

Sonesta  ES
SUITES

Your Home
On The Road.



Sonesta ES Suites Cincinnati - Sharonville East





With ES Suites, home is any new spot you're going to be staying a while in. The new settings might be different but the friendly faces are still the same. You have access to everything at your fingertips and even a backyard to bring it all back to that at home feeling. Refreshing, homelike spaces, greet every guest but with some unexpected little surprises sprinkled in.

KEY HOTEL ATTRIBUTES

- Hotels with 140 to 200 suites
- Located in suburban markets and near corporate offices
- Strong focused sales team partnering with Global Sales to drive midweek business

MARKETPLACE

Target Markets: Suburban & Airport locations

Segment: Upper Midscale; Extended Stay

Property size: 140 -200 keys

Competitive Set:

- Homewood Suites by Hilton®
- Hyatt house™
- Residence Inn® By Marriott
- Staybridge Suites®

SONESTA TRAVEL PASS

Here Today.
Roam Tomorrow.™

7.7 million members and growing*

AWARD WINNING PROGRAM

- Ranked #3 in 10 Best Hotel Loyalty Programs, USA Today 2025 – Top 10 for 9 consecutive years
- Ranked #5 in Best Hotel Loyalty Value, WalletHub, 2025
- Top 10 U.S. News & World Report Best Hotel Travel Rewards 2024
- Loyalty 360 2023 Award for Loyalty Program Innovation

Learn more at
sonesta.com/travel-pass

*As of July 2025.



Sonesta ES Suites Charlotte Arrowood



Sonesta ES Suites Houston Galleria



Sonesta ES Suites Houston - NASA Clear Lake



Sonesta ES Suites Columbia Baltimore



BRAND SNAPSHOT

With ES Suites, home is any new spot you’re going to be staying a while in. The new settings might be different but the friendly faces are still the same. You have access to everything at your fingertips and even a backyard to bring it all back to that at home feeling. Refreshing, homelike spaces, greet every guest but with some unexpected little surprises sprinkled in.

BRAND PILLARS

The compelling truths and characteristics of the brand that shape us. Our essence, our core values.

refreshing

PRESENTING NEW PLACES & FRIENDLY FACES.

One thing that remains true is our spirited energy and engaging personality. Every connection we make is a chance to put a smile on our guests' faces.

generous

DELIVERING THE BEST PARTS OF HOME.

The minute you walk in you’re immersed in an atmosphere that feels just right. That’s because our generosity shines through from our vibrant, helpful energy to our large, roomy spaces. Whether guests want to kick back and relax, carry out a business deal, or make themselves at home – we got them covered.

surprising

SHARING LOCAL EMBRACES.

From delivering unexpected treats to celebrating the culture and flavor of the local area, we go above and beyond to surprise and delight guests. These special moments help to make them feel appreciated and connected to the neighborhoods we’re a part of. The more you stay, the more you love us.



Home on the Road.

FOR THOSE ON THE ROAD, SONESTA ES SUITES OFFERS A WELCOME EMBRACE OF HOME.

Life is just better when you’re comfortable and everything feels familiar. It’s why you get coffee at the same place before your morning meeting each day and why Tuesday’s will forever be for tacos. We know that time away from home can be challenging, missing the familiarity, and awaiting the unknown adventure that lies ahead.

That’s why at ES Suites it’s about more than quick hellos and welcoming smiles. It’s about making every guest feel as if they’ve been here 100 times before. It’s about a warm embrace for your soul, that same comfort, same soothing, same heartening feeling you get when you walk through your own door, perhaps even better.

Welcome, to your home on the road.

Inspired by the way guests already live, Sonesta ES Suites does comfort best with a warm, bright, and refreshing take on the extended stay experience.

Guests can spread out in our spacious suites, whip up a bite in our fully equipped kitchens, and enjoy an atmosphere of ease, whether on an important business call or delighting in a mid-afternoon nap.

TARGET GUESTS



The Road Warriors

PRIMARY MOTIVATOR | FAMILIAR

They've been traveling together for years and Sonesta ES Suites gives them the perfect balance to prep for the pitch and celebrate closing the deal afterward.

The Opportunist

PRIMARY MOTIVATOR | COMFORTABLE

Now more than ever, balancing family, work, and life is crucial. She has recently relocated for her job and needs to provide a safe, homelike space for her family and herself during the lengthy process of finding a new home.



TARGET MARKETS

Sonesta ES Suites is ideally suited for conversions in secondary and tertiary markets, often found near commercial and industrial and business parks.



EAT + DRINK

- Complimentary Breakfast
- Refreshment Hub

Complimentary daily hot and cold breakfast, an on-site market, and an optional beverage station for guest pick-me-ups.

ARRIVAL

- Lobby Welcome Package

A welcoming space with a logo front door decal, approved branded artwork behind the front desk, and welcome mat.

LOBBY

- Community Connection Board*
- The Market

The 24-hour Market satisfies your cravings anytime, while brand-specified boards keep you in the loop with local activities and happenings.

PLAY

- Everyday Surprises

Clear program to recognize VIP and loyal guests through unexpected experiences.

COMMUNAL SPACES

- Meeting Space

A space to work and connect.

FITNESS

- Fitness Center

On-site gym with cardio & strength training.

