



extended
STAY AMERICA | premier suites

2265



Prototype Design Guide

Welcome to Extended Stay America Premier Suites

Segment

Midscale Extended Stay

Targeting long-term stay travelers

7+ nights, including corporate and essential workers

Key amenities & services

Fully equipped kitchens, spacious suites, on-site guest laundry, weekly housekeeping, and fitness room

Providing the foundation for strong returns through an established prototype



Specialized support from construction professionals

Leverage our experienced team throughout the project lifecycle for guidance on navigating the general contractor landscape, scheduling and building development.



Thoughtful design

Maximizing rentable area with 71% of revenue-generating square footage.



Cost efficiencies

Three different site plans available, providing greater flexibility with land measurement sizes and guest room count to meet market demand.



Flexible floor plan

Double Queen and King rooms are the same size, allowing franchisees the ability to change the FF&E, if desired. Building can be shortened to meet smaller lot sizes by reducing the key count in increments of eight rooms.

Elevations

Front Elevation



BUILDING HEIGHT
50' - 0"
TRUSS BEARING
41' - 8 1/4"

Rear Elevation



BUILDING HEIGHT
48' - 11 1/2"
TRUSS BEARING
41' - 8 1/4"

Left Elevation



BUILDING HEIGHT
48' - 11 1/2"
TRUSS BEARING
41' - 8 1/4"

Right Elevation



BUILDING HEIGHT
48' - 11 1/2"
TRUSS BEARING
41' - 8 1/4"

Site Plan: Straight

Hotel Specifications

125 rooms

4 floors

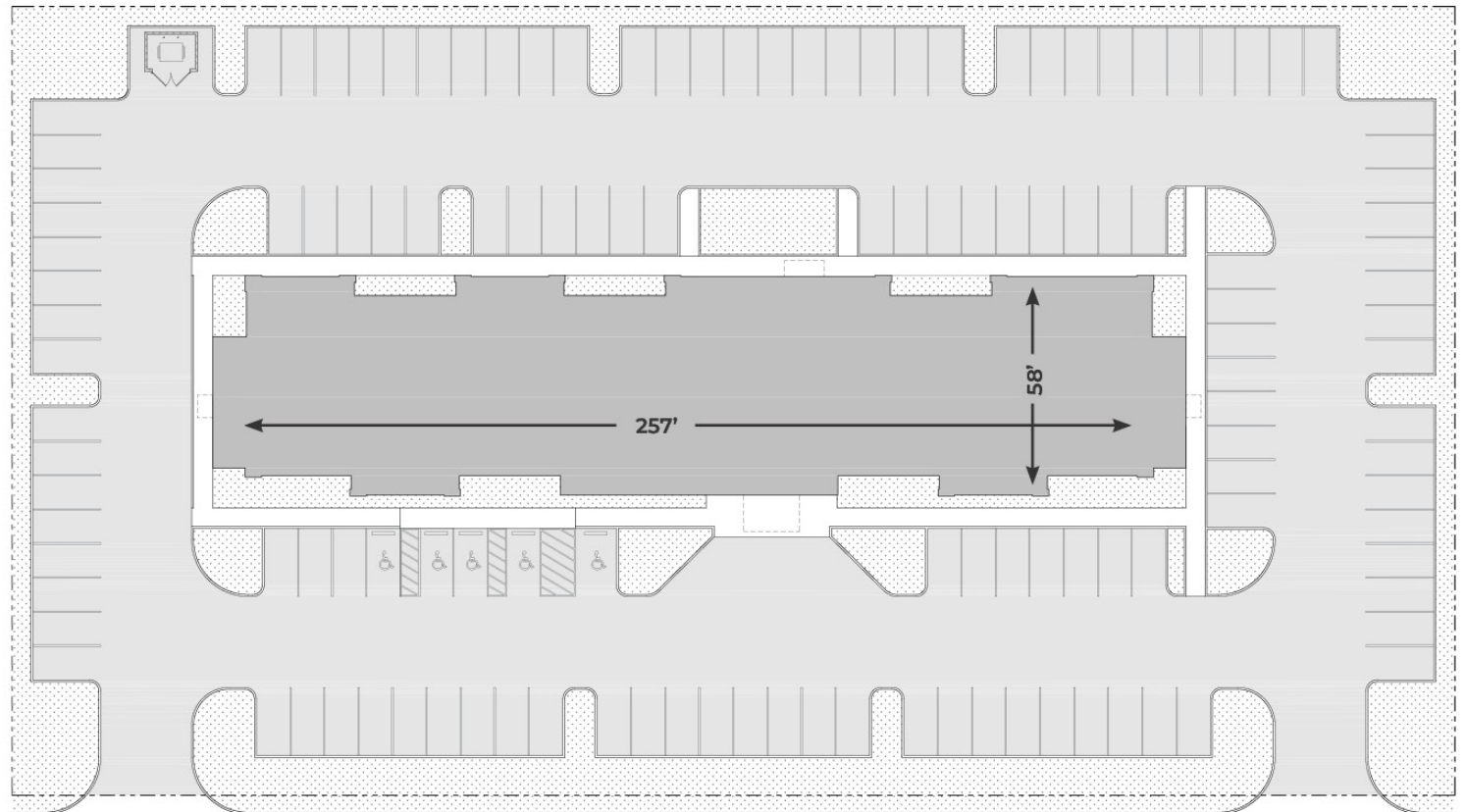
53,400 sq. ft.

