



Cheryl Gilliam, VP Brands & Marketing
LodgeWorks
cheryl.gilliam@lodgeworks.com
Ph: 316-681-5170

Elizabeth Borsting
Elizabeth Borsting Public Relations
elizabeth@borstingpr.com
Ph: 562-856-9292

Shaina Hesse, Director of Marketing
LodgeWorks
shaina.hesse@lodgeworks.com
Ph: 316-691-5254

FACT SHEET

OVERVIEW:

AVIA[®] Hotels, a new luxury boutique collection, is inspired by the theme, “The Art of Living Well on Local Time.” This innovative luxury hospitality concept puts destination and sense of place, along with uncompromising comfort and service, at the very heart of the guest experience. The expression and enjoyment of the spirit, energy, traditions and aesthetics that define each property’s locality is reflected in architecture, design, dining and every other aspect of the experience.

AVIA opened four properties in 2009: the AVIA Savannah in January, followed by AVIA Napa in July, AVIA Long Beach August and AVIA The Woodlands, outside of Houston, in December 2009. Additional sites are under review.

All AVIA properties, offering 70-160 rooms and suites and understated, contemporary elegance, will be stand-alone, built-from-the-ground-up new hotels, each highly distinctive and unique in character, and supported by the uncompromising standard of comfort and service that have driven LodgeWorks’ success. The target market is sophisticated, independent-minded travelers questing for new experiences, with a sense of curiosity and discovery.

OWNERS/MANAGEMENT:

LodgeWorks, L.P. is the Wichita-based hotel development and management company with an outstanding track record for developing upscale suite properties, including the highly respected Sierra Suites brand, now named Hotel Sierra. LodgeWorks also has an expanding portfolio of owned and managed branded hotels including Hyatt Summerfield Suites, Hyatt Place, Aloft, Hawthorn Suites, Hilton Garden Inn and Hampton Inn and Suites.

AVIA evolved from LodgeWorks management’s recognition that it had exciting opportunities in several key urban and leisure destinations to take an exciting new approach to hospitality. Starting with confidence in its

own experience and values, namely a sincere desire to provide hospitality, for almost two years, LodgeWorks executives met with local tastemakers and community leaders in prospective AVIA locales to identify the authenticity, unique culture and individual character of each location. These partnerships evolved into a shared vision and became the corner stone of each property's development and character.

PARTNERS:

For each AVIA property, LodgeWorks has involved numerous prominent local tastemakers in providing inspiration, guidance and valuable insight into local culture and character. In addition, the company has recruited the following leading firms to provide leadership in various aspects of development and operation:

- Designer Colum McCartan, who designed Hotel Vitale and Hotel Adagio in San Francisco, Le Parker Meridien in New York
- Heller-Manus, San Francisco
- J. Webb Design & Associates, Kansas City
- Krehbiel Architecture, Wichita
- Law Kingdon Architecture, Wichita
- Phillips+Co., Chicago for creative experience consultancy
- Food and beverage experts Paul Keeler, and Adam Ghali, who have led the process of bringing local character and flair to the AVIA culinary experience

LOCATIONS:

- **AVIA Savannah:** Overlooking the newly restored Ellis Square in the heart of Savannah's historic district, the AVIA Savannah offers 151 rooms and suites, and outdoor terrace and pool for relaxation and social events, the AVIA Kitchen + Lounge and 2,700 square feet of event and social space.
- **AVIA Napa:** AVIA Napa is an integral part of the city's downtown renaissance. It features 141 rooms and suites, many with fireplaces and soaking tubs for two, as well as an outdoor terrace, the AVIA Kitchen + Wine Bar and 1,900 square feet of flexible meeting space.
- **AVIA Long Beach:** Located at the heart of one of the city's most vibrant waterfront restaurant/entertainment districts, AVIA Long Beach offers 138 rooms and suites, the AVIA Kitchen + Lounge, a rooftop pool and 1,350 square feet of meeting space.
- **AVIA The Woodlands:** AVIA is the new anchor of Market Street The Woodlands, an exclusive enclave north of Houston. With 70 rooms and suites the property combines Spanish-style architecture with the contemporary feel of urban Texas. In addition to the AVIA Kitchen + Lounge it offers 2,240 square feet of meeting space and an outdoor terrace and pool.

