



# Hospitality done right!

Kannoa Spaces is now PK Spaces — a new name but the same trusted team that has been crafting custom hospitality furnishings and FF&E solutions for over 20 years. We deliver high-quality, tailored furnishings for hotels, commercial spaces and resorts worldwide, blending expert craftsmanship with modern innovation to create exceptional spaces.



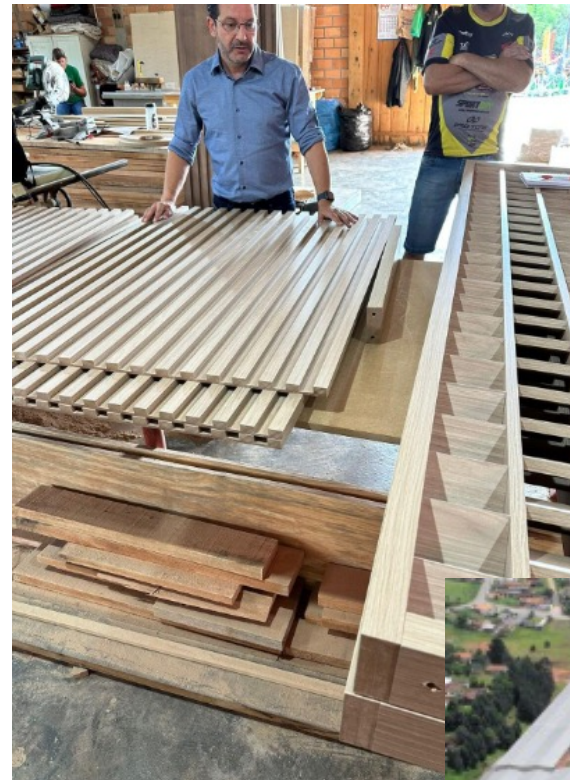
## About Us

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PK SPACES has been designing, manufacturing, sourcing, and delivering hospitality and commercial furnishings for over 20 years to customers in the USA and worldwide.

Our team of experts has extensive knowledge and experience in the hospitality industry, with the clear goal of becoming our clients go-to business for everything FF&E.

Our mission is to help our clients create unforgettable experiences for their guests through exceptional design, quality furnishings, and impeccable service. We take pride in our work and are committed to making every project a success.



## Our Services

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### Manufacturing

We manufacture custom products tailored to your needs and source directly from trusted factories for items beyond our capabilities. Using advanced technology, we ensure efficient production, timely delivery, and strict quality control with real-time updates.



### Budgeting

Your trusted partner for efficient project budgeting, simplifying the process by aligning quality, affordability, and timeliness. We tailor solutions to your project's needs, selecting the best products, materials, and methods to fit your goals and budget.



### Procurement

Comprehensive FF&E procurement tailored to your needs. We source everything, securing factory prices for cost-efficiency without compromise. Simplify project management and focus on your goals while we handle the rest.



### Logistics and Install

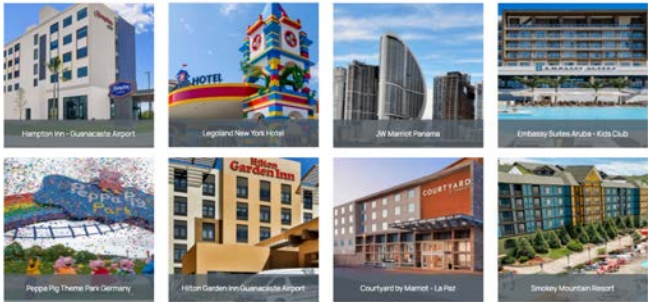
Seamless delivery and installation for commercial and hospitality projects. With a Miami-based warehouse and expert logistics partners, we ensure hassle-free FF&E delivery and installation every step of the way.



# Recent projects

## Hotels and Resorts:

- |  |  |   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>• Novotel - Miami</li> <li>• Hampton Inn NY - Farmingdale</li> <li>• Hilton Garden Inn - Guanacaste</li> <li>• Hampton Inn - Guanacaste CR</li> <li>• Legoland New York Hotel</li> <li>• Legoland Hotel California</li> <li>• Legoland Hotel Florida</li> </ul> | <ul style="list-style-type: none"> <li>• Smoky Mountain Resorts</li> <li>• Bentley Hilton - Miami Beach FL</li> <li>• Catalina Hotel - South Beach FL</li> <li>• Courtyard - Panama City</li> <li>• Intercontinental Hotel -Miami FL</li> <li>• Hilton Malecon - Santo Domingo PR</li> <li>• Golden Nugget - Biloxi</li> </ul> | <ul style="list-style-type: none"> <li>• W Hotel South Beach</li> <li>• Radisson Hotel Panama City</li> <li>• Royal Caribbean Cruise Line - Miami FL</li> <li>• Hotel Decameron, Colombia</li> <li>• Hotel Decameron Villas, Panama</li> <li>• Hotel Four Point by Sheraton, Panama</li> <li>• Carnival Cruise Lines</li> </ul> | <ul style="list-style-type: none"> <li>• Hotel Riande Continental, Panama</li> <li>• Panama Ritz Ballantyne Resort, NC</li> <li>• Silver Palm Hotel, Key West</li> <li>• Las Terrazas Resort, Belize</li> <li>• FitzPatrick Hotel, NY</li> <li>• Brookstreet Hotel, Ottawa Canada</li> </ul> |
|--|--|---|--|



