



extended
STAY AMERICA | premier suites



Prototype Design Guide

Why Extended Stay America?

Extended Stay America is one of the only hotel companies in the world exclusively focused on the extended stay segment. Each night, guests enjoy our spacious suites, fully equipped kitchens, free wi-fi, and guest laundry facilities - perfect for a longer length of stay. Stay ahead and grow a franchise with us.



Tampa, FL



Sanford, FL



Port Charlotte, FL



Design and construction support



Dedicated Franchise Services team



Prototype designed to last

- It is expected to live into the same 25+ year span of existing assets in the portfolio.
-



Cost efficient design

- Longer life FF&E
 - Carpet tiles in corridors utilized to reduce flooring replacement
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Thoughtful design

- LED lighting in corridors and rooms to create a sense of safety and cleanliness
 - Sound transmission reduction
 - 9ft ceilings in guest rooms
 - DOAS and makeup units
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Flexible design

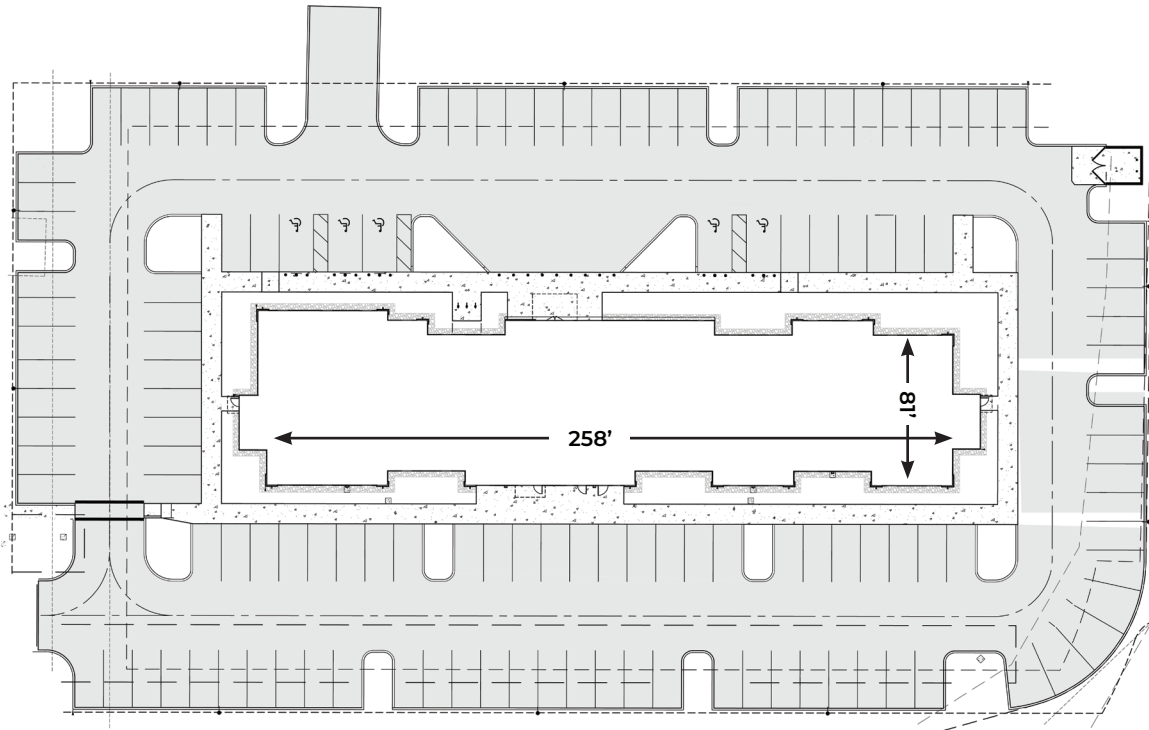
- 4 different room types with the ability to flex room types as needed based on market demands.
- Capacity for up to 76 2-Queen rooms