Building Length: 257'

Building Depth: 58'

Land Area

1.82 acres



Floor Plan: Straight

Floor 1



71%
REVENUE
GENERATING
SQUARE
FOOTAGE

Floor 2, 3, and 4



-  Business Occupancy
-  Single King
-  Single Queen
-  Double Queen
-  Incidental Use
-  Circulation

Site Plan: L-Shaped

Hotel Specifications

125 rooms

4 floors

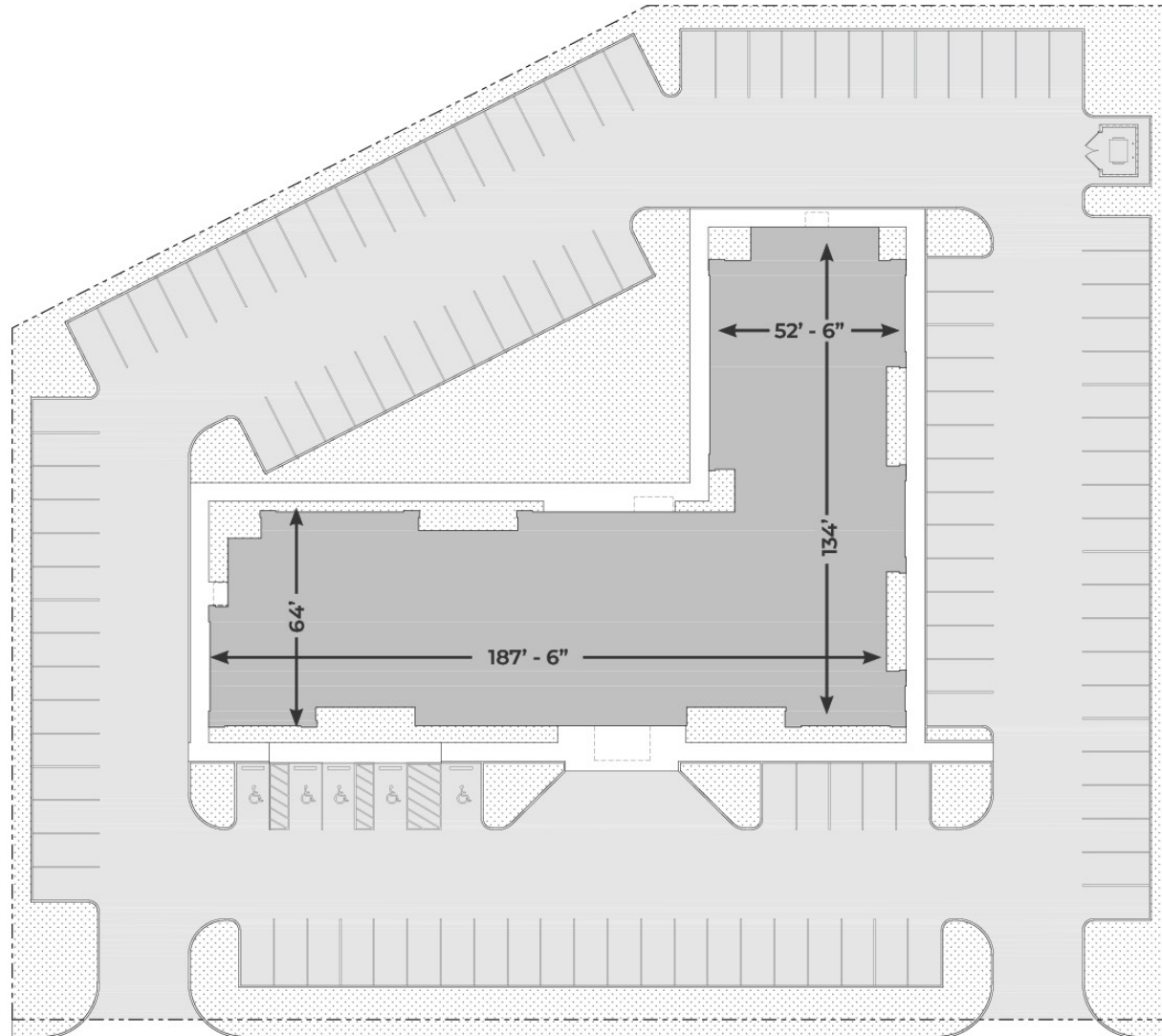
55,120 sq. ft.