## Commercial and Restaurants:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Lego Discovery Zone Stores (Atlanta, Boston, Philadelphia, Virginia, New Jersey)</li> <li>• Ludlam Trail Condominiums, Miami</li> <li>• Greystar Union Station, Denver</li> <li>• Greystar Elan Brian Forest</li> <li>• University of Central Florida</li> <li>• Washington Red Skin Stadium</li> </ul> | <ul style="list-style-type: none"> <li>• Brown Restaurant Group, Canada</li> <li>• Rosa Mexicana, Miami</li> <li>• Xtreme Sushi, Las Vegas</li> <li>• Zepolle Restaurant , IL</li> <li>• Mura Restaurant, GA</li> <li>• Tao Restaurant, Sunrise FL</li> </ul> |
|--|---|

## Theme Parks:

- Legoland Theme Park New York
- Peppa Pig Theme Park Winter Haven - FL
- Peppa Pig Theme Park Dallas
- Peppa Pig Theme Park Germany



### Our people —

Service is our business, we are here to make the project go smoothly and make our client's life easier. Our experts have more than 20 years in the business.

### Our craftsmanship —

We manufacture in Brazil, Colombia, Mexico, and Asia with the best craftsmanship in the industry and unique capabilities for custom-made products.

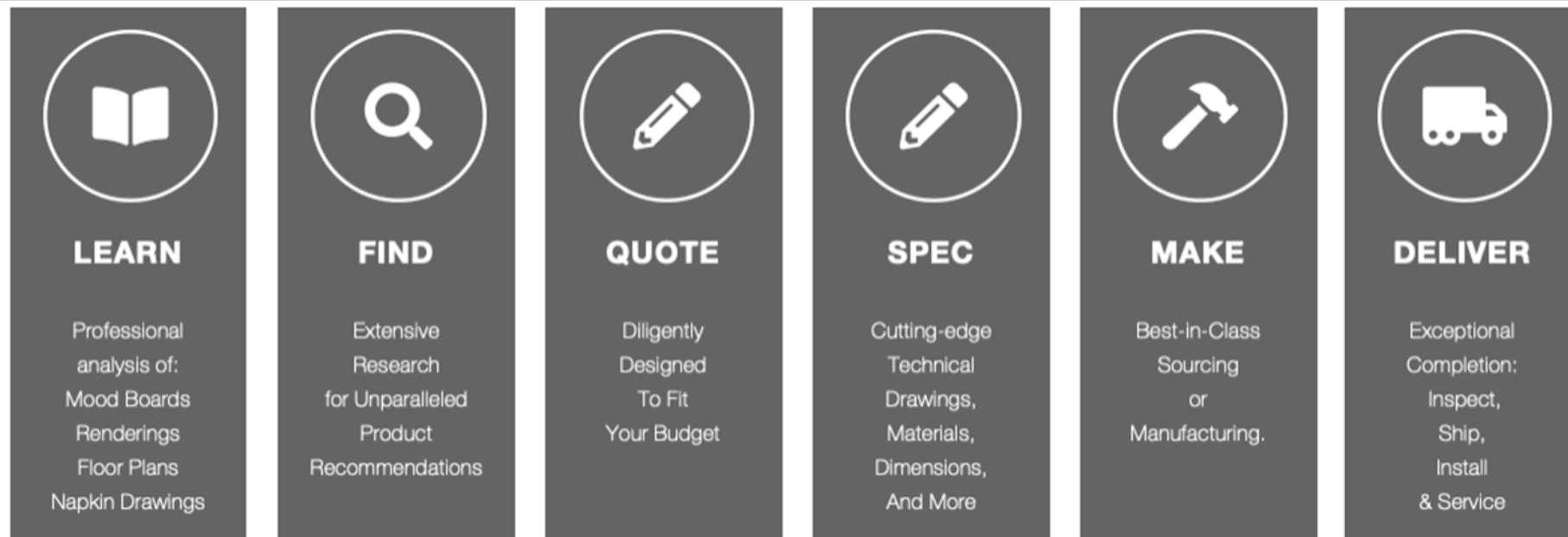
### Our experience —

With over 20 years in the business, we will ensure your project is completed on budget, on time, and in compliance with all the brand and ownership requirements.