Site plans

Site plan - straight

124 rooms

53,877 sq. ft. • 2.36 acres



Melbourne, FL

Site plan - L-shaped

120 rooms

53,164 sq. ft. • 2.04 acres

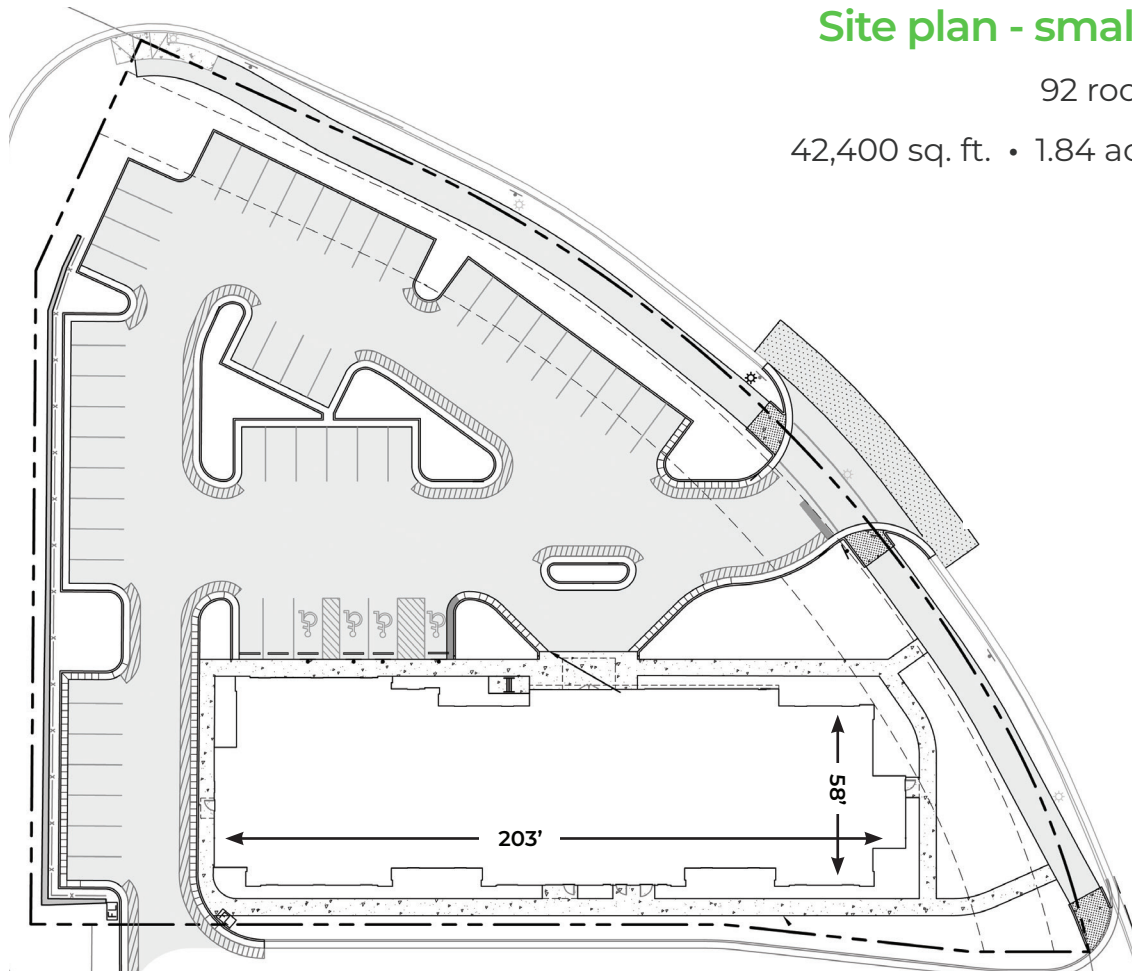


Site plans

Site plan - smaller

92 rooms

42,400 sq. ft. • 1.84 acres



Colonial Heights, VA

Our design gives you flexibility

Our prototype design gives you control to determine the optimal mix of room types for your property with the ability to have up to 76 2-Queen rooms.

