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PINK SHELL BEACH RESORT & SPA
Fort Myers Beach, Florida
FACT SHEET

OVERVIEW: **Pink Shell Beach Resort & Spa**, a grand beach tradition for families and visitors to Florida's Gulf of Mexico for more than 50 years, is undergoing a multi-million dollar, multi-phase transformation and expansion, repositioning the property from a popular year-round vacation destination to a tourism leader in the region.

Located on Estero Island along the beaches of Fort Myers and Sanibel, the 12-acre resort is owned by Boykin Lodging Company and managed by Boykin Management Company. **Pink Shell Beach Resort & Spa**, the only property in the area that offers both gulf-front and bay front views and access, caters to families and small groups seeking a fun, memorable four-star resort experience. **Pink Shell Beach Resort & Spa** also features a broad range of recreational activities, spacious and luxuriously decorated accommodations, fine dining, a full-service spa, meeting facilities, a specialized children's program called KiddsKampp®, and separate activities for teens.

Phase II of the multi-million dollar transformation of **Pink Shell Beach Resort & Spa** is the recently completed White Sand Villas. The stylish, gulf-front, nine-story building joins the newly renovated and operating Sanibel View Villas and features 92 luxury one- and two-bedroom villa-style accommodations with beachfront views, fully equipped kitchens, and screened balconies. In addition, the White Sand Villas includes *Aquagêne*, a high-end, state-of-the-art spa for guests to enjoy a tranquil, indulgent escape; two new retail concepts; *JoJo's...at the Beach*, a casual restaurant concept offering al fresco dining and featuring imaginative Floribbean cuisine along with staples for the kids and *Bongo's Bar & Grill*, a fun, tropical, poolside bar and grill.

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The next and final phase of the **Pink Shell Beach Resort & Spa** redevelopment includes the new Captiva Villas, a 43-unit building scheduled for completion in 2005 featuring luxury gulf front villa style accommodations.

LOCATION: Southwest Florida, within the beaches of Fort Myers and Sanibel, **Pink Shell Beach Resort & Spa** is on 1,500 feet of the most pristine beaches on the Gulf of Mexico, with facilities on both the Gulf and Matanzas Bay.

OWNERS: **Pink Shell Beach Resort & Spa** is owned by Boykin Lodging Company, a Cleveland, Ohio based real estate investment trust that focuses on the ownership of full-service, upscale commercial and resort hotels. The resort is managed by Boykin Management Company, also of Cleveland, Ohio.

ACCOMMODATIONS: **Pink Shell Beach Resort & Spa** will feature 235 gulf-front accommodations once all phases of development are complete.

Sanibel View Villas

- 60 newly renovated efficiency guest accommodations with kitchens

Beach Villas

- 28 two-bedroom villa-style units with gulf- front views, kitchens and screened balconies

White Sand Villas

- 92 spacious one- and two-bedroom villa-style accommodations with units as large as 1,300 square feet

Captiva Villas (Opening 2006)

- 43 one-bedroom villa-style accommodations

SPA: **Aquagēne**, a full-service, 6,000-square-foot health and beauty spa located in the newly constructed White Sand Villas building and offering guests a tranquil and relaxing escape.

The spa features:

- 12 treatment rooms
- Full menu of treatments and services
- High-end line of spa and beauty products

Professional spa manager, therapists and estheticians

DINING:

- **JoJo's...at the Beach** – casual, al fresco dining featuring imaginative Floribbean cuisine with staples for children
- **Bongo's Bar & Grill** – tropical poolside bar and grill featuring beverages, light cuisine and signature sandwiches
- **Coconuts Bar & Grille** – featuring light fare and tropical drinks

SHOPPING:

- **Audrey's** – an upscale, gulf-front boutique offering fine apparel and accessories, as well as gifts and fine art from local craftsmen
- **Cottage Market** – an “old Florida” style cottage with snacks, newspapers, magazines, books, and beach supplies

RECREATION:

- Water sports:
 - Kayaking
 - Yamaha WaveRunners®
 - Parasailing
 - Water skiing
 - Catamaran sailing
 - Paddle boats
 - Fishing charters (deep sea and back bay)
 - Dolphin adventure tours (on waverunners)
 - Power boats (ski, fishing, deck, and pontoon)
 - Aquacycles
- 200-foot fishing pier
- Nature and sightseeing cruises
- Shelling beach excursions
- Beach volleyball
- Bike rentals
- Beach umbrella and lounge chairs
- Two (2) tennis courts
- Three (3) swimming pools
 - Our pool terrace includes “Octopool”, our signature zero-entry and undersea fantasy, features waving sea grasses, colorful tropical fish, coral reefs, starfish, seahorses, sculpted sea sponges, a coral encrusted archway with waterfall, a life size octopus with illuminated eyes and a large conch shell fountain accented by smaller fountains
- KiddsKampp® (supervised children’s program)
- Game/recreation room

AMENITIES:

- Video and VCR rentals
- Room service
- Dockage facilities
- In-room kitchen
- Complimentary daily newspaper

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**MEETINGS
FACILITIES:**

White Sand Villas:

- Grand Lido Ballroom – 2,240-square-foot grand ballroom with 17-foot ceilings and windows offering natural lighting for event flexibility
- Margarita and Piña Colada – Two (2) smaller break-out rooms for up to 30 people
- The Boardroom – a 400-square-foot executive meeting room that accommodates 14 attendees
- Lushly landscaped, free-form pool terrace with thousands of square feet of functional meetings space and large private beachfront for special events

Sanibel View Villas:

- Three (3) meeting rooms – Mariner, Davis and Smith, each able to accommodate up to 60 attendees in each room
- Sixteen (16) person executive boardroom, Boardroom I, with ergonomic leather chairs
- Pool terrace ideal for casual outdoor receptions
- Open beachfront area available for private functions and events

GROUP SALES:

800-797-7465

ACCESSIBILITY:

By Air

Pink Shell Beach Resort & Spa is located just 16 miles from Southwest Florida International Airport, which is serviced by most major carriers including: Delta, Northwest, US Air, Continental, AirTran, JetBlue, American Trans Air and Frontier Airlines.

By Land

Pink Shell Beach Resort & Spa is easily accessible from many south and central Florida cities via I-75. The resort is situated within the beaches of Fort Myers and Sanibel

**RESORT
TRANSPORTATION:**

On-site Transportation

Trolley service to nearby Fort Myers Beach and its “Times Square” downtown area. Service runs from 6:30 a.m. – 9 p.m. Mondays through Sundays, making frequent stops at attractions, restaurants and shops

**CONTACT
INFORMATION:**

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RESERVATIONS: 888-309-2919

Boykin Lodging Company is a real estate investment trust that focuses on the ownership of full-service, upscale commercial and resort hotels. The Company currently owns interests in 25 hotels containing a total of 7,417 rooms located in 16 states, and operating under such internationally known brands as Doubletree, Marriott, Hilton, Radisson, Embassy Suites, and Courtyard by Marriott among others. For more information about Boykin Lodging Company, visit the Company's website at <http://www.boykinlodging.com>.