## What makes us different

## The process:

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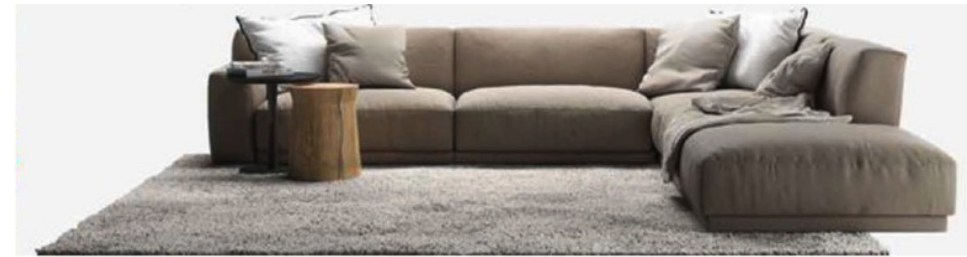
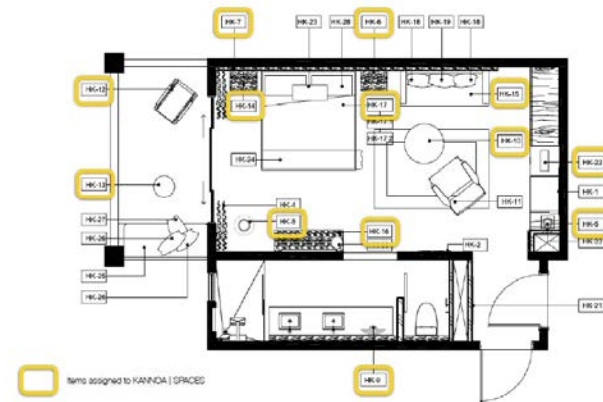
## LEARN

We help visualize and conceptualize our client's vision.

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From napkin drawings to full scale renderings, our team of experts will meticulously review and develop your ideas, giving you total project clarity from concept to completion.

# Visualize & Conceptualize

Total Project Clarity from Concept to Completion





# FIND

Over the past 20+ years, we have developed successful relationships with many manufacturers.

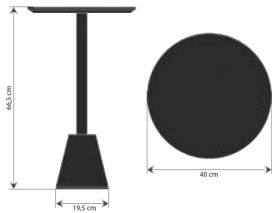
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We are well suited to handle the purchasing needs of any size and quality project anywhere on the globe.

# Unparalleled Product Recommendations

If we can not find it, we will make it!



Location	SAMPLE
Item#	KS-NULL-992
Description	Arm-Chair
Dimension	37.00"w x 35.00"d x 38.50"h
Materials	Top Grain Leather, 100%Pu, 100%Polyester, Stainless Steel
Price	\$850



Location	SAMPLE
Item#	KS-PMR-214
Description	Side Table
Dimension	40cm Dx 67cm
Materials	Manufactured wood top, carbon steel base
Price	\$185





## QUOTE

Our experienced team of accountants will review and analyze your project budget and offer value-driven suggestions on what designs and materials will be best suited for your project and your budget.

# Unique Budget Analysis

Hand-selected designs and materials best suited for your project within budget.

### QUOTE



Item	Description	Picture	Production Quantity	Made in	Dimensions	Specifications
Dining Table Square 30"x24"	Pirate Island Dining Room Table Square PTR-102A PTR-102B PTR-102C		6	Brazil	CUSTOM 30" X 24" TABLE	Finishes: /31 Ebony, /31 Ecovista, /31
Dining Table Square 30"x48"	Pirate Island Dining Room Table PTR-103A PTR-103B PTR-103C		51			
Round Dining Table 60"D	Pirate Island Dining Room Round Table PTR-104A PTR-104B PTR-104C		3			
Dining Bench A	Pirate Island Dining Bench PTR-105A PTR-105B PTR-105C		15			
Dining Bench B	Pirate Island Dining Bench PTR-106A PTR-106B PTR-106C		15			

### QUOTE



Item#	Image	Description	m3	Quantity	Lead-time	FOB /MONTANA	TOTAL
KS-SLG-102		COM: Buyer provides fabric. Upholstered dining chair / contract grade quality, the chair is made up of formed steel tube with a powder coat finish and bent plywood seat frame. Dimensions: 20x20x32H		485			

Item#	Image	Description	m3	Quantity
KS-SLG-102		FLUSH COM: Buyer provides fabric. Upholstered dining chair / contract grade quality, the chair is made up of formed steel tube with a powder coat finish and bent plywood seat frame. Dimensions: 20x20x32H		350 135

### NOTES

- TERMS & CONDITIONS
1. Price validly March 31, 2020
  2. COM: Customer to provide fabric / 1.5 yards per chair - Lead-time calculated from date of receipt deposit.
  3. Payment terms: 50% deposit / 50% upon receipt.
  3. Delivery: Shipping included (Montana) for longer lead-time. Not included for rush order.

