

# Simply Better, From the Ground Up



Introducing the Sonesta Simply Suites®  
New Construction Prototype





# SONESTA Simply Suites

## Innovative Design & Efficient Site Utilization

Sonesta Simply Suites introduces its new design prototype, created to optimize functionality and market adaptability. Designed on a conceptual 1.70-acre site, the prototype stands out as an efficient and competitive option in the extended-stay market. The Sonesta Simply Suites prototype is designed to maximize every square foot for guest comfort and promote operational efficiency.

### TWO FLEXIBLE PROTOTYPICAL CONFIGURATIONS

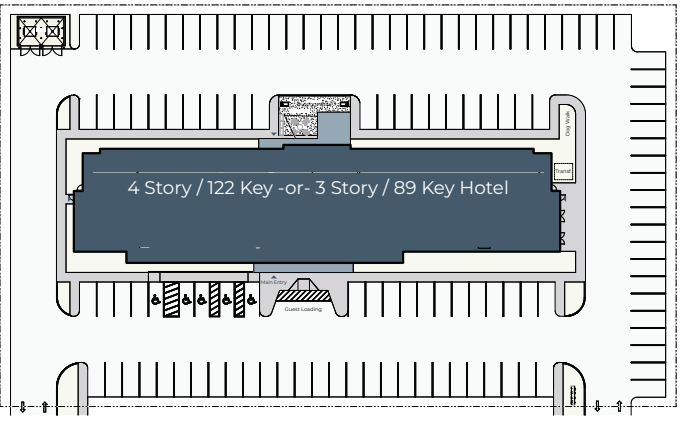
To cater to diverse market needs, the Sonesta Simply Suites prototype offers two configurations:

#### 4-Story Model – 122 Keys

- 57 Queen Studios
- 34 King Studios
- 31 Double Queen Studios

#### 3-Story Model – 89 Keys

- 42 Queen Studios
- 25 King Studios
- 22 Double Queen Studios



### GUESTROOM TYPES

**QUEEN (284 SF) & KING STUDIOS (297 SF)**  
Designed in tandem with one another, the King Studio offers an upgrade opportunity and is aimed to offer broader appeal to leisure & non-contract business travelers, with minimal increase in square footage.

#### Key Features:

- Bed with Adjacent Integral Power & Underbed Storage (Sized for Luggage)
- Dresser & Open Closet
- Large Work Desk & Chair with Integral Power & Task Lamp
- Corner Sette Seating / Dining Area with Movable Table
- 50" Smart HDTV
- In-Suite Simple Kitchen
- Bathroom w/ Wall to Wall Vanity, Backlit Mirror & Walk-In Shower

**DOUBLE QUEEN STUDIO (375 SF)**  
Designed to accommodate families, as well as target business contracts that require Double Occupancy.

#### Key Features:

- Two Beds w/ Adjacent Integral Power & Underbed Storage (Sized for Luggage)
- Dresser & Open Double Closets
- Large Work Desk & Chair with Integral Power & Task Lamp
- Corner Sette Seating / Dining Area with Movable Table & Ottoman
- 50" Smart HDTV
- In-Suite Simple Kitchen
- Bathroom w/ Wall to Wall Vanity, Backlit Mirror & Walk-In Shower

**KING SUITE (375 SF)**  
Designed to provide further upgrade opportunities, and provide a little more space for guests on longer stays. Intended to be an Optional Room Type that can replace Double Queen Bays in desired markets and serve as an alternative to a conventional One Bedroom Suite.

#### Key Features:

- Bed w/ Adjacent Integral Power & Underbed Storage (Sized for Luggage)
- Dresser & Open Closet
- Large Work Desk & Chair with Integral Power & Task Lamp
- Living Area w/ Queen Sleeper Sofa, C-Table & Coffee Table
- 50" Smart HDTV
- Dining Table w/ Two Dining Chairs
- In-Suite Simple Kitchen
- Bathroom w/ Wall to Wall Vanity, Backlit Mirror & Walk-In Shower







# PUBLIC AREAS

## ARRIVAL & ENTRY

An Entry Canopy enhances the arrival experience with a welcoming appearance, identifiable point of entry, and warm wood cladding.

### Key Features:

- Drop-Off Curb & Landscaped Arrival
- Ride-Share Waiting Bench
- Luggage Cart Storage
- Food Delivery Drop Station

## RECEPTION & LOBBY

Larger, but still efficient, the Reception & Lobby serve as not just a welcome, but also a hub for circulating through a Simply Suites. The Market is front & center for guest appeal.

### Key Features:

- Reception Desk with Two Stations
- 24/7 Grab & Go Market
- Community Table & Lounge Chairs
- Pop of Inspiration

## MUD ROOM

A secondary entrance to the hotel – and connection between the Lobby, Outdoor Area, Fitness & Laundry – the Mud Room consolidates many of the items that guests need into one simple location.

### Key Features:

- Kitchen On Demand
- Ice & Filtered Water Dispenser
- Guest-Use Wireless Printer
- Rentable Storage Lockers

## FITNESS CENTER

### Key Features:

- Cardio Zone w/ Integral TVs
- Strength Zone with Framed Mirror
- Towel & Water Station

## GUEST LAUNDRY

### Key Features:

- Commercial Washers & Dryers
- Folder, Hanging, & Drying Station
- Table & Chairs

## MEETING ROOM

(Optional, Replaces 1 Queen Studio Key)

### Key Features:

- Board Room Table & Chairs
- Refreshment Center
- Screen with Presentation Capabilities

## OUTDOOR AREA

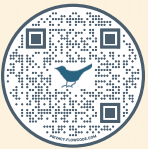
Integrated into the architecture of the building, an overhead canopy defines and shelters the Outdoor Area and identifies the secondary entrance to the hotel.

### Key Features:

- Covered BBQ & Dining Area
- String Lit Lounge Seating Area
- Outdoor Games
- Guest-Use Raised Planters

**Want to learn more? Contact us today  
to explore the future of Sonesta Simply Suites.**

Email us at [development@sonesta.com](mailto:development@sonesta.com) • Learn more at [franchise.sonesta.com](http://franchise.sonesta.com)



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