Example Room Mix 1	
Studio	48
SS-K	23
SS-QQ	42
Idea-QQ	11
Total	124

Example Room Mix 2	
Studio	48
SS-K	0
SS-QQ	65
Idea-QQ	11
Total	124



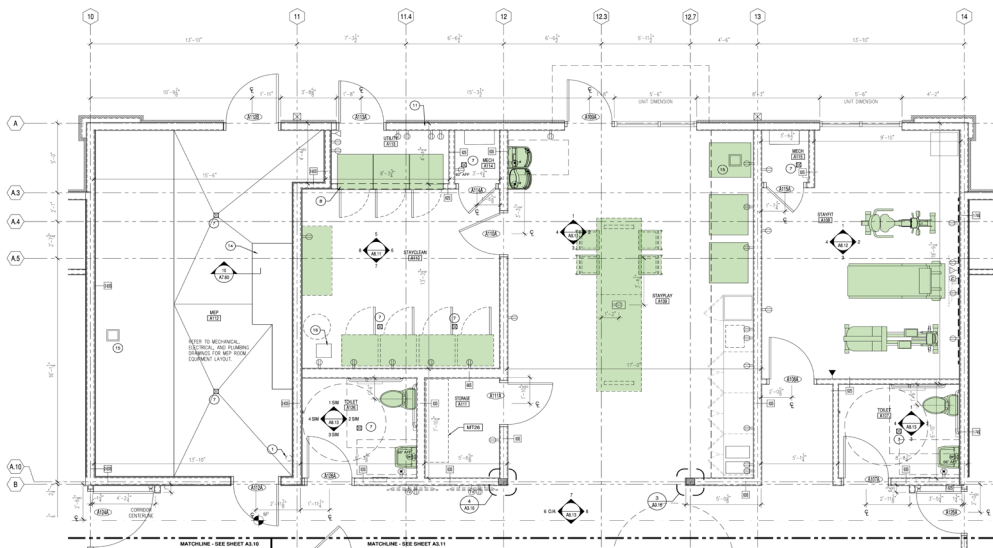
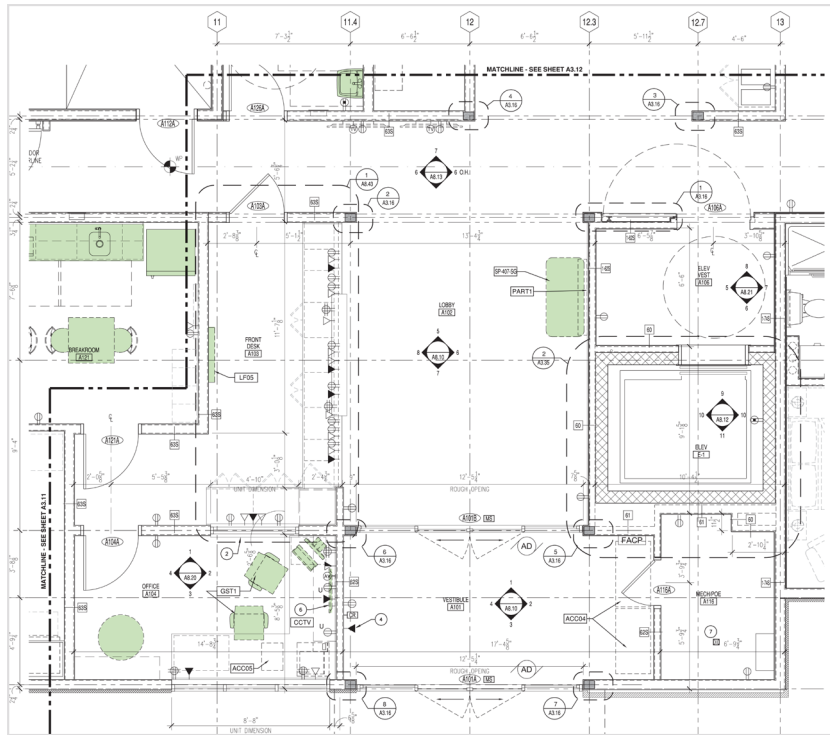
Sanford, FL



Titusville, FL

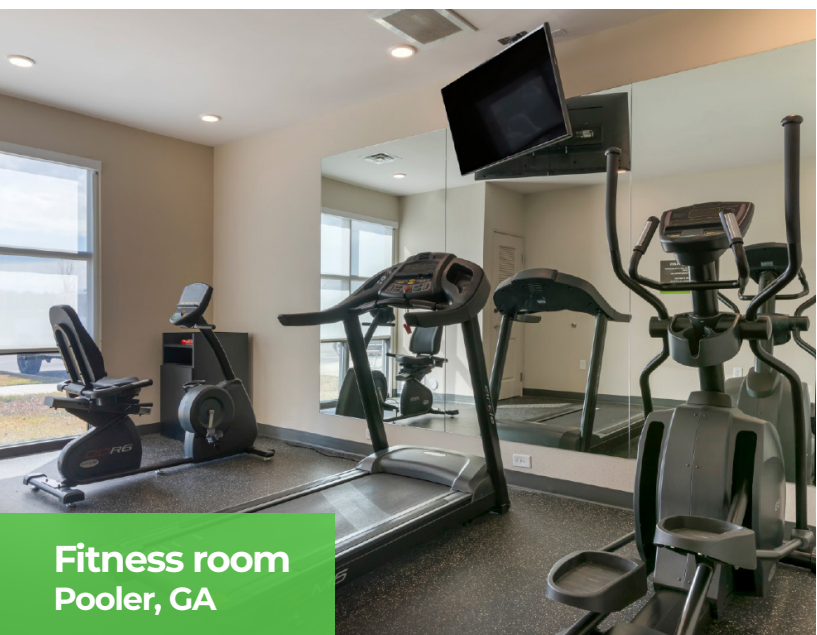
Public spaces

Welcoming, functional lobbies feature accessible front desk with seamless iPad check-in terminals. Automatic doors and open floorplan allow for ease of traffic flow. Common areas include on-site guest laundry and fitness room which caters to the longer-stay guest.





