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## Capitol Places Prepares To Break Old, New Ground

**COLUMBIA, S.C.** – The folks at Capitol Places, one of Columbia’s most successful downtown real estate development companies, are at it again. Soon, they’ll be teaming up with Carter Properties to break ground on the newest Main Street project. These unique condominiums will offer five live/work spaces, two retail, and twenty-nine residential units.

Named 1520 Main, the new condominiums will be built from the ground up from where the current building now stands. “We are very excited about the potential of these new homeowners on Main Street. Not only will people be able to live and work close to or from their homes, they’ll be within blocks of everything downtown has to offer,” says Jeff Pioreschi, Director of Business Development for Capitol Places.

1520 Main will be directly across from the Art Museum and occupy the space between two of Columbia’s most recognized landmarks, the Canal Dime and Kress building. Both are on the National Register of Historic Places and were recently renovated by Carter Properties and Capitol Places, respectively.

Opening in 2006, the one to three bedroom condos will offer several layout options and include features such as ceramic tile, French balconies, granite countertops in kitchens and even optional fireplaces. Tom Pioreschi, Partner and Main Street resident, says, “Downtown living just keeps getting better and better. Main St. beautification is underway and with attractions such as museums, galleries, restaurants, shopping, health care, parks and nightlife all within walking distance, there’s never been a better time for people to discover all the advantages of living downtown.”

Prices of most of the units will range from \$160,000 to the \$300s, and if reserved early enough, units can be combined to create even more unique living spaces. Other features include secure, gated parking, a landscaped courtyard entryway and unique architectural details. “We wanted to incorporate beauty, modern conveniences and appliances with an architectural look and feel that’s reminiscent of Main Street in its heyday,” said Ray Carter, Partner.

1520 Main is a joint venture between Capitol Places and Carter Properties. Building design plans are also a joint venture between Lesesne Monteith and Architrave Architects. Construction will be done by Mashburn Construction, a previous recipient of the Pinnacle Award, which is given to “Builder of the Year in all of North and South Carolina.”

Over the next 18 months, Capitol Places will develop at least three Main Street projects totaling 87 apartments and 34 condominiums. [These three projects will be a substantial \\$16 million investment to downtown living and will bring Capitol Places closer to their goal of developing 500 units in the Main Street area within the next 5 years.](#)

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Capitol Places was formed in 1998 to develop, rent and manage properties in downtown Columbia, South Carolina with a focus on historic buildings. After the successful renovation of some of Columbia's most historic but vacant buildings, all on Main St., Capitol Places began developing and selling residential condominiums. The main office is located at 1217A Hampton Street.

Capitol Places is a proud recipient of the Ainsley Hall Award for outstanding corporate contribution in the promotion of the history of Columbia.

Carter Properties recently received the Gaines Jontz Rehabilitation Award in Design for the renovation of the historic Canal Dime Savings Bank building.

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Groundbreaking Ceremony and Open House will be held on June 9<sup>th</sup> at City Center Partnership (1530- A Main Street) from 4:00pm to 7:00pm. Mayor Bob Coble will do the groundbreaking at 5:30pm.

For More Information and renderings feel free to use our website @ [www.capitolplaces.com](http://www.capitolplaces.com)