Building Length: 187' - 6"

Building Depth: 134'

Land Area

1.79 acres



Floor Plan: L-Shaped

Floor 1



Floor 2, 3, and 4



 Business Occupancy

 Single King

 Single Queen

 Double Queen

 Incidental Use

 Circulation

Site Plan: Smaller

Hotel Specifications

93 rooms

4 floors

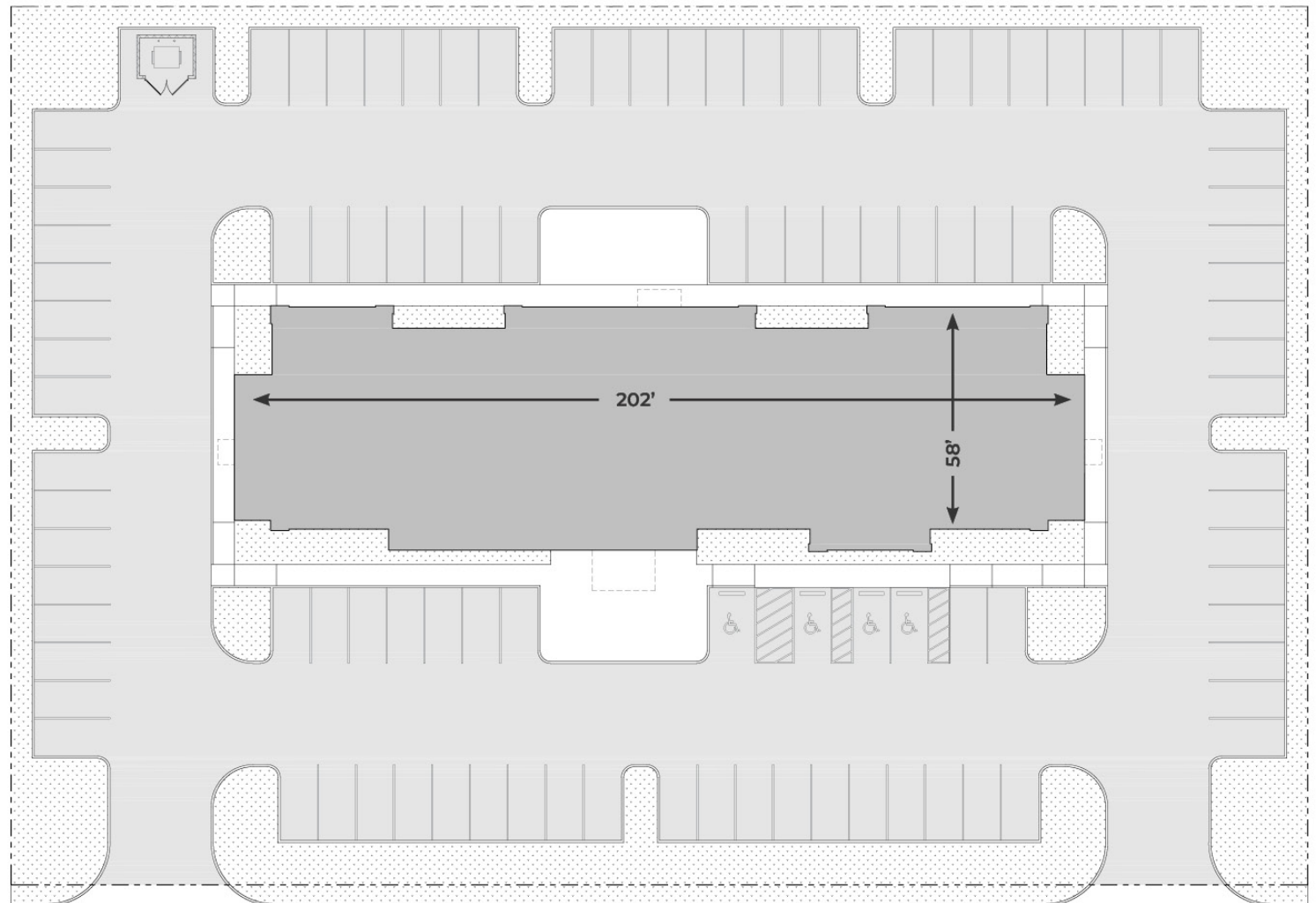
41,800 sq. ft.