### REFERENCE QUOTE



ITEM#	DESCRIPTION	DIMENSIONS	PICTURE	REFERENCE PICTURE	PRICE	PRICE W/ CHARGING SYSTEM (WIRED) *	PRICE W/ CHARGING SYSTEM (WIRELESS) **
KS-LCA-101	Solid Wood Square Coffee table, FSC certified, Eucalyptus or Rubber Wood, Finishing Dark Wood or to Specs, MADE IN BRAZIL	30X30X18H			\$125	\$193	\$263.75
KS-LCA-102	Solid Wood Rectangular Coffee table, FSC certified, Eucalyptus or Rubber Wood, Finishing Dark Wood or to Specs, MADE IN BRAZIL	24X52X17 1/4H			\$159	\$227	\$365.75

- \* Includes powermat wired solution (commercial spaces) / installed at factory  
\*\* Includes powermat wireless solution, flat pack (IPN-WCPB-FLT), installed at factory

Pricing excludes shipping and taxes. Custom made piece - Will be designed to specs. If lead-time shorter than 90 days please advise and we will quote local sources.



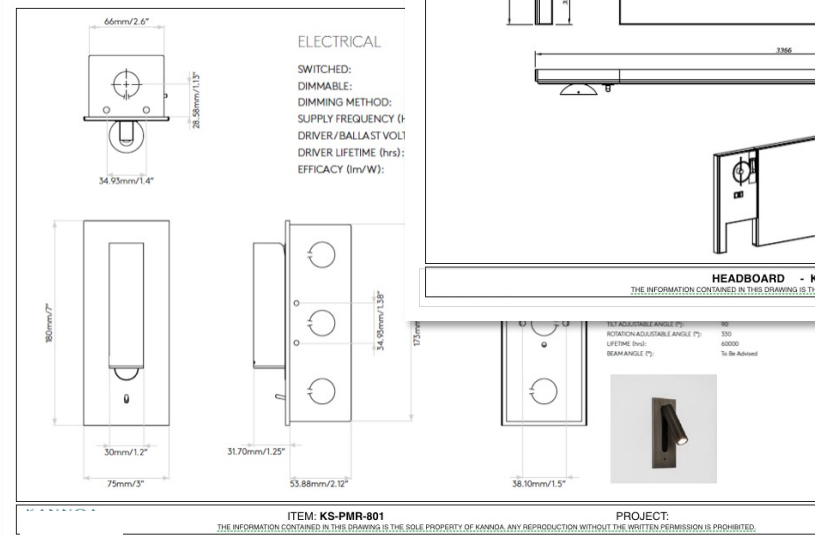
## SPEC

Our in-house interior design team will deliver cost effective, innovative and practical solutions for your property by generating and producing technical drawings and renderings according to client specifications.

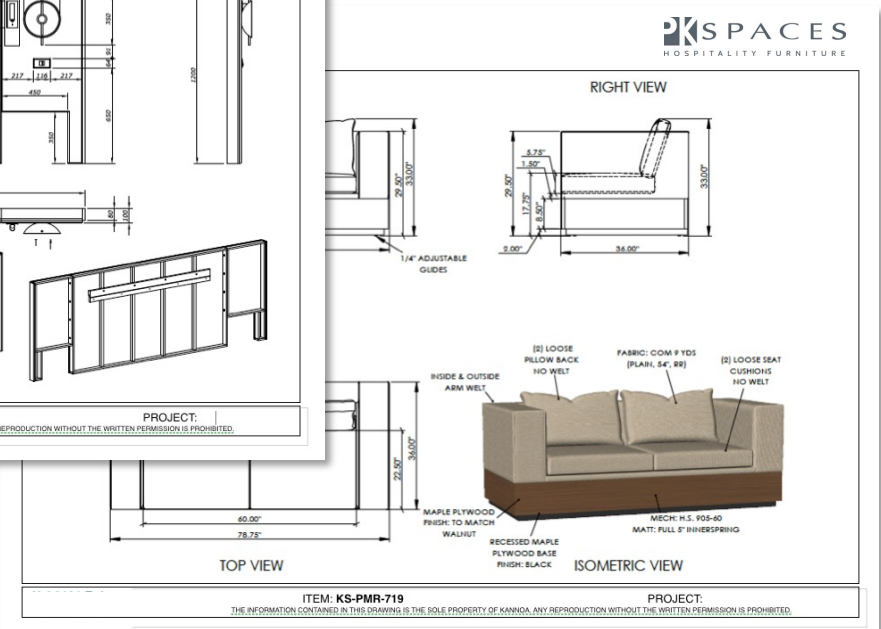
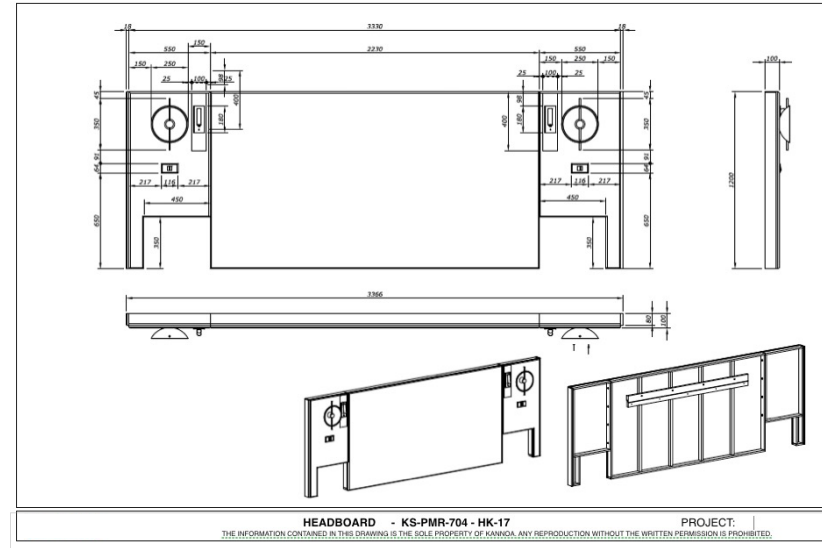
# Custom Technical Drawings & Renderings

