



Fairfield Inn & Suites Memphis Marion, AR

Fairfield[®]
BY MARRIOTT

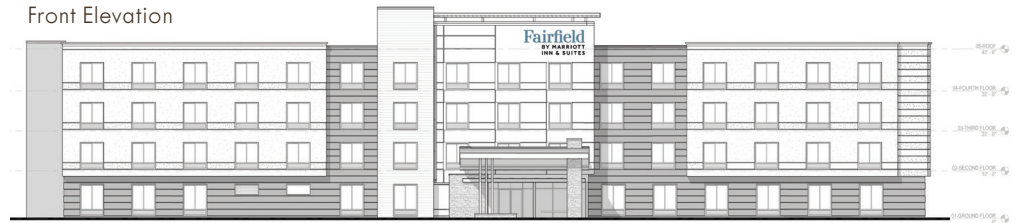


SITE SUMMARY

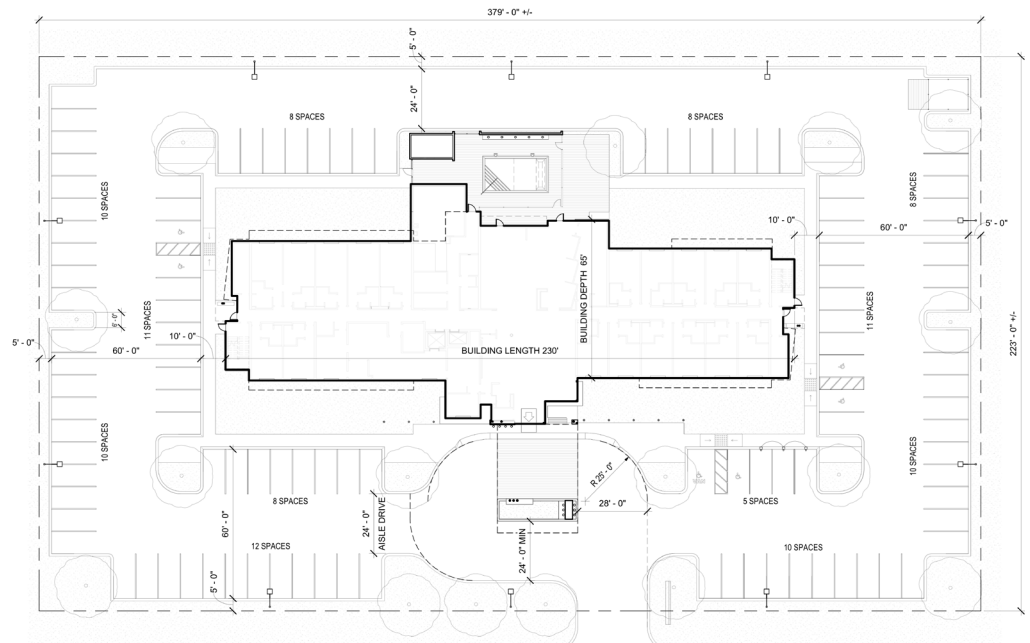
Building Length	230 feet
Building Depth	65 feet
Land	1.85 acres
Parking	110 spaces

Site statistics based on a 111-room primary market proto-model.