Building Length: 202'

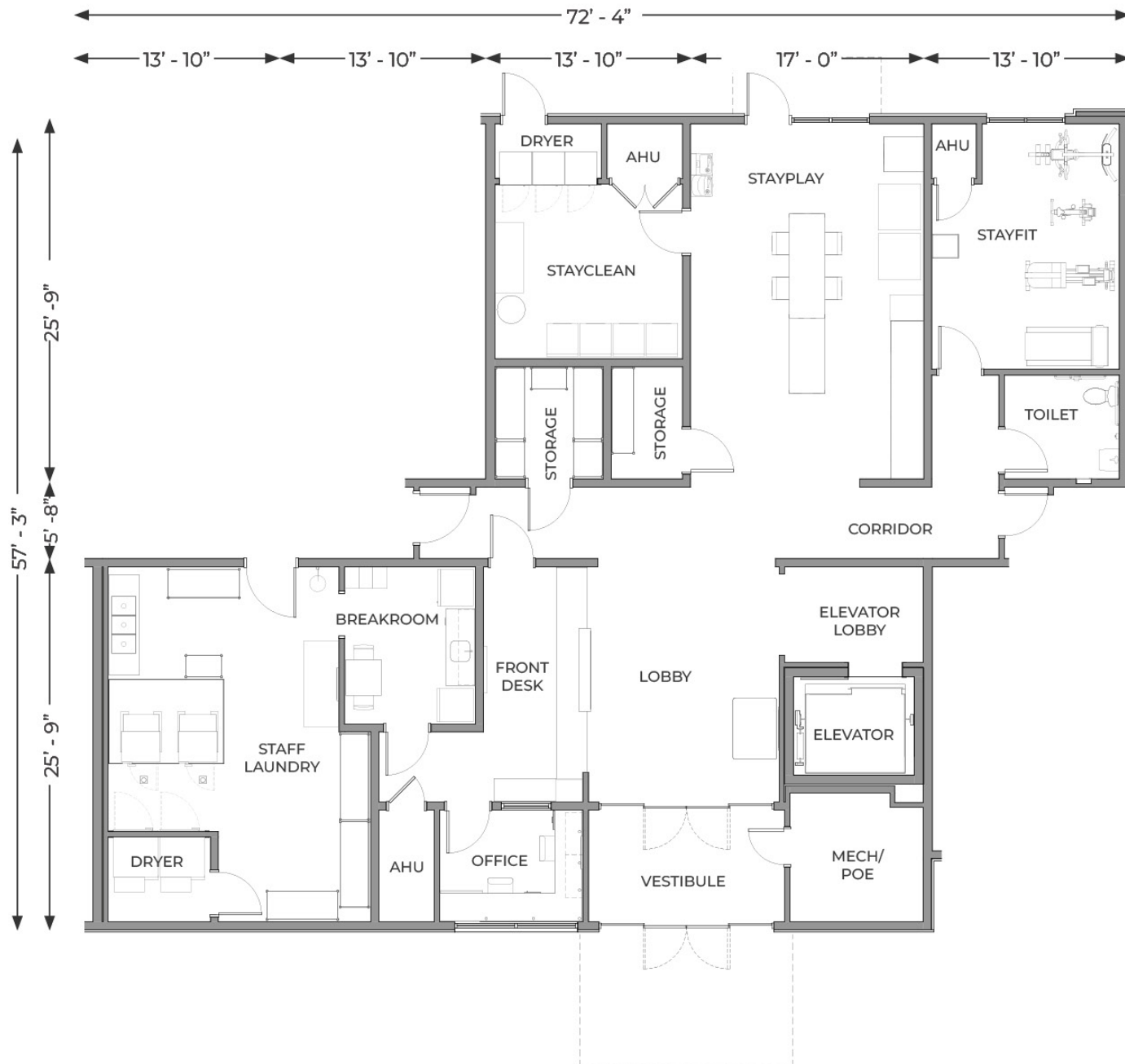
Building Depth: 58'