GUESTROOM

- Top of Bed & Bath Amenities
- Terry
- In-Suite Kitchen

Crisp white linens and plush pillows. Bath towels and branded amenities. In-suite kitchen and all necessary equipment.

LAUNDRY

- Laundry

On-site laundry facilities.

OUTDOOR

- Enlivening The Outdoors
- Pool

Brand-specified outdoor games, activities, spaces, and furnishings. Outdoor pool.

Required Brand Standards

Optional Signature Moments

*Coming 2026





DEFINING BRAND STANDARDS
Our Defining Brand Standards are the touchpoints that are specific to the Sonesta ES Suites brand and are what sets us apart within the marketplace. These are required touchpoints that are reflected throughout every aspect of our brand hotels.

SIGNATURE MOMENTS
Though optional, our Signature Moments are what elevates Sonesta ES Suites beyond your standard hotel experience and are what leave guests wanting to return again and again.

ARRIVE

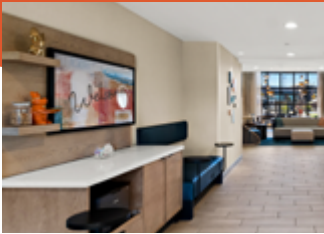


LOBBY WELCOME PACKAGE
A welcoming space with a logo front door decal, approved branded artwork behind the front desk and welcome mat.

LOBBY



THE MARKET
The on-site Market is open for you 24 hours a day for that late night snack or early morning offering.



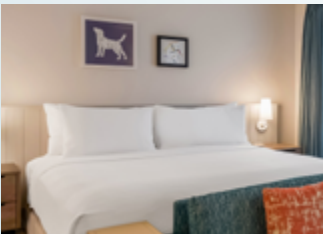
COMMUNITY CONNECTION BOARD
Brand-specified central posting of local activities and happenings.

EAT + DRINK



COMPLIMENTARY BREAKFAST
Complimentary daily hot and cold breakfast.

STAY



TOP OF BED
A custom top sheet exclusive to the brand modernizes each guestroom.



BATH AMENITIES
Brand amenities feature a revitalizing orange blossom fragrance and are available in bulk dispensers.



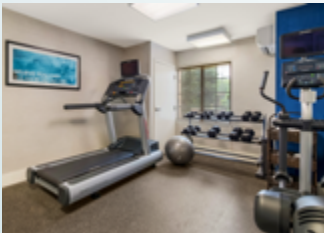
TERRY
High-quality towels show our commitment to guest comfort.



IN-SUITE KITCHEN
Fully equipped kitchen, featuring a full-size fridge, stove-top, microwave, dishwasher, pots, pans, and extensive utensils.



MEETING SPACE
A space to work and connect.



FITNESS CENTER
On-site gym with cardio & strength training.



LAUNDRY
On-site laundry facilities.

PLAY



EVERYDAY SURPRISES
Clear program to recognize VIP and loyal guests through unexpected experiences.



POOL
Indoor or outdoor pool with proper seating.



REFRESHMENT HUB
Beverage station for guest pick-me-ups.



ENLIVENING THE OUTDOORS
Brand-specified games, activities and furnishings make the outdoors feel like home.



CORE BRAND STANDARDS
Our Core Brand Standards are what we are known for, and ensure your guests have a comfortable and consistent experience no matter which location they visit. These are required touchpoints that are reflected throughout every aspect of Sonesta ES Suites brand hotels.



SONESTA TRAVEL PASS LOYALTY PROGRAM



PET WELCOMING PROGRAM



GUEST SATISFACTION AND REPUTATION MANAGEMENT PLATFORMS



QUALITY ASSURANCE PROGRAM



SONESTA REVENUE AND DISTRIBUTION PROGRAMS



LEARNING, DEVELOPMENT AND BRAND GUIDANCE PLATFORMS



SONESTA SUPPLIER ALLIANCE (SSA) PROCUREMENT PLATFORMS



GUEST EXPERIENCE AND ENTERTAINMENT PLATFORMS



COMPLIMENTARY BASIC GUEST WI-FI



ARCHITECTURE, DESIGN AND CONSTRUCTION REQUIREMENTS



BRAND IDENTITY, DESIGN, AND SIGNAGE GUIDELINES



SMOKE-FREE HOTEL



TECHNOLOGY INFRASTRUCTURE AND HOTEL OPERATIONAL PLATFORMS



GUEST SAFETY AND SECURITY STANDARDS

Defining Brand Standards and Signature Moments subject to change. Additional core brand standards may apply, consult the current brand standards manual and resources located on the Sonesta QA site and Brand Hub.



Sonesta ES Suites Portland Vancouver



Sonesta ES Suites Malvern



Sonesta ES Suites Auburn Hills Detroit



Sonesta ES Suites Colorado Springs



Sonesta ES Suites Princeton



Sonesta ES Suites Chicago Lombard



Sonesta ES Suites New Orleans



Sonesta Lodging Development Team

Email us at development@sonesta.com • Learn more at franchise.sonesta.com



This is not an offering. No offer or sale of a franchise will be made except by a Franchise Disclosure Document in compliance with applicable law. Franchises are offered in the U.S. through Sonesta RL Hotels Franchising Inc., and in Canada through Sonesta RL Hotels Canada Franchising Inc. MN#F-10007. 400 Centre Street, Newton, Massachusetts, 02458.
© 2025 Sonesta International Hotels Corporation