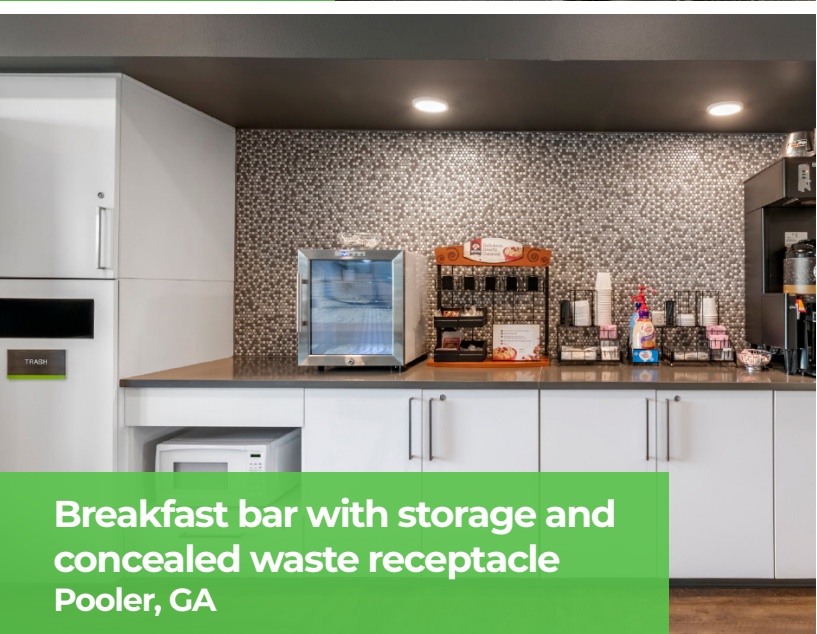
**Lobby with seating area
and pendant lighting**
Gibson, FL



