

study[®]

HOTELS



HOSPITALITY 3


studyhotels.com



CONCEPT OVERVIEW

Study Hotels is a lifestyle concept conceived to accommodate the needs of university markets by offering high quality full-service lodging. The Study is more than just a hotel; it is a cultural platform designed to capture the character and essence of the school and its surroundings. Every detail is meticulously thought out to enhance the guest experience, creating a sophisticated, relaxed environment.

Our guests are mature, educated, accomplished, appreciative of fairness/ good value and enlightened by the uniqueness of a Study experience. Our reading glass icon embodies the essence of Study Hotels: intellectual, stylish, restful, yet not too serious.

Guestrooms feature our signature leather chair and reading lamp. Abundant work surfaces, free wireless Internet and exceptional task lighting offer working guests the ability to optimize their stay.

A hallmark of The Study Hotels concept is our ability to offer inspired dining, conference and social catering facilities. Our restaurants are conceived with the local community in mind; allowing residents to enjoy the energy of an inspired gathering space. Our menus and culinary culture are bound by the philosophy: simple, healthy delicious dishes created with well-sourced, seasonal ingredients.



STUDY HOTELS'
SIGNATURE LEATHER CHAIR
& READING LAMP



STUDY HOTELS'
BATHROOM & SIGNATURE
BATHROBE



STUDY HOTELS'
EXPANSIVE WINDOW & ABUNDANT
DESK SURFACE



STUDY HOTELS'
ICONIC EYEGLASS SCULPTURE



THEATRE TICKETS



ALUMNI AUTHORS



MUSEUM CASE



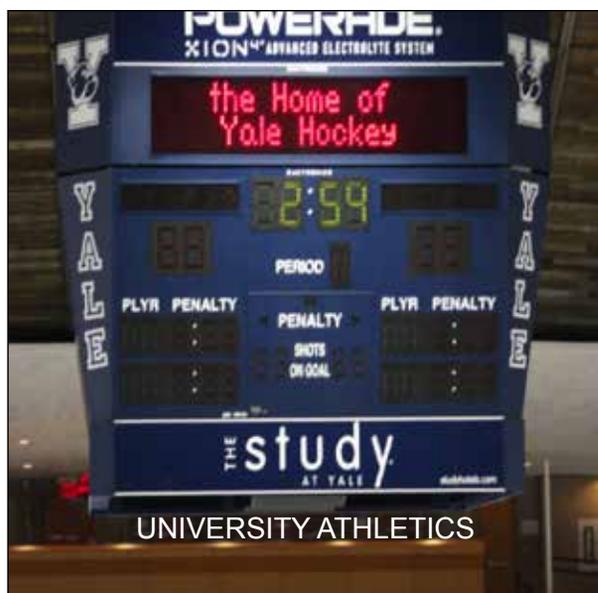
POSTCARD & WRITING DESK



DAILY EVENTS



AISLING GALLERY



UNIVERSITY ATHLETICS



BOOK SIGNINGS



CULTURAL CONNECTIONS

FETCH reading glasses and a selection of books by Alumni Authors invite guests to **read, rest, reflect** during their stay

To enrich the guests' stay, our **daily events** initiative captures all that is being currently offered in the community

Regularly host live performances, book signings, and podcast shows

Active **art galleries** curated with a rotating exhibit featuring students' works

Postcard and **stationary** writing desks encourage guests to connect with friends and family in a more traditional way

Complimentary tickets to university and local events including athletics, concerts and theatres to all guests

Custom designed **museum cases** display artifacts from local museums

Proud sponsor of **University athletics**



REDEVELOPMENT OVERVIEW

The hotel was originally built in 1961 as the Midtown Motor Inn and had been renovated over the years with minor improvements. Hospitality 3's acquisition and redevelopment to The Study at Yale involved a complete renovation and addition of 2 floors and 38 new guestrooms.

The vision for the hotel's redevelopment was rooted in the expectation that a diverse intellectual clientele would utilize the facility. Visiting professors, prospective students, international dignitaries, alumni, and families with an affiliation with Yale were anticipated to be repeat customers. Visitors to the Yale Center for British Art and The Yale University Art Gallery, which number in excess of 100,000 annually, would enjoy the short half-block walk to the hotel.

The hotel was styled in a contemporary motif, utilizing warm woods, stone, neutral fabrics, bronze and stainless steel accents. All spaces were designed for maximum comfort and functionality. The guestrooms have been appointed with high quality amenities and a generous work surface. The public spaces were designed to encourage relaxation by offering superb contemporary dining, great coffee, areas for quiet study and opportunities to socialize. State-of-the-art technology is evident throughout the hotel.