Expert designs tailored to longevity, durability & practicality.

## TECH. DRAWINGS



## TECHNICAL DRAWINGS





## MAKE

We work closely  
and have  
reliable relationships  
with our  
manufacturers.

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Dedicated QC  
coverage every day  
in every factory.

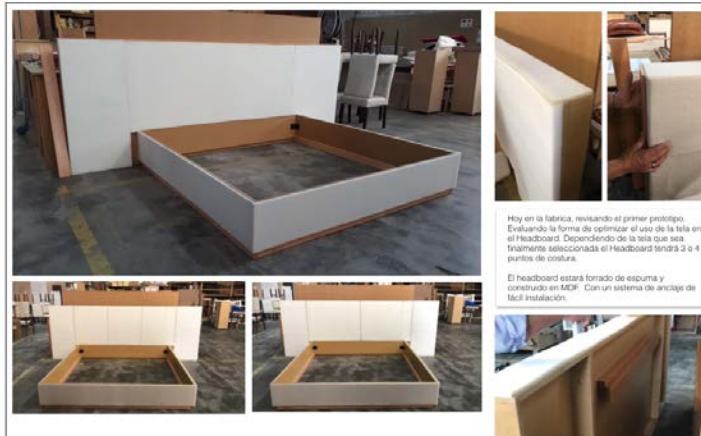
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Amazing products  
with best-in-class  
quality and  
durability.

# Industry-Leading Product Production

Delivering a seamless client experience throughout the manufacturing process.

### FACTORY - UPDATE

PK SPACES  
HOSPITALITY FURNITURE



#### HEADBOARD - SINGLE BED

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#### PROJECT:



#### HEADBOARD - SINGLE BED

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#### PROJECT:



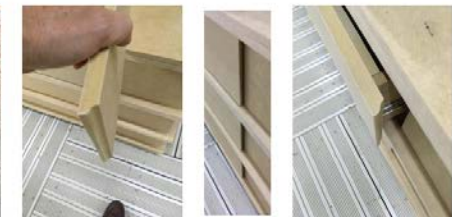
PK SPACES  
HOSPITALITY FURNITURE



Hoy en la fabrica, revisando el primer prototipo. En esta foto se presenta con proporciones reales como luce considerando el tamaño de las piezas siguiendo las especificaciones. El producto no ha sido forrado aun y esta en desarrollo, pero queriamos presentarlo los avances.

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PK SPACES  
HOSPITALITY FURNITURE



#### CONSOLE - KS-PMR-703 - HK-16

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#### PROJECT:





## DELIVER

Consistently updating you throughout the process, communicating the status of all orders and synchronizing deliveries to the installation schedule.

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Turn-key deliveries, installation and services for all our clients.

# Best-in-Class Delivery

From production to installation, we deliver on time, every time.







## **Lead-times:**

Because our projects vary in scope and requirements, we don't have a single lead-time indicator. Lead-time is informed to the customer by product at the time of quoting and confirmed upon receipt of purchase order. Current average is 9 to 12 weeks.

## **Warranty:**

Our products are guaranteed to be free of any manufacturing defects and comply with all legal and commercial standards applicable to the items we sell. Our Warranty details are listed at our website [www.pkspaces.com](http://www.pkspaces.com). Terms are 1–5-year commercial warranty, depending on the items.