Fitness room
Pooler, GA



Laundry
Austin, TX



**Breakfast bar with storage and
concealed waste receptacle**
Pooler, GA

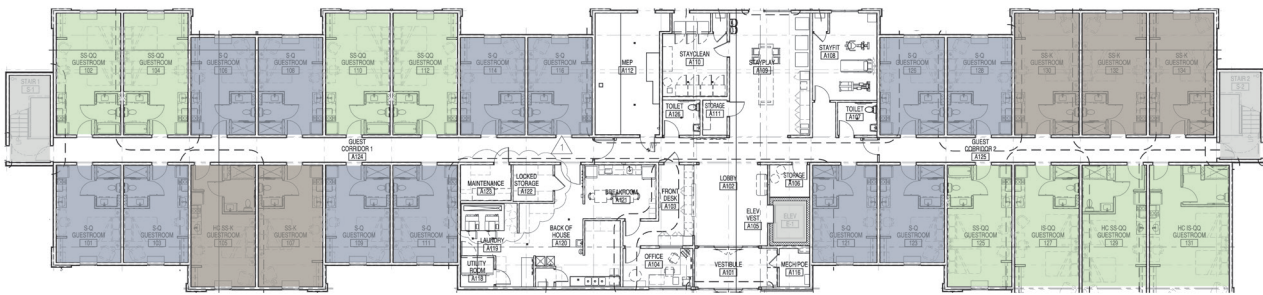


**Breakfast area with vending
machine space**
Pooler, GA

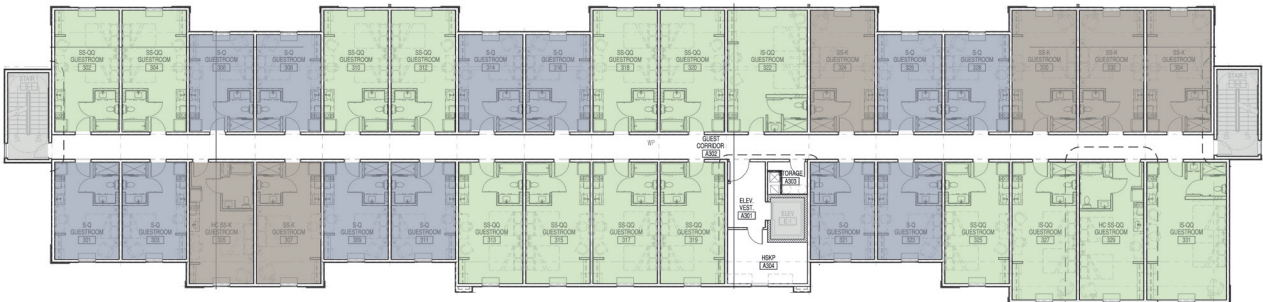
Floor plans

Typical floor plan - straight

Floor 1

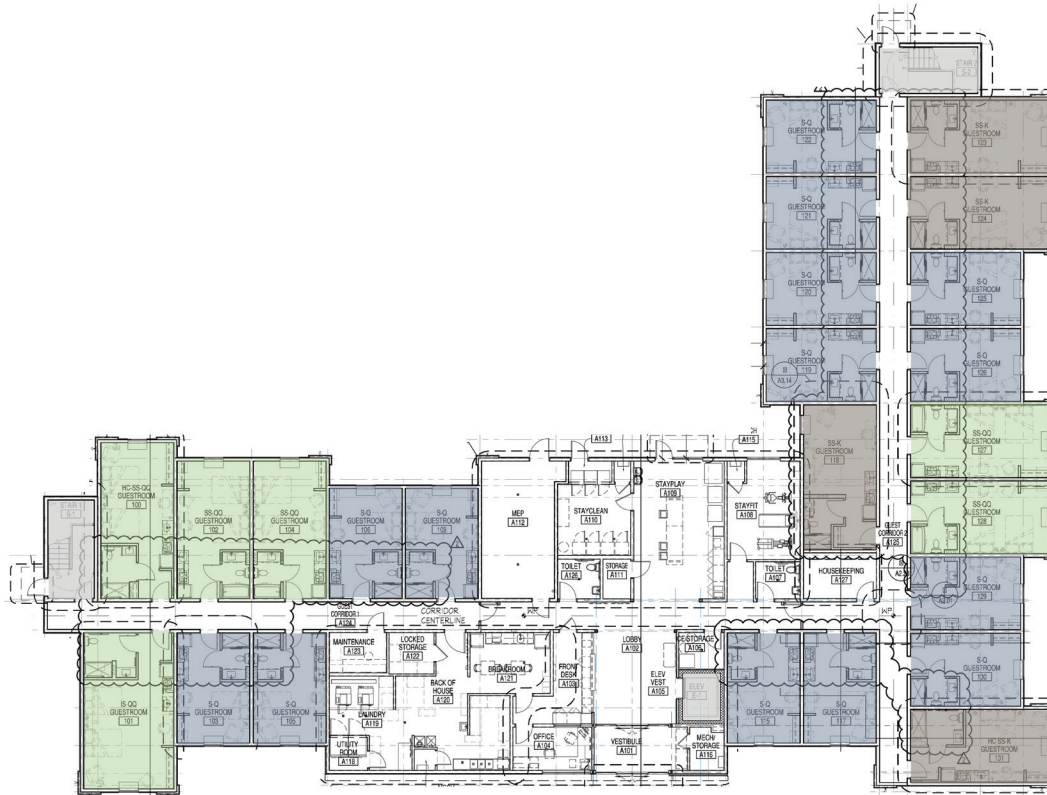


Floors 2-4



Typical floor plan - L shape

Floor 1

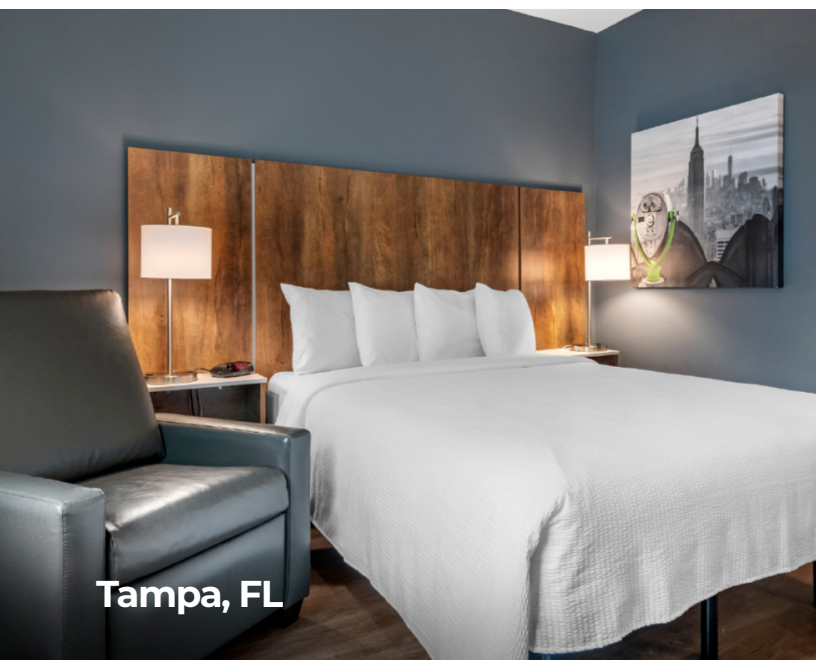
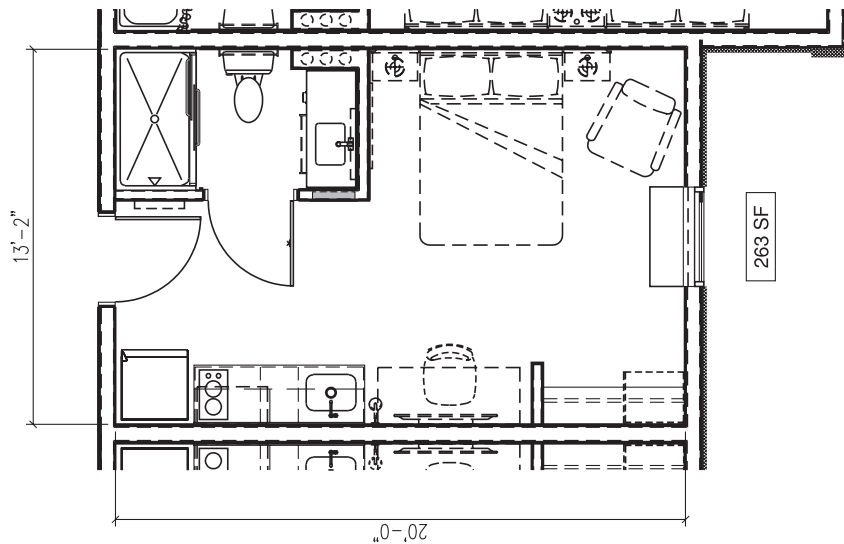


