



Troutbrook/Freud Development tops off \$30 million Marriott Fairfield Inn

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Troutbrook/Freud Development topped off the twelfth floor of Brooklyn's first Marriott Fairfield Inn this past month. The boutique hotel, at 181 Third Ave. encompasses an entire block. It will feature an indoor and outdoor cafe, and vistas of the Manhattan skyline. The hotel, is slated for completion in mid 2010.

Marc Freud, a principal in Troutbrook, envisions positioning the hotel, with it's curved curtain wall, as a focal point of the emerging Gowanus redevelopment area. The 20 foot high atrium breakfast and cafe area will not only provide a space to enhance guests' experience, but create a venue for special events. The development of this Fairfield Inn, designed by GF55, will help to drive revenue and position the asset as one of the top ten hotels in the Brooklyn market place. The building will be built with the latest technologically sophisticated energy management systems inclusive of the Inn com systems and will be fully capable due to its built infrastructure of receiving a cogeneration module at a later date.

The building will consist of 12 floors, and will have ceiling heights of 9 feet, oversized windows in all rooms. The approximate \$30 million project is the fourth project for Troutbrook development in this immediate area. When the hotel opens, in the second quarter of 2010, Freud believes that the hotel's exemplary hospitality orientation and superior hotel standards will position it as a valuable asset to the Brooklyn area.

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