AVIA SIGNATURES + SERVICES:

AVIA's signature experiences will provide a perfect balance of relaxed and refined enjoyment. A well-chosen, trained staff stands by to provide convenient necessities as well as lovely indulgences, much as a favorite local host might. These include:

- The Wine + Cuisine experience in the AVIA Kitchen + Lounge/Wine Bar offering full breakfasts with local flavor, evening tastings, small plates and desserts, premier wines from small production wineries on the West Coast, interesting craft brews and premium cocktails at all locations except Napa
- Concierge service with local *Tastemakersm* tips – insider recommendations from interesting and personable local residents
- *Insider Itinerariessm* - helpful lists of things to see and do on a range of subjects from *Arts + Culture* to *Food + Wine* to *Off-The-Beaten-Path* to help guests discover the local hidden gems

- State-of-the-art, distinctive facilities for small to mid-sized meetings and social events
- Aerobic and weights fitness center
- Complimentary internet stations and printing
- Complimentary wireless internet throughout hotel
- Distinctive outdoor space for relaxation, socializing and unique special events
- Bell service
- Turn-down service
- Complimentary *USA Today* Monday through Friday
- Complimentary local newspaper at breakfast Saturday and Sunday
- Same day dry cleaning and laundry
- 100% smoke-free and pet-free environment

DINING AND ENTERTAINMENT:

It is impossible to separate wine from food from traveling and the AVIA's dining and drinking experience will be celebratory and unique, emphasizing regional cuisine. Opportunities include:

- The AVIA Kitchen – A true “cook’s kitchen,” where daily breakfast features fresh market fruits, breads, meats, cheeses and chef-prepared eggs and local signature dishes, incorporating farm-to-table ingredients and regional recipes. Fresh seasonal juices, signature blend organic coffees and espresso-based favorites are also available. Every evening, the Kitchen features small plates and tastings, once again highlighting the unique culinary traditions and fresh ingredients from local regions, including signature desserts and a surprising wine list favoring small vineyard exclusives from the West Coast.
- The Lounge/Wine Bar – The perfect place for gatherings, the AVIA Lounge/Wine Bar offers premier wines, craft brews, sparkling wine cocktails and at some locations, premium cocktails. The emphasis is on comfortable, relaxed entertaining, with the attitude that characteristics and taste are more important than labels.

AVIA

AVIA is a new boutique hotel collection from LodgeWorks, L.P. of Wichita, Kansas. Launched in September 2007, AVIA infuses sophisticated, locally inspired designs and an imaginative service culture crafted to bring authentic moments of discovery to discerning travelers. LodgeWorks has teamed with accomplished boutique hotel designer Colum McCartan and other industry innovators to create the AVIA presence. Highlighted by local flavor and an air of discovery, the AVIA experience embodies “the art of living well” that is sought by boutique hotel travelers. Four hotels comprise the AVIA collection, with properties located in Savannah, GA; Napa and Long Beach, California; and at The Woodlands, north of Houston, TX. For more information, visit www.aviahotels.com.

LODGEWORKS

LodgeWorks, L.P., is a privately held hotel development and management company in the midst of an exciting portfolio expansion. Based in the American heartland, the LodgeWorks® team has a rich history as hospitality brand innovators with industry-leading guest satisfaction, sophisticated development acumen and an experienced team that has successfully collaborated for more than 20 years. Among recent developments, the company has announced AVIA®, a new boutique hotel collection with sophisticated, locally-inspired designs and an imaginative service culture crafted to bring authentic moments of discovery to discerning travelers. LodgeWorks is also introducing comfortable luxury to the upscale suite category with the innovative refresh of Hotel Sierra® (previously branded Sierra Suites® Hotel). The new brand celebrates contemporary design and unexpected touches of luxury. LodgeWorks is also expanding its portfolio of owned and managed branded hotels including Hyatt Summerfield Suites®, Hyatt Place®, Aloft®, Hawthorn Suites®, and Hilton Garden Inn®. For more information, please visit www.aviahotels.com, www.hotel-sierra.com or www.lodgeworks.com.

CONTACT INFORMATION:

AVIA

c/o LodgeWorks, L.P.

8100 E. 22nd Street, Bldg. 500

Wichita, KS 67227

Information and reservations: 866-644-2842

Web site: www.aviahotels.com

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