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## **PROCON builds 117,000 s/f dual brand Marriott Hotel for XSS Hotels**

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250 Second Avenue - Waltham, MA

Waltham, MA Construction is well underway on a new dual-brand Residence Inn/Fairfield Inn & Suites by Marriott located at 250 Second Ave. XSS Hotels is the developer and PROCON is the architect and construction manager for the project. The 5-story, 117,000 s/f hotel sits in a prime location just off Rte. 128 with easy access to the Mass. Turnpike and Rte. 2 and is 30-minutes from Boston.

XSS Hotels principals Mark Stebbins and Leo Xarras have partnered on over 50 hospitality projects in the Northeast since 1997. "This is the first time we have offered a Residence Inn and Fairfield Inn together and we are working closely with Marriott on the blended lobby design to ensure a seamless experience for both customers," said Xarras.

The Second Ave. location will be the first of five dual-branded hotels in the XSS Hotels' pipeline with four more to follow in Greater Boston and one in the New York metropolitan area over the next few years. The benefits of pairing hotels from different cost segments under one roof are that travelers have their choice of two accommodation types and the hotels can streamline their operations for maximized efficiency. "Dual-brand properties are the future of the industry," said Stebbins.

The first floor features a lobby and reception area with seating that flows into a bar and buffet area. Ground floor amenities include a modern fitness center, swimming pool, guest dining, market, and a 24/7 business center. Floors 2-5 feature 190-rooms divided between the Fairfield Inn & Suites for shorter stays and the Residence Inn with fully-equipped kitchens for extended-stays. Guests may book one of the Residence Inn king studio units or choose from king and double-queen bedded rooms and king suites in the Fairfield Inn & Suites.

In a March 2017 Boston Globe article, Steve Maas ranked Waltham third behind Boston and Cambridge for commercial office space and hotels, saying "Increasingly, Waltham is becoming home to many corporate headquarters, a big generator of hotel business." It was estimated that more than 1,700 businesspeople spend a typical weeknight at a Waltham hotel, and that number

was projected to increase to 2,000 in 2018 with the opening of this dual-brand hotel. Attracting both business and leisure travelers alike, Waltham is an ideal location for this dual model. Each brand offers distinct amenities and services that cater to all visitors. This is good news for the Waltham hospitality market, and for the Residence Inn/Fairfield Inn & Suites, which is expected to open to guests in late summer 2018.

XSS Hotels is the largest hotel developer in New England and concentrates on developing dynamic, high-quality lodging with strong brand recognition. The XSS Hotels' portfolio serves the full-service, boutique, upscale extended-stay, select service and upper midscale hotel segments that are licensed with Marriott International, Hilton Worldwide, and Intercontinental Hotel Group.

PROCON is a single-source, architecture, engineering and construction management firm serving commercial developers throughout the Northeast. The 83-year-old, 4th generation Company is built on integrity, lasting partnerships, and a steadfast commitment to client success. The Company's one-stop-shopping approach to design, engineering and construction services means that at PROCON, every solution is just down the hall.

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