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Nonfiction Sheet

Once Upon a Time

In January 2024, Mainsail Lodging & Development, in partnership with Trilith Development and Development Ventures Group, Inc. (DEVEN), opened **Trilith Guesthouse** in the idyllic Town at Trilith in Fayetteville, Georgia, just minutes south of Atlanta. More than a place to rest one's weary head, Trilith Guesthouse is designed to awaken and inspire the storyteller in all who visit. A five-story hotel that is a million stories tall, Trilith Guesthouse will provide an exclusive, curated space for open, spirited, and friendly socializing and creative collaboration. Trilith Guesthouse is a proud member of Marriott International's Tribute Portfolio, a growing family of independent boutique hotels with a shared heart and spirit for connecting people and places.

Setting the Scene

Situated at the main entrance of the award-winning, European-inspired Town at Trilith, the 193-room boutique hotel is the first of its kind in the picturesque community which immerses storytellers, makers, and entrepreneurs in a world of possibility. Taking its name from the town and adjacent Trilith Studios, Trilith Guesthouse presents a red brick aesthetic, large arched windows, and will soon showcase murals painted by local artists as a backdrop for guests and residents to create an entirely new story of their own making. The hotel's story begins in the lobby, where guests are greeted with an unmatched sense of character, detailed with mixed textures and warm, vibrant hues.

A Novel Idea

The unparalleled, 234-acre, internationally inspired Town at Trilith is a community where makers, thinkers, and dreamers feel at home. Perfectly situated near Atlanta's international airport, and among the wildflowers, forests, and farmlands of rural Georgia, it is a place designed by intention, where residents can live, work, and find fulfillment in every way. Home to Trilith Studios, the second largest film and television studio in North America, it is the center of an expanding universe of visual storytelling for some of the biggest names in the industry. Handcrafted by experts in town building and real estate development, Trilith has changed the narrative, creating a truly novel backdrop for creativity. From the Town Centre featuring carefully

curated shops and chef-driven restaurants to purposeful placement of a greenspace within one block of each home, the Town at Trilith truly places a better way of living at the heart of every decision. At the center of this vibrant community, Trilith Guesthouse awaits, welcoming storytellers to write their next epic tale.

Read the Room

It's no mystery: the hotel's 193 guest rooms and suites feature custom-designed elements, tailor-made furnishings, and warm natural tones to awaken the senses and stir imagination. Adorned with curated art pieces, each room features a designated workspace, a relaxing area to lounge and watch TV, plenty of storage space, and a bathroom equipped with rain shower, white quartz vanity, and oversized mirror.

Hotel accommodations include 36 one-bedroom suites and apartment-style residences, the latter featuring full kitchens with microwaves, full-sized refrigerators, and wine coolers. Suites are also equipped with washers and dryers, spacious living areas, separate bedrooms, and elegant bathrooms featuring white quartz top vanity, lighted mirror, and a rain shower complemented by polished chrome bath fixtures.

Page-Turning Amenities

Guests are invited to open the page to a world of discovery at Trilith Guesthouse, with multitudes of amenities at every turn. A signature, street-level restaurant, fifth-floor rooftop bar, in-room dining, and culinary studio feed the body and soul. Indoor and outdoor spaces span more than 17,000 eventful square feet. The pet-friendly hotel's trove of extras also includes concierge services, complimentary Wi-Fi, outdoor heated pool, firepit, fitness center, valet parking, and convenient access to EV charging stations.

Stories to Savor

Beginning, middle, or climactic ending, dining at Trilith Guesthouse is an all-consuming, integral part of the story.

Prologue Dining & Drinks – The hotel's signature street-level restaurant and lobby bar are a catalyst for culinary creativity and the perfect introduction to its story. Gathered around indoor and outdoor tables, guests disappear into the comforting yet sophisticated atmosphere, losing themselves in delicious stories of food and culture. Prologue's menu pays tribute to the diverse tapestry of Southern heritage. The dishes, infused with locally sourced ingredients, celebrate the region's vibrant flavors and traditions, inviting guests to savor the art of breaking bread together. The greatest of origin stories begin at Prologue.

Oliver’s Twist Bar & View – An homage to Dickens’ rags-to-riches classic, this fifth-floor rooftop retreat adds rising action to every guest’s story, literally. Offering town and countryside views, Oliver’s Twist showcases a menu of elevated pub fare with a subtle nod to London and inventive “twists” on classic cocktails. Guests can sit back and relax at the sophisticated bar or on the outdoor terrace, as a cast of mixologists surprise and delight with every pour, leaving everyone wanting more.

