



TOWNEPLACE SUITES

Located at the south end of Tampa International Airport, rental car lots and undeveloped land gave way to the development of the new Avion Park in Tampa's Westshore Business District. This development brings hotel, restaurant, retail and office spaces together immediately adjacent to Tampa International. Towneplace Suites is the 4-story Marriott property that opened in June 2008.

The Towneplace Suites building brings to South Beach to West Tampa. The stucco façade features vertical stripes that encompass several bays of the façade, before changing to a different color. Aluminum sun shades over select windows and aluminum wind sails on the roof add a contemporary element to the building, Accent lighting and tropical landscaping contribute to the South Beach look.

The hotel entrance is directed at the center of Avion Park. The property has 56 on-site parking spaces with the remainder provided by the development either in surface parking or deck parking. Upon entering the Lobby, guests are welcomed with more color in the registration area, guest seating area and business center. An information perch with a map wall provides points of interest, activities and more. The hotel offers 122 suites providing the closest accommodations outside of the airport grounds. Suites are studio, one and two bedroom units, each including a kitchenette. A fitness center and 100 foot long lap pool are also available to guests.

The building structure is a concrete slab-on-grade with 4-story wood framing. A structural steel frame was used in the lobby area. Stair and elevator towers are filled with CMU. Framed decorative parapet conceal the mechanical equipment located on the EPDM roof.



344 West Pike Street, Lawrenceville, Georgia 30045
770-963-8989 Fax: 770-822-9492

Lindsay • Pope Brayfield & Assoc.

TAMPA, FL

Owner: McKibbin Hotel Group of Tampa

Units: 122

Construction Cost: \$7,740,000

GSF: 61,397 **GSF/Unit:** 503.25

Cost/SF: \$126 **Cost/Unit:** \$63,400

Construction Start: June 2007

Construction Time: 12 months

Architect/Engineering/Interior Design

Lindsay ♦ Pope ♦ Brayfield & Assoc., Inc.

Cyn Sims and Tom Owens

Greg Brayfield, Taylor Walker & Gene Gabrell

Vanessa Burt

770-963-8989

Civil Engineering

URS Corporation

Dennis Syrja

813-286-1711

General Contractor

Kellogg & Kimsey Inc.

941-927-7700



www.lpbatlanta.com



Lindsay Pope
Brayfield & Assoc.

TOWNE PLACE SUITES

TAMPA, FL



344 West Pike Street, Lawrenceville, Georgia 30045
770-963-8989 Fax: 770-822-9492

www.lpbatlanta.com