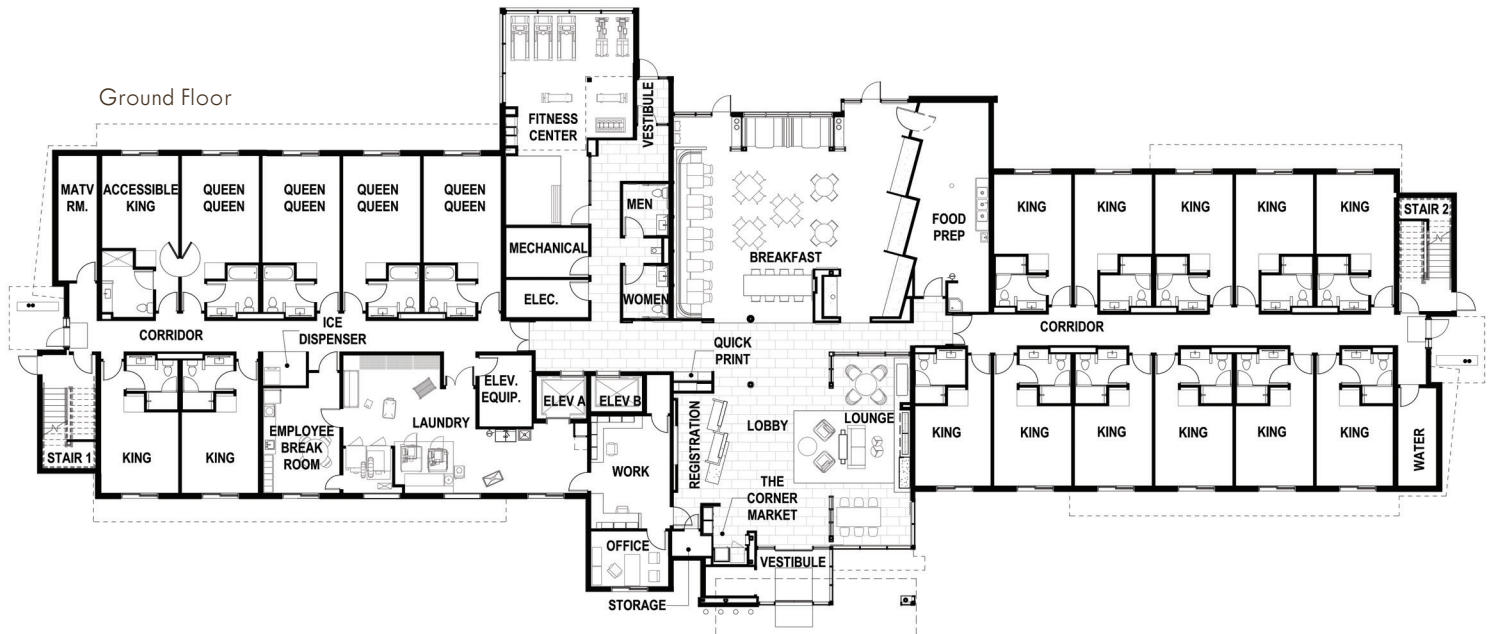
Front Elevation



Site Plan

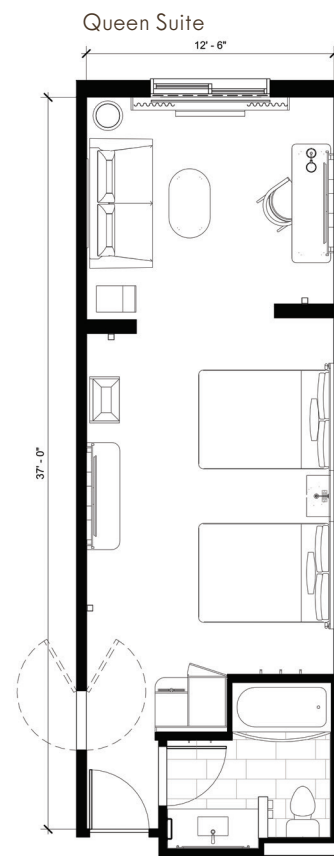
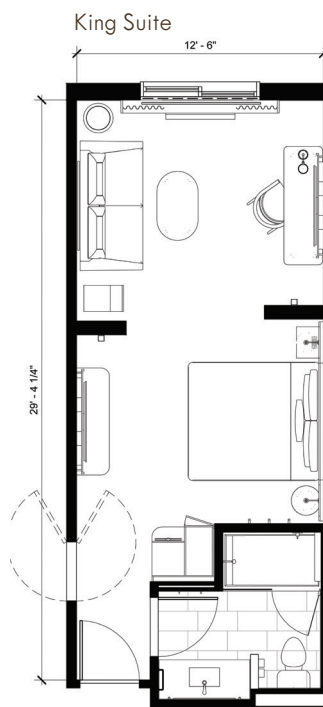
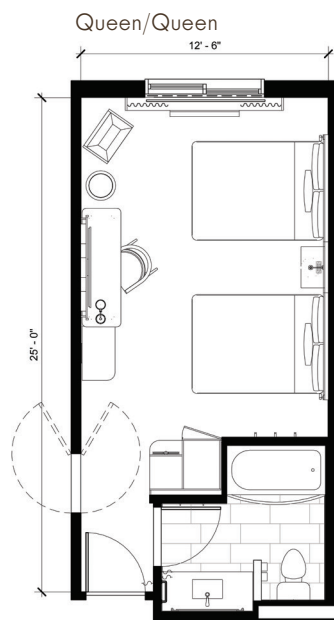
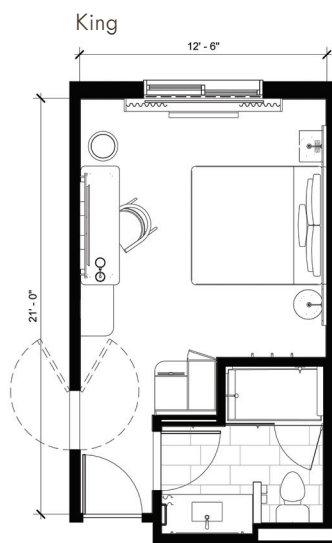


