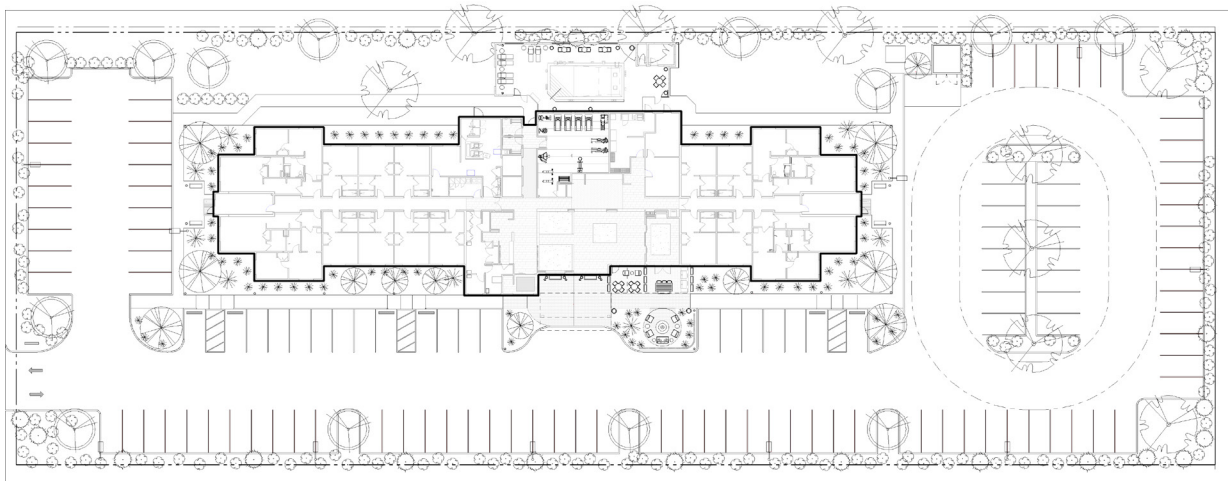


## A wide-angle photograph of a TownePlace Suites by Marriott hotel. The building is a multi-story structure with a modern design, featuring large windows and a prominent entrance canopy. The text "TOWNEPLACE SUITES BY MARRIOTT" is visible on the upper part of the building. Several cars are parked in the foreground lot, and the sky is blue with some clouds.

[illegible]