Floors 2-4



Studio Queen

- Kitchen with quartz counters and open-shelf millwork
- Movable workspace desk with rolling task chair
- Flat screen TVs with premium cable
- Open shelving cabinetry and closet storage
- Luxury laminate vinyl plank (LVP)
- USB charge port light fixtures
- Open bed frames that allow for easy storage and cleaning
- Recliner chair



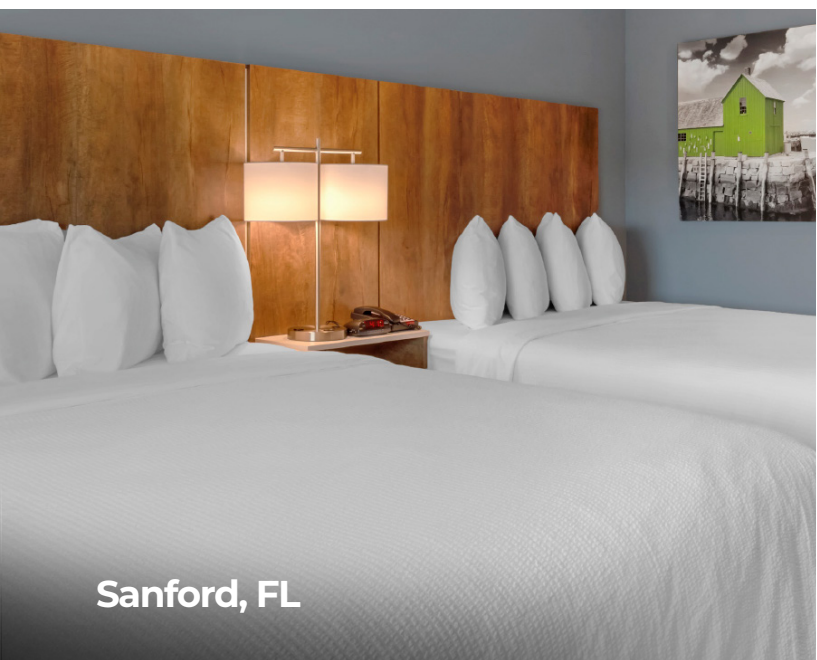
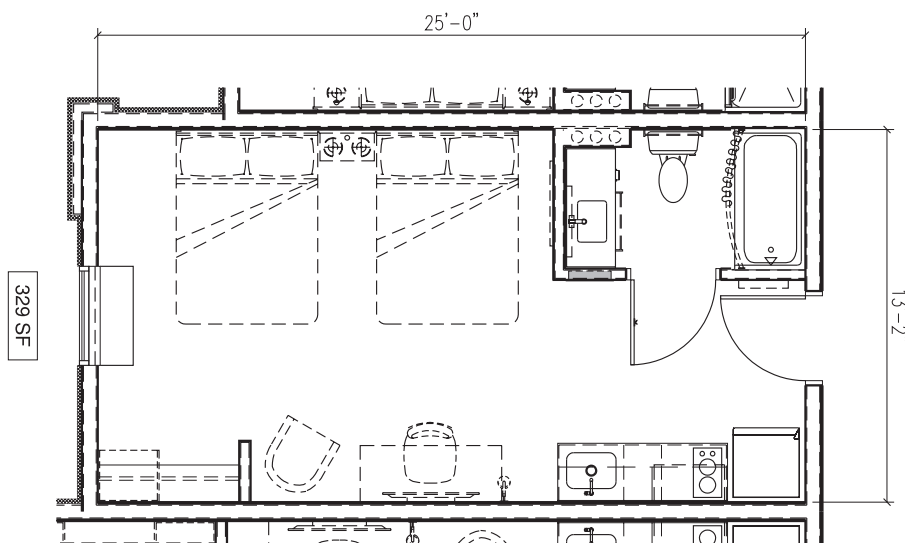
Tampa, FL



