

## **Salem Condo Complex Breaks Ground**

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*BRIX mixed-use condominium development*

Salem, MA – The joint venture of Urban Spaces and Diamond Sinacori held a groundbreaking ceremony recently for BRIX, a 61-unit, mixed-use condominium development in the heart of downtown Salem.

Salem's first concierge building, it will provide downtown Salem with sophisticated urban residences and 3,000sf of retail/restaurant space. Located at 65 Washington St., BRIX is a short walk from the Salem Commuter Rail Station into Boston.

Designed by Tise Design Associates of Newton and to be constructed by Groom Construction of Salem, the 110,000sf development will be comprised of eight one-bedroom, 44 two-bedroom and nine three-bedroom units. Units will range in size from 800 to 1,700sf with prices starting in the mid-\$400,000 range.

Building amenities will include a tranquil roof terrace, club room, pet spa, and fitness studio. The building will also include a two-level parking garage to accommodate 88 vehicles.

BRIX will be constructed on the site of the former federal district courthouse, which had been designed in the "Brutalist" style of architecture and had sat vacant for several years. The foundation of the courthouse will be re-purposed for the project, which will speed up the construction process and reduce the level of disruption to the neighborhood.

The development will be constructed using fire-treated wood framing above a steel and concrete podium. The base of the building is a contemporary interpretation of urban storefront design, with stone and steel column covers, fretwork, planter boxes, and awnings. The overall building is designed to adhere to the current historic patterns of Washington Street with retail on the ground floor and residential above, using a combination of brick, metal panels, and stone details.