Inspired by its location in the center of Yale's Arts Campus, large format artwork and photography were incorporated into the design. The objective was to strike a balance between creativity, comfort and contemporary living to create an inspired product with strong relevance to its place in the community.

The Study at Yale offers Heirloom Restaurant, a gathering place for friends and family, an urban dining experience with a neighborhood ambience showcasing innovative, seasonal, flavorful cooking.



BEFORE - COLONY INN



AFTER - THE STUDY AT YALE



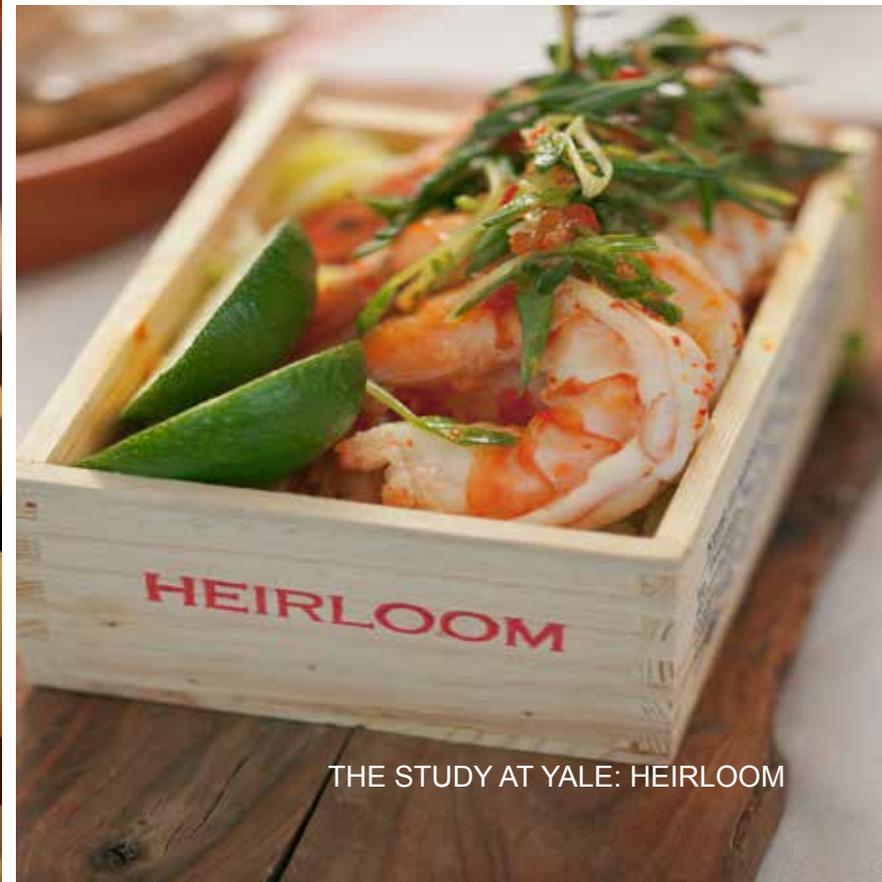
THE STUDY AT YALE: LIVING ROOM



THE STUDY AT YALE: GUESTROOM



THE STUDY AT YALE: PENTHOUSE LOUNGE



THE STUDY AT YALE: HEIRLOOM

HEIRLOOM



Our local Farms, Vendor & Suppliers

Four Mile River Farm, East Lyme Ct.

Two Guys From Woodbridge, Hamden

Beaver Brook Farm, Lyme Ct.

Cato Corner Farm, Cheshire Ct.

Jones Apiaries, Farmington Ct.

Harney & Sons Tea, Salisbury Ct.

Connecticut Oysters, Stonington & Co.

Cheese Co., East Haven Ct.

Hill Farm, Greensboro Vt.

American Prosciutto

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DEVELOPMENT OVERVIEW

Opened January 2017, The Study at University City is located at the intersection of 33rd Street, Chestnut Street and Woodland Walk. The building activates the pedestrian experience of Chestnut Street while establishing a relationship to the skyline of University City at 125 feet and 10 floors totalling approximately 145,000 square feet, the building was designed to maximize its presence on the corner, creating a strong pedestrian connection and establishing a unique identity on the street.

A unique and innovative living room space is designed around a bright, uplifting palette, reflective of contemporary residential living. White oak floors, tongue and groove paneling, ebonized oak and plaster surfaces create a strong interior envelope, offset by comfortable high quality fabric upholstered seating.

Areas of discovery and connection are placed throughout for purposeful guest interaction. Custom designed walnut museum cases display artifacts from three local museums. Postcard and stationary writing desks encourage guests to connect with friends and family in a more traditional way – postage free. The living room is serviced by a European inspired café with a direct pass-through to the restaurant bar.