## **Our facilities:**

Project Management Office:  
PK SPACES | 2900 Glades Circle - Suite 1100 Weston, FL 33327

Project Management Indoor Factory and Engineering Office:  
PK SPACES R. Gregório Woehl, nº 8 - Centro, São Bento do Sul - SC, 89280-226, Brazil

## FF&E Case Study: Hampton Inn - Guanacaste:



**Hotel opened:  
November 2023  
Guanacaste, Costa Rica**





## FF&E Case Study: Hampton Inn - Guanacaste:

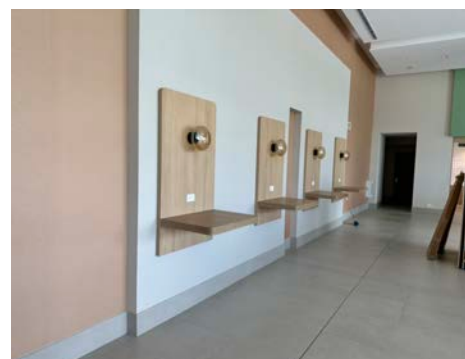
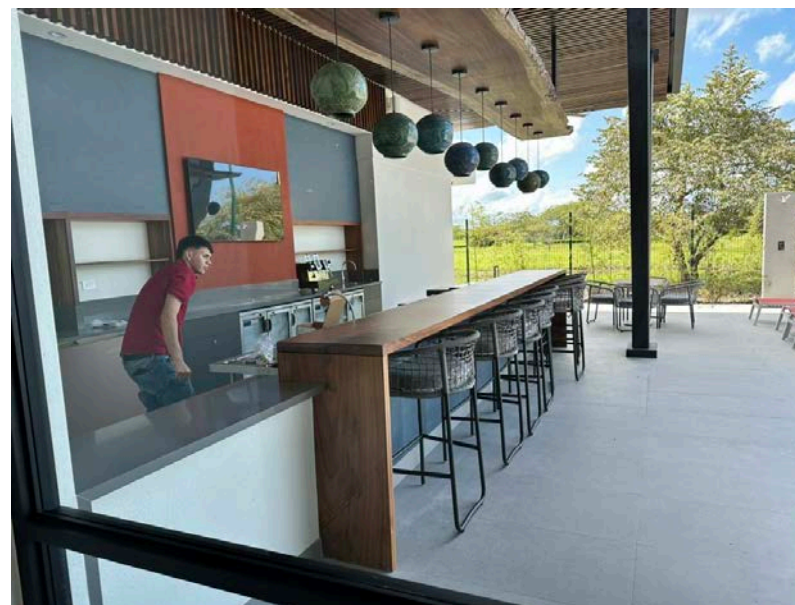
PK Spaces was appointed the FF&E (Furniture, Fixtures, and Equipment) supplier for a project by Hilton - the brand-new Hampton Inn in Guanacaste. This project aligns with Hilton's fresh design specifications, tailored to encapsulate the distinctive look and feel of the Latin American and Caribbean regions. Under Hilton's revamped guidelines and style, all common areas of the Hampton Inn in Guanacaste were reimaged and redesigned to offer guests an authentic and memorable experience. PK Spaces took up the challenge and collaborated with our state-of-the-art manufacturing facilities in Colombia and Brazil to bring this vision to life.

Our team meticulously translated Hilton's design specifications into technical drawings, ensuring every piece of furniture and equipment adhered to the unique aesthetic and functionality required for this new hotel. The result is a collection of bespoke furnishings and fixtures that seamlessly blend the charm of Latin American and Caribbean culture with the high standards of Hilton hospitality.