Tampa, FL

Superior Studio 2 Queen

- Kitchen with quartz counters and open-shelf millwork
- Movable workspace desk with rolling task chair
- Flat screen TVs with premium cable
- Open shelving cabinetry and closet storage
- Luxury laminate vinyl plank (LVP)
- USB charge port light fixtures
- Open bed frames that allow for easy storage and cleaning



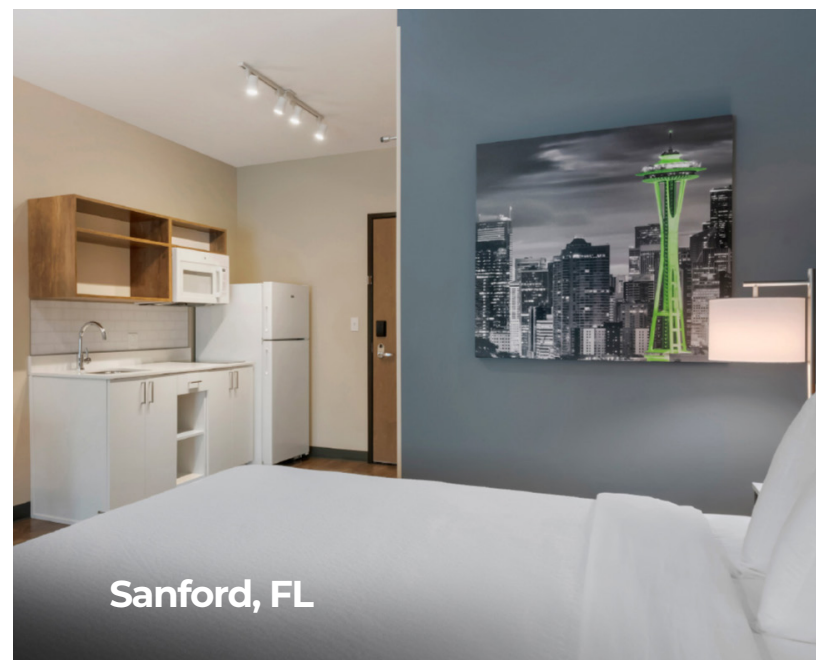
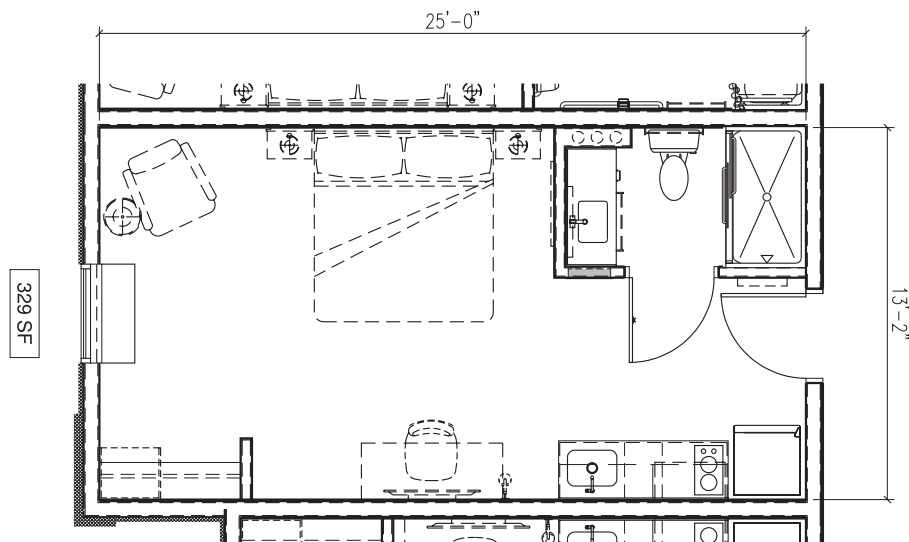
Sanford, FL



