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Berkeley Hotel getting a full interior revamp, with new Hilton brand and new in-house restaurant

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(https://richmondbizsense.com/wp-content/uploads/2026/03/berkeley-hotel-outset-richmond-2026-1-scaled.jpg)

The Berkeley bills itself as the city's first boutique hotel. *(Mike Platania photo)*

With a new brand and new restaurant on the way, some significant changes are in the works for one of downtown's oldest hotels.

The Berkeley Hotel at 1200 E. Cary St. is renovating its 55 rooms as it prepares to begin operating as part of Hilton's Outset Collection flag.

It will now be known as "The Berkeley Richmond, Outset Collection by Hilton," while continuing to be owned by the two local firms that bought it for $6 million (https://richmondbizsense.com/2022/09/13/two-richmond-area-firms-trade-downtowns-berkeley-hotel-for-6m/) a few years ago, Kalyan Hospitality and RPC Realty Capital.

Kalyan vice president Mellisa Ayer said they decided to sign a franchise agreement with Hilton to help increase The Berkeley's reach and give them access to the brand's infrastructure.



(https://richmondbizsense.com/wp-content/uploads/2026/03/berkeley-hotel-outset-richmond-2026-4-scaled.jpg)

A rendering of one of The Berkeley's new rooms. *(Courtesy Kalyan Hospitality)*

"Being an independent hotel, you have disadvantages. Connectivity has been the biggest challenge … and we just had a lack of visibility," Ayer said. "Being under that Hilton umbrella provides us access to Hilton's systems as well as (boost) our online recognition as a brand. We'll still own the keys, we'll just be partnering with Hilton."

To ring in the new branding, all 55 rooms at The Berkeley are being renovated with new furniture, wallpaper, bathrooms, carpeting and lighting.

The Berkeley's building dates back to 1900 and the hotel itself opened in the late 1980s. It touts itself as one of the city's first boutique hotels, and Ayer estimates it had been decades since The Berkeley's rooms had received such an extensive renovation.



(https://richmondbizsense.com/wp-content/uploads/2026/03/berkeley-hotel-outset-richmond-2026-3-scaled.jpg)

Each room's bathroom is also being renovated.

"In my opinion, other hotels (in Richmond) caught up to it a little bit. You have some of our competitors, like Linden Row or The Commonwealth, they kind of came up while The Berkeley stood there strong," Ayer said. "It is a completely different room (now). It's unrecognizable."

Kalyan declined to disclose the renovation cost, but Ayer described it as a "hefty investment." About half of the room renovations are complete, and Ayer said they expect the full project to be completed in May, which is when they'll switch to the new branding.

Meanwhile on the ground floor, the hotel is set to debut the latest incarnation of its restaurant space. Local couple Adam and Luong Betz are converting the corner space into Parlor Bistro, replacing Chef's Kitchen (https://richmondbizsense.com/2024/02/02/dormant-berkeley-hotel-restaurant-space-lands-new-italian-joint/), an Italian concept that was there for about two years.

Adam, who studied at French culinary school Le Cordon Bleu, said Parlor Bistro will serve "American comfort foods with a little bit of a Vietnamese flair," with dishes like a pork banh mi served on a baguette made with rice flour "so it gets that crunchy, airy Vietnamese flavor." He said they'll also have salads, soups and other sandwiches.

The Betzes previously owned three restaurants in Vietnam, where Luong is from. Adam said they returned to the U.S. during the pandemic and have been living in Northern Virginia, working in corporate dining.

"We found the opportunity to go back on our own, get out of the corporate life, and get back into doing a bistro-style restaurant," Betz said. "It'll be great to be back working at a family restaurant and have my wife involved."

When it opens this spring, Parlor Bistro will be open for lunch as well as breakfast and coffee service in the morning, with beans brought in from Vietnam. Dinner service is expected to be added soon after opening.

Kalyan, meanwhile, is busy with other projects elsewhere in the region.

Over in Short Pump, the company has a highly visible 9-story Element hotel (https://richmondbizsense.com/2021/04/30/9-story-130-room-hotel-planned-next-to-short-pump-town-center/) taking shape next to Short Pump Town Center. The 130-room hotel is under construction on a formerly grassy area at 11768 W. Broad St.

Ayer said the Short Pump hotel will include a handful of extended-stay rooms, as well as a rooftop bar and terrace. It's set to be completed in September.

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