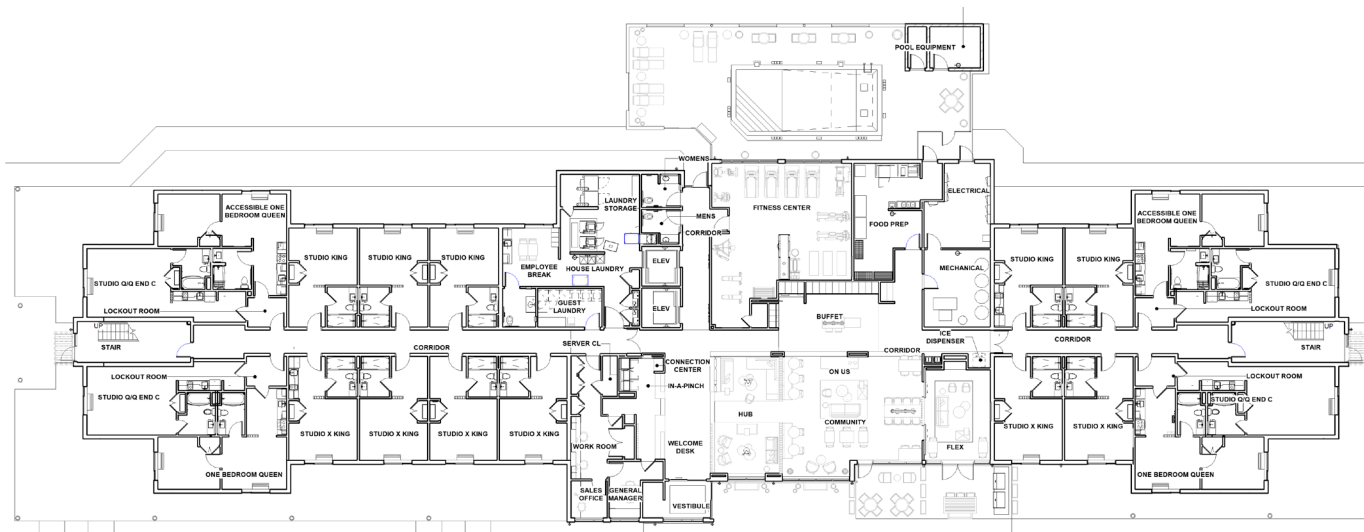


FRONT ELEVATION

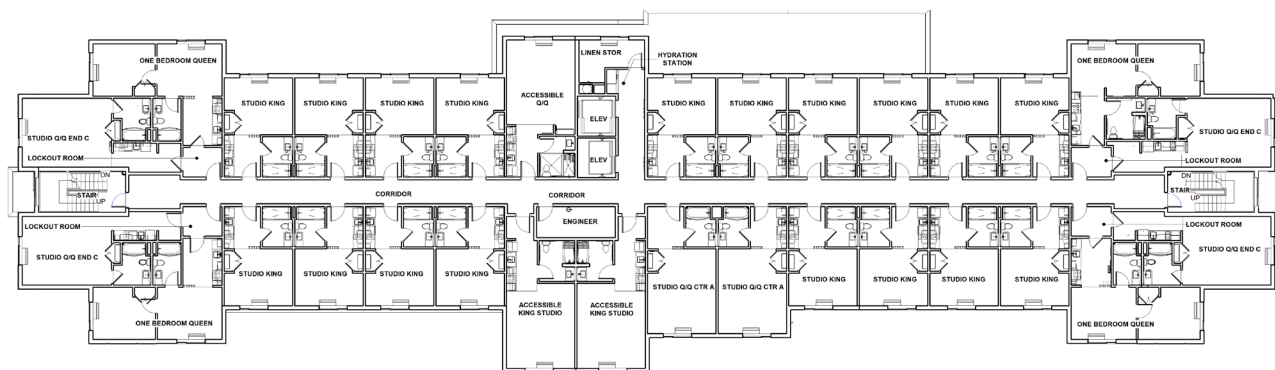


SITE PLAN

AREA SUMMARY			
Building Length	Building Depth	Land	Parking
271 feet	77 feet	2.08 acres	122 spaces



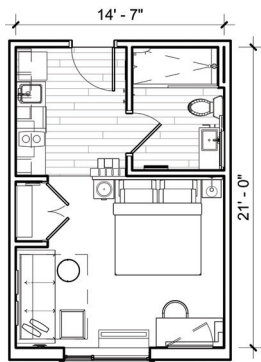
GROUND FLOOR



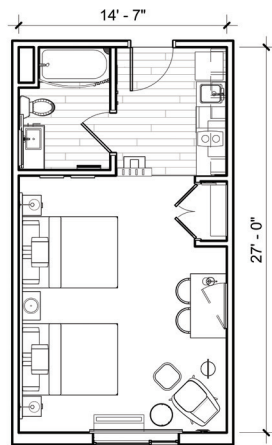
TYPICAL FLOOR



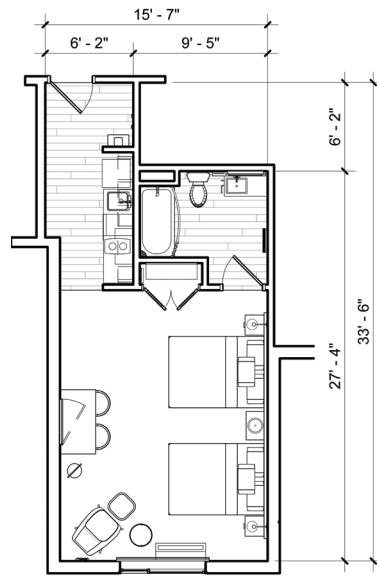




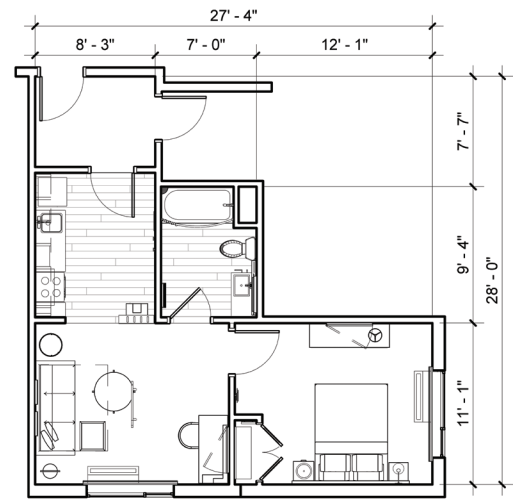
**STUDIO KING**



**STUDIO QUEEN/QUEEN  
CENTER A**



**STUDIO QUEEN/QUEEN  
END C**



**ONE BEDROOM QUEEN**

## TYPICAL UNIT MIX

Studio King	60-65%
Queen/Queen	20-25%
One Bedroom Queen	10-15%

Data is based on a, 112-room  
proto-model.



