HOTEL FORTY FIVE
MACON, GA
TRIBUTE PORTFOLIO

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Property Fact Sheet

Playing the Angles

Inspired by Macon's storied musical legacy and the iconic 45 rpm record, Hotel Forty Five blends rhythm, history, and refined Southern hospitality in the heart of downtown Macon, Georgia. Developed by Mainsail Lodging & Development in partnership with IDP Properties, the AAA Three Diamond boutique hotel occupies one of downtown's few remaining historic high-rises at the city's signature 45-degree intersection of Cherry and First Streets and Cotton Avenue.

Originally completed in 1941, the building's distinctive wedge shape was ahead of its time, designed to accommodate the flow of cotton barges traveling to and from the nearby river. Today, that striking angle remains a defining architectural feature and the inspiration behind the hotel's name.

A nod to Macon's rich musical heritage, the hotel's numerical name honors the artists and cultural influence that shaped the city. At this historic intersection, effortless charm meets modern Southern sophistication. Hotel Forty Five is the first hotel located within Macon's historic Central Business District and the city's first member of Marriott International's Tribute Portfolio.

Timeless Charm

Every corner of Hotel Forty Five tells a story of the area's historical significance with a bit of wit, a dash of class and a pop of color. Through engaging art, architecture and hospitality, guests can navigate through the area's illustrious past and learn about historical figures who shaped Macon's legacy.

Key architectural elements, furnishings, and finishes were preserved and incorporated in various spaces of the hotel, including guestrooms, meeting venues, Loom Comfort Kitchen & Cocktails, Hightales Rooftop Bar, and Reckon Coffee Bar. More than a hotel, Hotel Forty Five is a welcoming space to gather with friends, connect with new faces, or simply unwind. Interior design was led by BRPH, with architecture and preservation spearheaded by Dunwody/Beeland, Architects, Inc.

Rooms & Suites

Each of Hotel Forty Five's 94 guest rooms and suites immerse guests in a timeless experience, providing the ideal space to rest and recharge. Inspired by the building's historical past, vintage design elements, rich contrasting colors and copper metal accents are featured throughout to create a refined yet classic finish. All accommodations feature deluxe bedding, artisan cabinetry, well-lit workspaces, pet-friendly amenities as well as tributes to the destination through artwork.

Macon Me Hungry

Swing by anytime for a bite to eat or a refreshing cocktail at any of Hotel Forty Five's unique dining venues.

Loom Comfort Kitchen & Cocktails – Located at street level, Loom shines light on the area's roots in the textile industry, weaving together great food and an inviting atmosphere. Whether guests are seeking breakfast, weekend brunch, or a cozy dinner in downtown Macon, the hotel's signature restaurant welcomes both visitors and locals alike.

Hightales Rooftop Bar – Guests and locals gather to sit and sip a while at Hightales, located on the hotel's sixth-floor rooftop. This intimate space is a haven of the true musical heritage of Macon and the perfect hangout for guests to share a story or two over elegantly crafted cocktails.

Reckon Coffee & Wine Bar – The eclectic vibe bringing in elements of the city outside through its artistic displays makes Reckon the perfect spot for a morning coffee, grab-and-go lunch and snacks or an evening glass of vino.

Meeting Space

Special events at Hotel Forty Five take place at the intersection of together and forever. The hotel's 1,611 square feet of indoor and outdoor function space offer intimate areas for collaboration as well as larger venues for special social events. Welcoming decor throughout the space features timeless treasures that emphasize the historical significance of the hotel's structure.

Rhythm & Blues Ballroom (1311 sf) *(divisible by two)*
The hotel's largest event space, designed to host receptions, meetings, and celebrations with flexible seating

- **Rhythm** (513 sf)
  A smaller meeting room suited for breakout sessions, presentations, or intimate gatherings
- **Blues** (798 sf)
  A mid-size meeting space ideal for meetings, presentations, and social events

The Redding Room (300 sf)
A private meeting room within Hightales Rooftop Bar, designed for small board meetings or discussions

Access by Car Located just 1.5 miles from I-75.

Atlanta	85 miles	1 ½ hours
Savannah	165 miles	2 ½ hours
Tallahassee	189 miles	3 ½ hours

Location
401 Cotton Avenue
Macon, Georgia 31201

Contact
1-855-840-9141
HotelFortyFive.com

Social Media
Facebook: @HotelFortyFiveMacon, @LoomMacon, @HightalesMacon
Instagram: @HotelFortyFive, @LoomMacon, @HightalesMacon

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About Hotel Forty Five
Hotel Forty Five, owned by IDP Properties and Mainsail Lodging & Development, is a 94-room boutique hotel in Macon, Georgia. Joining Marriott's Tribute Portfolio, an exceptional collection of independent hotels and resorts with unique personalities and spirit, Hotel Forty Five celebrates the building's original character and historic significance. Each of Hotel Forty Five's rooms and suites immerse guests in a timeless experience, providing the ideal space to rest and recharge. Vintage design elements with rich contrasting colors and copper metal accents are featured throughout creating a redefined yet classic finish. Hotel Forty Five boasts three different dining concepts, Loom Comfort Kitchen & Cocktails, Hightales Rooftop Bar and Reckon Coffee & Wine Bar. Occupying one of downtown Macon's few remaining historic high-rises, the boutique hotel is aptly named after its location on an iconic 45-degree angle, formed by Cherry and First Streets with Cotton Avenue. For more information please go to HotelFortyFive.com, or follow on Instagram, and Facebook.

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 IDP Properties

IDP Properties is a full-service real estate development firm headquartered in Valdosta, Ga that invests in and redevelops communities. The IDP team has completed over $1 billion dollars in projects and specializes in acquisition, property management, consulting and development. IDP takes pride that each project they develop is as diverse as the communities they serve. IDP Properties' purpose is to strengthen communities and leave a lasting positive impact.

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 200 hotels in over 35 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, X, 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.