Private Dining – Guests who crave a quieter, more intimate experience need only ask. The staff at Trilith Guesthouse can happily arrange a private dining experience to keep the story moving.

No Chance Meeting

The hotel offers more than 17,000 square feet of indoor and outdoor meeting and event space carefully designed to stimulate curiosity, encourage spontaneity, and create endless opportunities for discovery. A team of dedicated professionals attend to every detail, effortlessly facilitating legendary social and business events, and storybook, fairytale weddings.

- **The Main Stage Ballroom** (3,432 sf) – *Wall-to-ceiling arches create a grand entrance into the hotel’s largest space.*
- **The Kitchen** (936 sf) – *A dramatic kitchen island anchors this interactive culinary studio for collaboration and innovation.*
- **The Gallery** (678 sf) – *Revolving art installations from local talent inspires up to 75 guests in this dedicated event room.*
- **The Studio** (635 sf) – *An enchanting, fifth-floor boardroom with outdoor terrace, blending art and musical storytelling.*
- **The Pavilion** (2,535 sf) – *Dressed up or down, the event lawn provides a lush setting of sophistication sans the pretense.*

Getting There

Convenient for ground and air travel, Trilith Guesthouse is located just 17 miles (less than 30 minutes) from the global gateway of Hartsfield-Jackson Atlanta International Airport and is just 10 miles east of I-85.

Atlanta	28 miles	30 minutes
Birmingham	166 miles	2 ½ hours
Knoxville	237 miles	3 ½ hours
Tallahassee	260 miles	4 hours

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About Mainsail Lodging & Development

Mainsail Lodging & Development is an award-winning, Tampa, Florida-based company specializing in hotel, furnished housing, and resort property management and development, marketing and sales. An established company with a dynamic entrepreneurial spirit, Mainsail prides itself in finding unique lodging opportunities with a purpose and applying its passion and expertise to each project. Founded by President Joe Collier with a combination of daring vision and dogged determination, Mainsail has built an impressive portfolio of top-branded properties throughout the southeastern United States and Caribbean. Each Mainsail property inspires guests with a distinct character and meticulously crafted, sophisticated style, from a private island resort, and urban culinary showplaces, to waterfront marvels, boutique southern hotels, and a historic jazz era icon. Stay Sojo, Mainsail's newest brand, provides short-term furnished living options across the country, while Mainsail Vacation Rentals manages a collection of private vacation homes in Florida and the Caribbean. To ensure long-term success and profitability, Mainsail relies on the dedication of its high-performing associates, a growing group of enterprising investors, and a commitment to giving back, every step of the way. MainsailHotels.com

About Development Ventures Group, Inc.

Development Ventures Group, Inc. ("DEVEN") develops and invests in high quality real estate assets, with a commitment to a deep analytical approach and an enduring commitment to integrity in all their dealings. DEVEN's mission is to develop, invest in, and own hospitality, student housing, and mixed use projects that offer superior risk-adjusted returns. They believe that a company of means with an intimate understanding of real estate and a willingness to work hard can transform difficult projects into successful ventures for owners and investors. Their success as a developer and investor in the private and public sectors stems from actively managing the development and investment process from start to finish, innovative structuring, and an unwavering commitment to partners, clients and investors. You can learn more about past and current projects at DevenGroup.us

About Tribute Portfolio®

Tribute Portfolio is a growing global family of characterful, independent hotels drawn together by their passion for captivating design and their drive to create vibrant social scenes for guests and locals alike. With more than 105 hotels in nearly 30 countries and territories around the world, Tribute Portfolio has struck a chord with those who seek out independent experiences and crave a connection with the community when traveling. From boutique resorts like Ermita in Cartagena and urban hotels such as The Vagabond Club in Singapore; to hotels in indie-spirited locales like Bellyard in Atlanta and Hotel Riomar in Ibiza, each Tribute Portfolio hotel celebrates its individuality, offering travelers a fresh, often colorful, perspective. For more information, please visit www.tributeportfolio.com and stay connected on [Instagram](#), [Twitter](#), and [Facebook](#). Tribute Portfolio is proud to participate in Marriott Bonvoy®, the global travel program from Marriott International. The program offers members an extraordinary portfolio of global brands, exclusive experiences on [Marriott Bonvoy Moments](#) and unparalleled benefits including

free nights and Elite status recognition. To enroll for free or for more information about the program, visit [marriottbonvoy.com](https://www.marriott.com/bonvoy).