

CRANE WATCH
Residential Real Estate

Salem's Brutalist-style courthouse to become condos



Urban Spaces and Diamond Sinacori LLC have started construction on BRIX, a 61-unit condominium complex at the former Salem District courthouse, a Brutalist-style building that has been vacant for years.

RENDERING COURTESY OF URBAN SPACES



By **Catherine Carlock** Real Estate Editor, Boston Business Journal Sep 25, 2019

Two developers, Urban Spaces in Cambridge and Diamond Sinacori LLC in Boston, have started construction on BRIX, a 61-unit condominium complex at the former Salem District courthouse, a Brutalist-style building that's been vacant for years.

Located at 65 Washington St., near the MBTA Commuter Rail Salem station, BRIX will feature 3,000 square feet of retail/restaurant space and a two-level, 88-space parking garage.

“BRIX will bring much needed housing downtown – some affordable, some market-rate, some new commercial space,” Salem Mayor **Kim Driscoll** said at a groundbreaking ceremony last week. “This building will be part of our community’s on-going effort to transform the northern part of our downtown to better serve as a welcoming entryway to Salem.”

The 65 Washington St. courthouse was formerly a federal district courthouse. Another nearby courthouse, the former Superior Court Building at 34 Federal St., is currently being proposed as a potential development site, for which Salem officials **issued a request for qualifications** earlier this year.

BRIX’s units will range in size from 800 square feet to 1,700 square feet, with prices starting in the mid-\$400,000 range, according to a press release. Amenities include a roof deck, pet spa and fitness studio.

Groom Construction of Salem is building the complex, which Newton-based Tise Design Associates designed. Charlesgate Realty Group and Merry Fox Realty of Salem will market the units.

Salem Five Bank is providing \$20 million in debt financing to fund the project. The developers are also tapping into the state’s housing development incentive program.