Encompassing 212 well appointed guestrooms, suites and study accommodations, the second floor consists of 7,000-square-feet of event and light-filled social catering space including an impressive banquet salon and a suite of oversized conference studios. Event terraces allow guests to experience the vibrancy of University City with impressive campus and city views. All spaces are fully equipped with the latest in audio-visual technology. A state of the art fitness facility features the latest “Life Fitness”, cardio equipment.

The Study at University City offers CO-OP Restaurant & Lounge, a light filled open air space offering a fresh perspective on urban dining. The menu is honest and flavorful with an emphasis on regional ingredients, inspired by maritime and agricultural lifestyles of the past.



THE STUDY AT UNIVERSITY CITY

THE study



THE STUDY AT UNIVERSITY CITY



THE STUDY AT UNIVERSITY CITY: LIVING ROOM



THE STUDY AT UNIVERSITY CITY: FRONT DESK



THE STUDY AT UNIVERSITY CITY: CAFE



THE STUDY AT UNIVERSITY CITY: GUESTROOM



THE STUDY AT UNIVERSITY CITY: SALON



THE STUDY AT UNIVERSITY CITY: STUDIO MEETING ROOM



THE STUDY AT UNIVERSITY CITY: CO-OP RESTAURANT & LOUNGE



THE STUDY AT UNIVERSITY CITY: CO-OP RESTAURANT & LOUNGE

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HOTELS

IN THE NEWS

TRAVEL+
LEISURE

"AMERICA'S TOP COLLEGE HOTELS"

The New York Times

"A THEME HOTEL COMES TO AN IVY LEAGUE TOWN"

LODGING

"BEHIND THE ORIGINAL COLLEGE CAMPUS BOUTIQUE HOTEL"

Skift

"STUDY HOTELS: A BESPOKE CONCEPT FOR COLLEGES"

ShermanTravel

"BEST COLLEGE CAMPUS HOTELS"

SURFACE

"CAN A LIFESTYLE BRAND SUCCEED AT ELITE UNIVERSITIES?"

CNN

"STUDY HOTELS: A BESPOKE CONCEPT FOR COLLEGES"

HV HOTEL MANAGEMENT

"WHY HOTELS IN UNIVERSITY TOWNS ARE RECESSION PROOF"

JETSETTER

"AMERICA'S COOLEST COLLEGE TOWN HOTELS"

The Boston Globe

"BOOLAH BOOLAH FOR THIS CONN. LODGING"

TOWN&COUNTRY

"BEST COLLEGE HOTELS ACROSS THE COUNTRY"

HOSPITALITY 3

STUDY HOTELS | FUTURE GROWTH

Following the success of The Study at Yale and the recent opening of The Study at University City, Hospitality 3 is poised to expand Study Hotels to other academic and cultural centers. Study Hotels is committed to providing a unique concept designed to meet the specific needs of each neighboring school.

Targeting the concept's ideal platform, world-class academic institutions in vibrant markets, Hospitality 3 will develop an adaptable and flexible product that speaks to the personality of the institution, providing an immediate connection between its guests and the campus.

Hospitality 3 is currently developing a pipeline of new opportunities in key markets, which include both ground-up development and adaptive re-use. With several projects in different stages of development, Study Hotels is poised to develop a portfolio of unique properties with the common objective of becoming an integral part of the communities they serve.



THE STUDY AT UNIVERSITY OF CHICAGO

HOSPITALITY 3

DEVELOPER

Hospitality 3 is a Manhattan based hotel and real estate development company founded in 2003 by its principal, Paul McGowan. Hospitality 3 focuses on developing and operating lifestyle-oriented projects in established and emerging markets. The company has vast experience in both the repositioning of existing assets and development of ground-up projects including mixed-use developments and urban infill projects. In addition to developing its own properties, Hospitality 3 has acted in both a development and advisory capacity on challenging projects for a select group of top tier clients. Hospitality 3 generates tremendous value by incorporating thoughtful, high quality and cost efficient design into its projects.

In 2008, Hospitality 3 launched Study Hotels, a new lifestyle concept designed to serve university campuses and cultural centers. With the successful openings of The Study at Yale, located on Yale University's campus, and The Study at University City, located between Drexel University and The University of Pennsylvania, Study Hotels is poised to expand the brand to other key markets throughout the United States and currently has several projects in development.

