

# Holiday Inn Express

165 Adventureland Dr.  
Altoona, IA



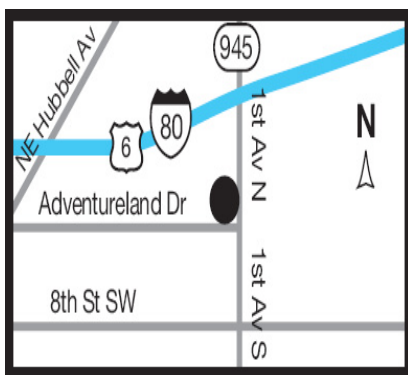


## FACT SHEET

The 80 room Holiday Inn Express Hotel & Suites Altoona-Des Moines is located within the Eastpointe Village Business Park in the thriving suburb of Altoona, Iowa. The hotel opened on March 21, 2007 and offers comfortable mid-priced guest rooms. The hotel features amenities such as free high-speed wireless Internet access, free local and toll-free calls, free breakfast bar, convenient freeway access, 24-hour business center, meeting and conference rooms, indoor swimming pool, whirlpool, fitness facility, 15 suites and abundant parking.

The Holiday Inn Express brand is known for the following:

- Free Express Start<sup>®</sup> Breakfast Bar with delicious cinnamon rolls, 100% Arabica bean Smart Roast<sup>®</sup> coffee and other breakfast favorites.
- Simply Smart Bedding Collection<sup>™</sup> with maximum sleep comfort with crisp, white linens, triple sheeting and choice of firm or soft pillows.
- Simply Smart Guest Bathroom<sup>™</sup> shower allows consistent and strong water pressure, plenty of elbow room with the curved rod, as well as great-smelling amenities.
- Priority Club<sup>®</sup> Reward Points toward free nights and miles.



**Location**—The hotel is located within the Eastpointe Village Business Park and offers close proximity to Prairie Meadows Race Track & Casino, Adventureland USA Amusement Park, Iowa State Fairgrounds, restaurants, shopping and Altoona's business district. The location offers easy access from Interstate 80 (Exit 143 Bondurant/Altoona), and is just minutes away from Des Moines International Airport, Ankeny Regional Airport and downtown Des Moines attractions.

**Eastpointe Village Business Park**—The \$60 million development consists of a community of townhomes, small businesses, Holiday Inn Express Hotel & Suites and retail outlets. The 62-acre Eastpointe site is located on the southwest corner of First Avenue and Interstate 80. The site has broad appeal to businesses due to its proximity to I-80 with almost 40,000 motorists (DOT, 2004) passing by daily.

## p. 2 Holiday Inn Express Altoona, Iowa

**Hotel Description**—The three-story hotel building contains approximately 44,450 square feet of space. The hotel includes a large lobby great room with a fireplace and sitting area. The great room will feature a breakfast and coffee bar; a patio area is adjacent for outdoor dining and relaxing. The building exterior includes brick on the bottom two floors, a stucco finish on the upper floor and decorative lighting.

**Guest Rooms**—The 80 guest rooms are approximately 336 to 450 square feet in size; including 15 suites with additional space for an adjacent sitting area.

**Meeting Rooms**—The hotel has two meeting rooms that can be utilized as one large meeting room or divided into two separate private event spaces. Each meeting room is approximately 18 X 28 square feet and includes a wet bar.

**Hotel Amenities**—Guests can relax and enjoy the indoor swimming pool, whirlpool and exercise facility. The hotel features free wireless high-speed Internet access in every room and common spaces, as well as a complimentary 24 hour business center.

**Area Amenities**—Prairie Meadows Horse Racing & Casino, Adventureland USA Amusement Park, Iowa Speedway in Newton, Iowa State Fairgrounds, Wells Fargo Arena, Iowa Events Center, downtown Des Moines attractions and area restaurants and shopping.

**Parking**—The Holiday Inn Express Altoona-Des Moines features 91 complimentary parking spaces within the surface lot of the property.

**Employees:** 15

- Travis McDermott, General Manager

**Hotel Contact Information**—165 Adventureland Drive NW, Altoona, Iowa 50009 515.967.1855  
[www.hiexpress.com/altoonaia](http://www.hiexpress.com/altoonaia)

### **Other Contacts:**

Paul Rottenberg, Orchestrate Management  
912 Walnut Street, Des Moines, Iowa 50309  
515.331.1753 [www.orchestrate-mgmt.com](http://www.orchestrate-mgmt.com)

Rick Ball, Ball Construction Services  
6601 Westown Parkway, West Des Moines, 50266  
515.278.8505 [www.ball-construction.com](http://www.ball-construction.com)

Jon Garnaas, Ladco Development  
6601 Westown Parkway, West Des Moines 50266  
515.278.8505 [www.ladcodevelopment.com](http://www.ladcodevelopment.com)

William Ludwig, William Ludwig & Associates  
1444 NW 124th Court Des Moines, Iowa 50325  
515. 273-1113 [www.cigroup.com](http://www.cigroup.com)

### **Holiday Inn Express Facts**

Number of Guest Rooms	80
Number of Floors	3
Building Total SF	44,450
Typical Guest Room SF	336
Typical Guest Suite SF	450
Acres	3.29
Parking Spaces	91
Open Date	March 21, 2007

**Developer:** Ladco Development

**Construction:** Ball Construction Services

**Architect:** William Ludwig & Assoc.

**Management:** Orchestrate Management