**FF&E Case Study:  
Hampton Inn - Guanacaste**

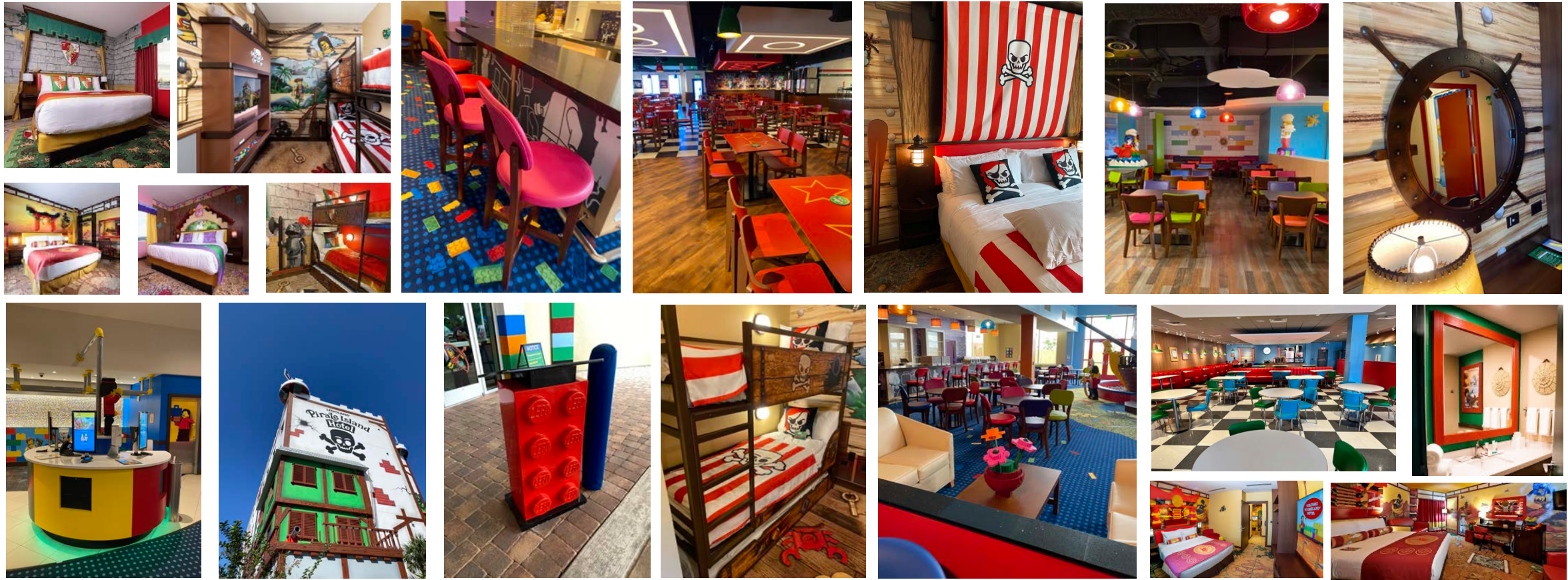






## FF&E Case Study: Legoland Hotels and Parks:

- Legoland New York Hotel
- Legoland New York Theme Park Restaurants
- Legoland California Hotel
- Legoland California Kingdom Hotel
- Legoland Florida Hotel
- Legoland Pirate Hotel FL
- Legoland Pirate Restaurant
- Peppa Pig Florida Theme Park
- Legoland Discovery Center Atlanta
- Legoland Discovery Center Boston
- Legoland Discovery Virginia
- Legoland Discovery Center New Jersey
- Legoland Discovery Center Philadelphia





# Legoland Hotels and Parks Lobby and Public Areas:

We understand that your hotel's public areas, particularly the front desk, are the gateway to your guests' experience. Our talented artisans and designers are dedicated to helping you create an ambiance that reflects the essence of your theme while providing functionality and efficiency.

Expertise: With years of experience in the industry, we have developed a deep understanding of creating furniture that perfectly embodies various themes.





# Legoland Hotels and Parks Custom Headboards:

With our unparalleled craftsmanship and attention to detail, we are dedicated to helping you create unforgettable guest experiences that reflect your establishment's unique personality and charm.

Unleash Your Creativity: We believe in turning your imagination into reality. Our custom beds, headboards, and theme elements allow you to break free from conventional designs and explore endless possibilities. Let your theme hotel stand out from the crowd with headboards embodying your unique concept.

Expert Craftsmanship: Our team consists of experienced craftsmen who have honed their skills over the years. From intricate woodwork to exquisite upholstery, we combine traditional techniques with cutting-edge technology to deliver quality products that are both stunning and durable.

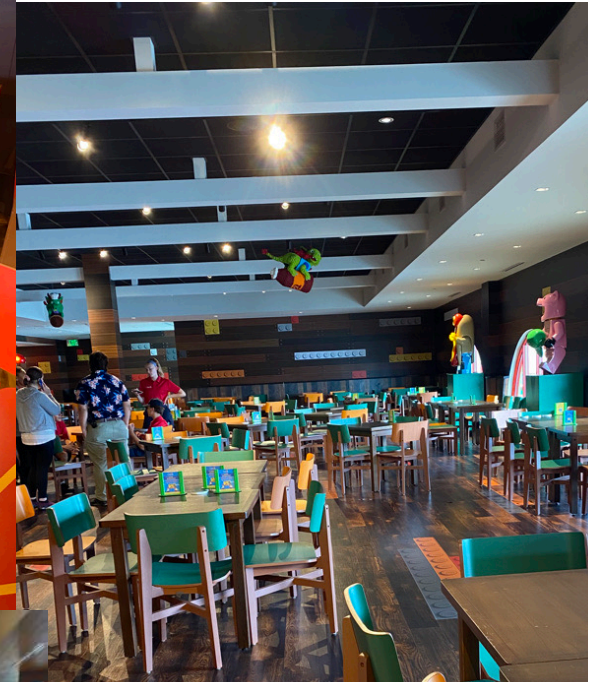




# Legoland Hotels and Parks Restaurants and Food Courts:

At PK Spaces we work with our customers to create custom furniture that brings themed restaurants and food courts at theme parks to life .