Drawing from more than 80 years of collective experience in real estate development and hospitality, combined with a successful track record of over \$2 billion in built hospitality projects, Hospitality 3 provides valuable insight into the design, planning and execution of challenging projects. As owners and developers, our principal belief is that proper planning leads to better quality and more efficient project delivery. Hospitality 3 is experienced in every aspect of the development process and works diligently to establish clear framework and oversight to maintain its proven track record for on-schedule and on-budget performance.



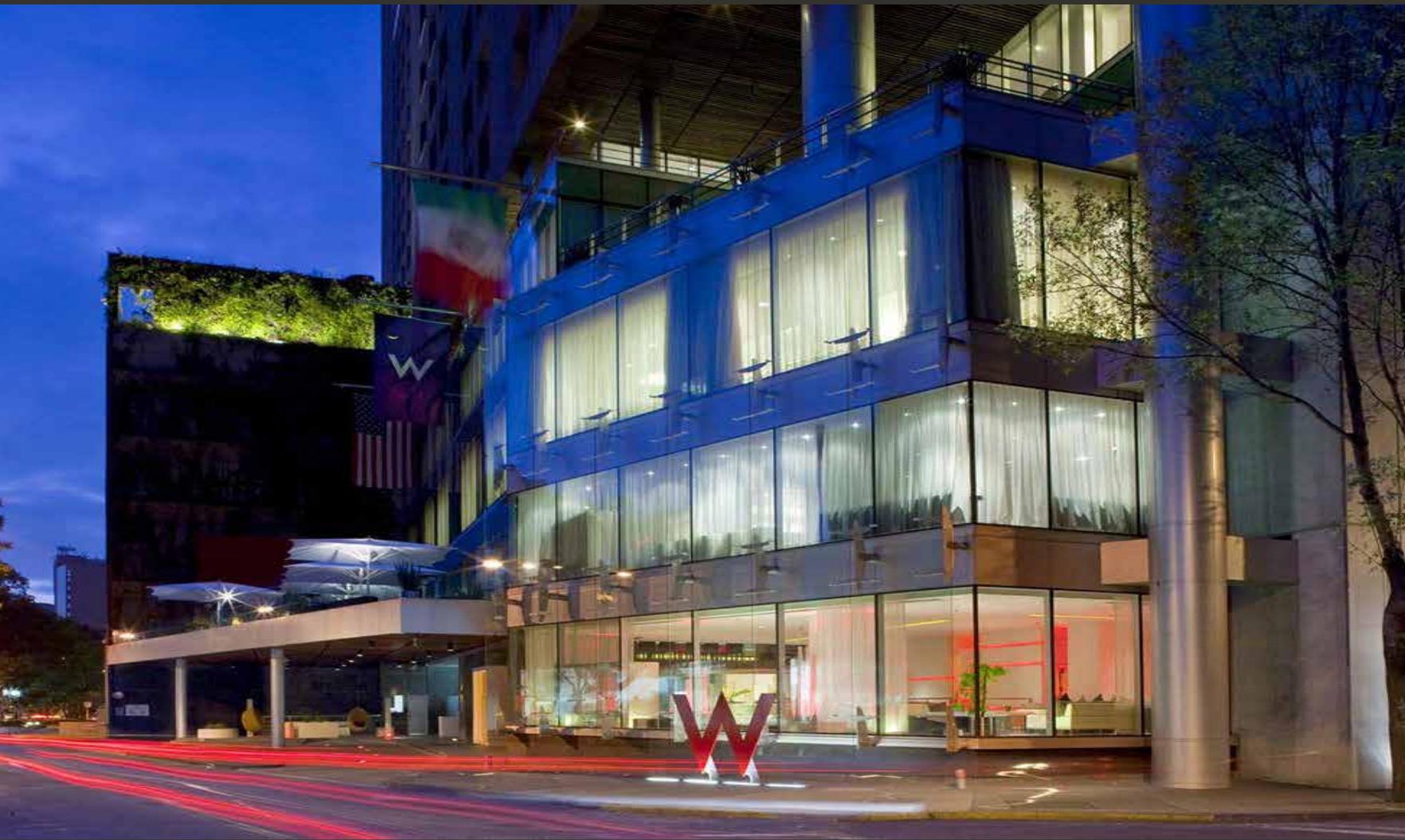
W HOBOKEN



ST. REGIS PRINCEVILLE



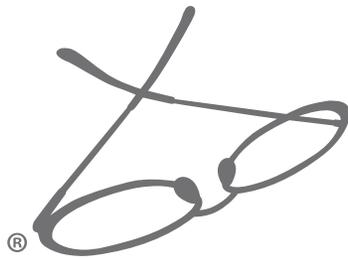
W RETREAT & SPA VIEQUES



W MEXICO CITY



DREAMLAND THEATRE



HOSPITALITY 3

study
HOTELS

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