Ground Floor



Typical Floor





TYPICAL UNIT MIX

King	30-35%
Queen/Queen	40-45%
Suites	25-30%

Unit mix is based on a 111-room primary market proto-model.

AREA PROGRAM

GUEST SPACES					BACK-OF-HOUSE		TOTAL NET (SF)			
Lobby Areas					Administration					
Entrance Vestibule					Work Room					
Reception					Office					
Living Room					Employee Areas					
Breakfast Area & Farm Table					Break Room					
Quick Print					Engineering & Maintenance					
Public Circulation					Engineer Maintenance Office					
Public Restrooms					Food & Beverage Back-of-House					
Total Lobby Area					Food Preparation					
Food & Beverage Front-of-House					Laundry					
Breakfast Buffet & Coffee Bar					Laundry Room					
Recreation Facilities					Housekeeping					
Fitness Center					Linen and Linen Chute Rooms					
Swimming Pool (Outdoor - Not Included)					Storage					
Pool Equipment/Storage					Elevators					
Total Recreation Facilities					Elevators					
Retail					Elevator Equipment Room					
Corner Market					Property Technology					
Meeting Spaces					Computer/Telecom					
Meeting Room (Optional - Not Included)					MATV Room					
Guestrooms					Mechanical, Plumbing & Electrical					
Standard King					35	30-35%	275	9,625	Mechanical	
Accessible King*					3		325	975		Electrical
Standard Queen/Queen					43	40-45%	325	13,975	Water Room	
Accessible Queen/Queen*					2		379	758		Back-of-House Circulation
King Suite					25	25-30%	379	9,475	TOTAL BACK-OF-HOUSE	
Accessible King Suite*					1		475	475		3,929
Queen/Queen Suite					1		475	475		
Accessible Queen/Queen Suite*					1		475	475		
Total Guestrooms					111		36,233			
Guestroom Corridors & Support										
Corridors/Elevator Lobby										
Stairs										
Guest Laundry										
Ice Machine										
Total Guestroom Corridors & Support					6,419					
TOTAL GUEST SPACES					46,786					

The information released by Marriott® International in this communication with respect to the Fairfield by Marriott project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines and is not, and should not be considered final. All plans regarding this project are routinely updated and remain subject to revision and clarification. Comply with all governing regulations for size, percentage and quantity of accessible guestrooms. October 2020



Fairfield by Marriott

Fairfield warmly welcomes guests with friendly service and comfortable spaces - offering them the flexibility to work, rest and maintain their balance while on the road. Hotels feature guest rooms that are designed for rest and productivity, offer complimentary hot breakfast and 24x7 food in the Market, and great fitness facilities. With a heritage from the Marriott family farm, Fairfield delivers the quality and reliability you expect - backed by the Fairfield Guarantee.

DEVELOPING WITH MARRIOTT INTERNATIONAL

Fairfield is redefining the upper midscale tier category with a winning building and financial model that delivers exceptional value to owners and franchisees. As Marriott's second largest brand, Fairfield has over 1,100 hotels open across three continents and the largest pipeline with over 430 hotels. Owners invest in the Fairfield brand to harness the power of Marriott's industry leading sales, marketing, and loyalty engines.

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