Sanford, FL

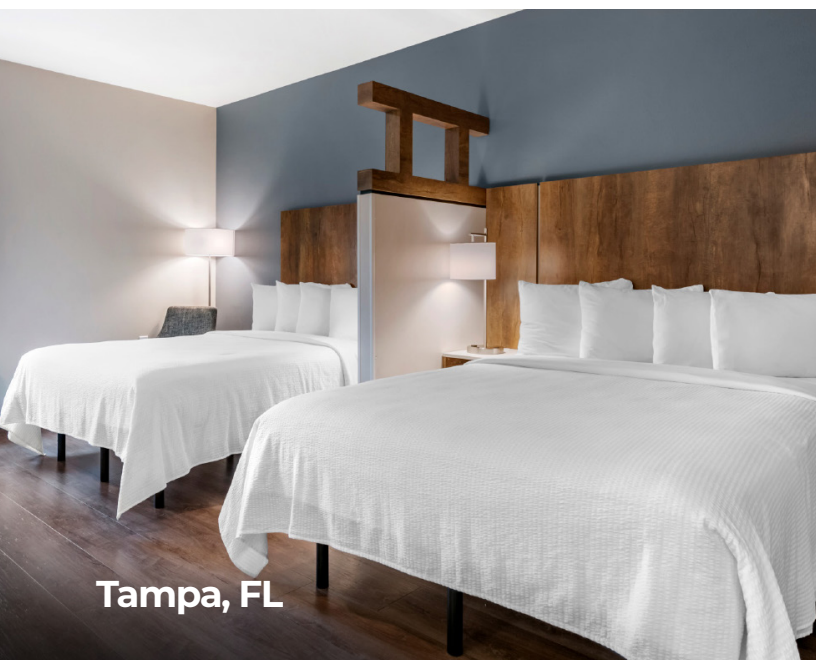
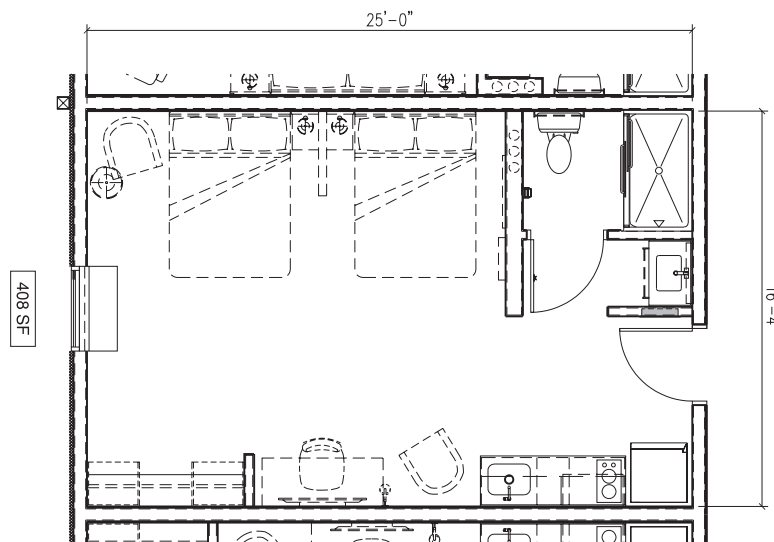
Superior Studio King

- Kitchen with quartz counters and open-shelf millwork
- Movable workspace desk with rolling task chair
- Flat screen TVs with premium cable
- Open shelving cabinetry and closet storage
- Luxury laminate vinyl plank (LVP)
- USB charge port light fixtures
- Open bed frames that allow for easy storage and cleaning
- Recliner chair



Ideal Studio 2 Queen

- Two queen beds with privacy divider
- Kitchen with quartz counters and open-shelf millwork
- Movable workspace desk with rolling task chair
- Flat screen TVs with premium cable
- Open shelving cabinetry and closet storage
- Luxury laminate vinyl plank (LVP)
- USB charge port light fixtures
- Open bed frames that allow for easy storage and cleaning





For more information

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