Land Area

1.5 acres



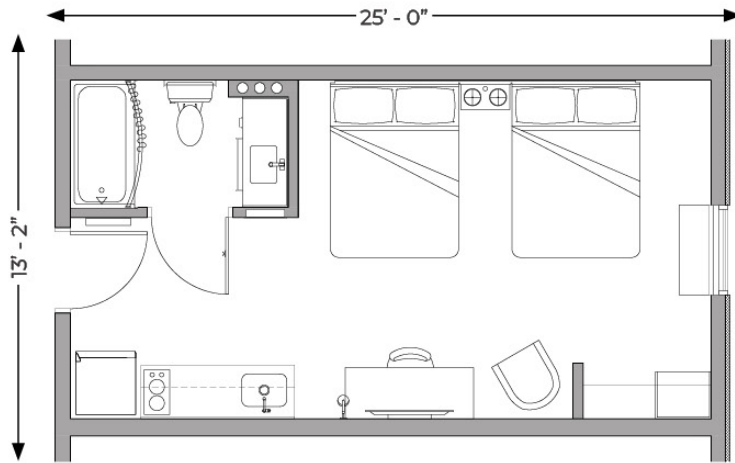
Public Space



Room Layouts

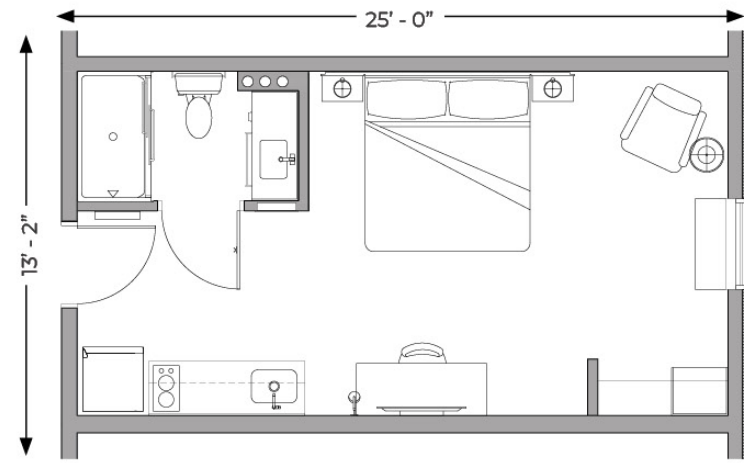
Superior Studio 2 Queen

329 sq. ft.



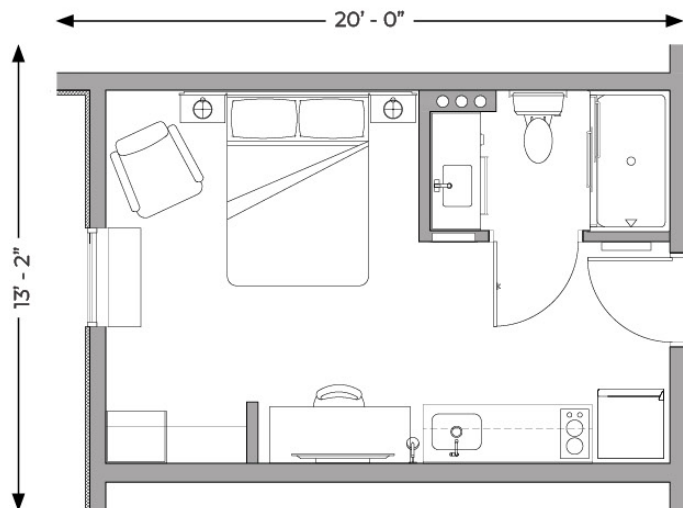
Superior Studio King (Optional)

329 sq. ft.



Studio Queen

263 sq. ft.



Guest Room Mix

Room Type	
Queen	56
Double Queen	62
Accessible Queen	4
Accessible Double Queen	3
Total	125





Franchise with the proven leader in extended stay

 franchise.esa.com

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 **(844) 542-4148**

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