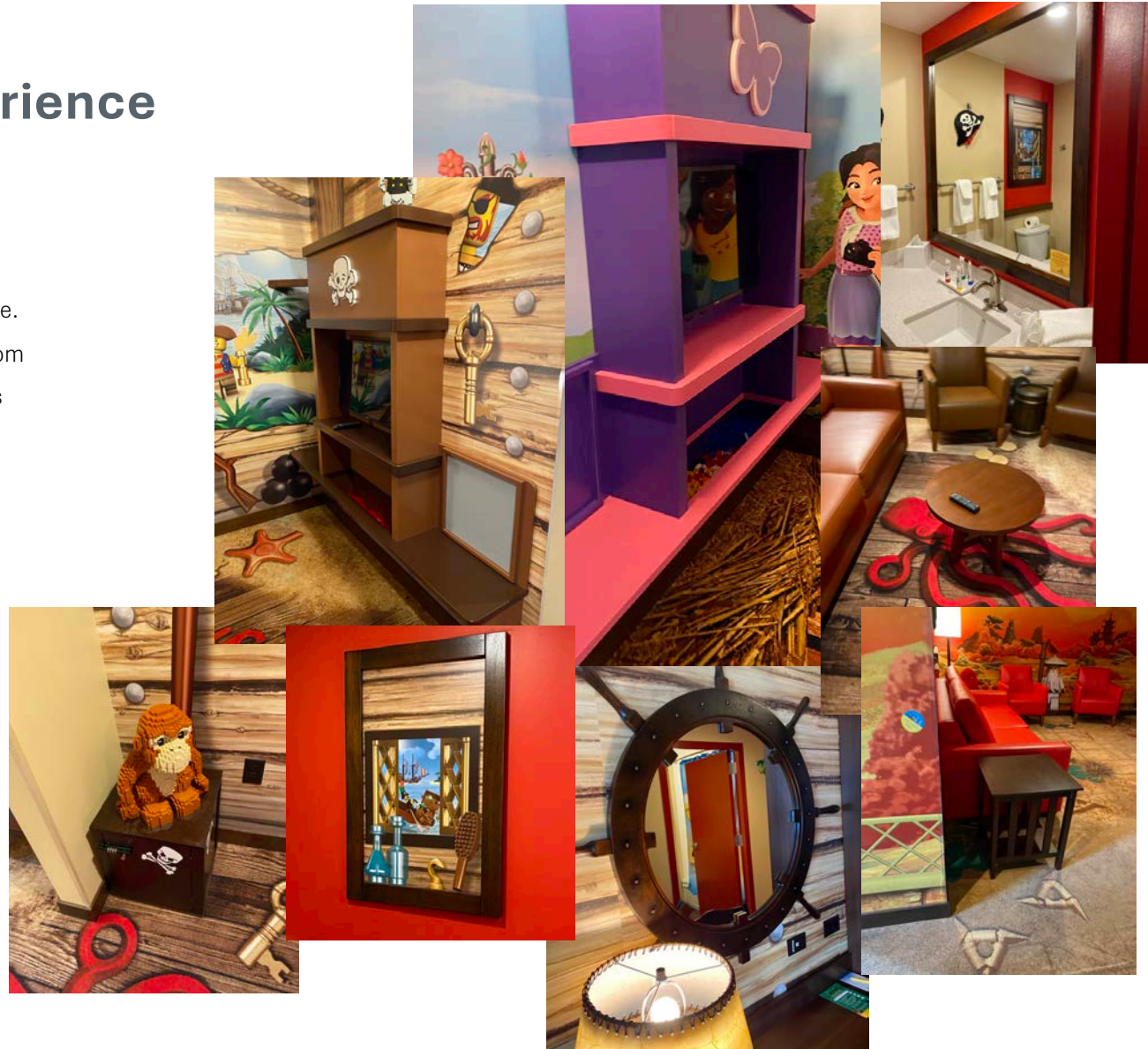
Elevate the dining experience in your themed restaurants and food courts with our custom furniture designed to impress your customers and function. Our furniture designs prioritize ergonomics, durability, and ease of use. We select high-quality materials that are both visually appealing and capable of withstanding the demands of high-traffic environments.





# Legoland Hotels and Parks Completing the Room experience

At PK Spaces we work hard to become the manufacturing partner of choice for accessories that complete the immersive room experience. We specialize in creating custom TV consoles, treasure boxes, custom mirrors, artwork frames, and a wide range of other tailor-made items that add the perfect finishing touch to any room, leaving a lasting impression on your guests. We understand that every detail matters when it comes to creating a memorable and enchanting environment.

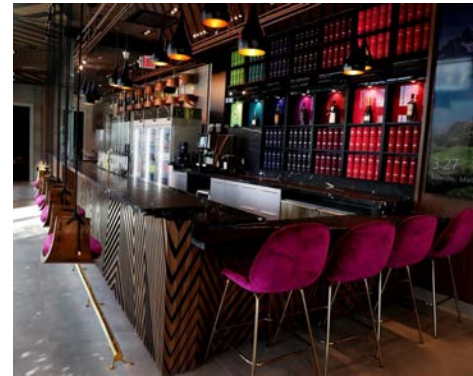






## Sample of Commercial projects:

PK Spaces doesn't just excel in hospitality projects; we also thrive in commercial ventures. From a luxurious gelato spot in Windwood, FL, to its satellite at Aventura Mall, we craft inviting spaces. We've also handled FF&E for the Miline Apartment complex at Ludlam Trail, Miami, enhancing residents' lifestyle. Our versatility shines in diverse commercial projects, always delivering quality and style.





**Antonio  
Turco-Rivas**

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