# Area Program

GUEST SPACES	QUANTITY	PERCENTAGE	UNIT AREA	TOTAL (SF)
<b>Lobby Areas</b>				
Vestibule				
Carts				
Community & "On Us"				
Welcome Desk				
Hub				
Public Restrooms				
<b>Total Lobby Areas</b>				<b>1,507</b>
<b>Food &amp; Beverage Front-of-House</b>				
Buffet				225
High Chairs				7
<b>Total Food &amp; Beverage Front-of-House</b>				<b>232</b>
<b>Recreation Facilities</b>				
Fitness Center				821
Fitness Storage				17
Swimming Pool (Outdoor - Not Included)				
<b>Total Recreation Facilities</b>				<b>838</b>
<b>Retail</b>				
Connection Center				31
In A Pinch Storage				47
<b>Total Retail</b>				<b>78</b>
<b>Meeting Spaces</b>				
Flex				278
<b>Guestrooms</b>				
Studio King	59		305	17,995
Studio King X	6	60-65%	318	1,908
*Accessible King Studio	6		424	2,544
Studio Queen/Queen A	6		389	2,334
Studio Queen/Queen C	16	20-25%	430	6,880
*Accessible Queen/Queen	3		423	1,269
One Bedroom Queen	14	10-15%	442	6,188
*Accessible One Bedroom	2		442	884
<b>Total Guestrooms</b>	<b>112</b>			<b>40,002</b>
<b>Guestroom Corridors &amp; Support</b>				
Guestroom Vestibule				
Corridors/Elevator Lobby				
Stairs				
Guest Laundry				
Ice Machine (Ground Floor)				
Hydration Station				
<b>Total Guestroom Corridors &amp; Support</b>				<b>7,944</b>
<b>TOTAL GUEST SPACES</b>				<b>50,879</b>

BACK-OF-HOUSE	TOTAL NET (SF)
<b>Administration</b>	
General Manager Office	
Sales Office	
Work Room	
Closet	
Lending Closet	
<b>Employee Areas</b>	
Break Room	
Employee Restroom	
<b>Engineering &amp; Maintenance</b>	
Engineer Maintenance Office	
General Storage	
<b>Food &amp; Beverage Back-of-House</b>	
Food Preparation	
Busing Station	
<b>Laundry</b>	
Laundry Room	
<b>Housekeeping</b>	
Linen and Linen Chute Rooms	
Storage	
<b>Elevators</b>	
Elevators	
Elevator Equipment Room	
<b>Property Technology</b>	
Server Closet	
<b>Mechanical, Plumbing &amp; Electrical</b>	
Mechanical	
Electrical	
<b>Back-of-House Circulation</b>	
<b>TOTAL BACK-OF-HOUSE SPACES</b>	<b>3,170</b>

SUMMARY	QUANTITY	TOTAL (SF)
Total Number of Guestroom Room Floors	4	
Total Number of Floors	4	
Guest Spaces		50,879
Back-of-House		3,170
Total Net Building Area		54,049
Walls and Shafts (Estimated)		5,861
Total Gross Building Area		59,910
Total Square Feet per Room		535

The information released by Marriott® International in this communication with respect to the TownePlace Suites by Marriott project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines and is not, and should not be considered final. All plans regarding this project are routinely updated and remain subject to revision and clarification. \*Comply with all governing regulations for size, percentage and quantity of accessible guestrooms. October 2020



## TownePlace Suites by Marriott®

TownePlace Suites® is designed for extended stay travelers who want to feel at home and stay productive. With thoughtful service, comfortable spaces and local know-how, TownePlace makes the new feel familiar. With over 445 locations, hotels offer extraordinary value, including modern spacious suites with full kitchens and enhanced organization and productivity with the home office and elfa® closets from The Container Store®.

### KEY FEATURES INCLUDE:

- Exterior featuring the beacon light element providing better visibility of the property
- Expansive public space with soft seating and areas to collaborate and enjoy meals
- Larger layout of the fitness center
- Decor package, Real Living, in suites and public spaces featuring warm tones and feature accents throughout
- Prep kitchen located behind the buffet allowing for easy access for service and replenishment
- Partnership with The Container Store providing Elfa® closets in all suites
- Partnership with Weber® featuring grills in the front BBQ patio along with Weber tools and spices available for guests to use

The brand's efficient cost model works in every market, from urban to tertiary with flexible spaces that can be sized to meet the market needs. By developing with Marriott, owners and franchisees harness the power of our industry leading sales, marketing, and loyalty engines.

### BRANDS. LOYALTY. PARTNERSHIPS. RESULTS. MADE HERE.

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