

# Miami-based private equity group acquires 1333 Main St.

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A Miami-based private equity group has acquired 1333 Main St., a 224,315-square-foot building in downtown Columbia's central business district.

Galium Capital LLC, which invests in and manages more than \$350 million of commercial property in markets across the U.S., acquired the property for \$29.35 million on Feb. 27. Building tenants include Ameris Bank and commercial real estate agency CBRE.



Miami-based Galium Capital LLC has acquired 1333 Main St in downtown Columbia's central business district. (Photo/Provided)

"1333 Main is a premier office building in the heart of Main Street in an irreplaceable location in downtown Columbia," Jonathan Slomianski, acquisitions associate at Galium Capital, said in a news release. "The asset is stabilized and consists of a diverse, high-credit tenant mix from both public and private sectors. We see strong potential for the building's long-term performance as well as the growth of the downtown Columbia market, specifically on Main Street over time, and are excited about this latest acquisition."

The building, Galium's first property in Columbia, was 92% leased at acquisition.

The acquired property also includes a parking garage across the street with ground-floor retail as well as an adjacent service lot, according to the release.

"1333 Main Street presented a rare opportunity to acquire a true, downtown central business district office asset just down the road from the state capital of South Carolina," Jacques Bessoudo, managing partner of Galium Capital, said.

"South Carolina is a business-friendly market with a growing economy and population."

Huston Green from Chicago-headquartered JLL represented seller Albany Road Real Estate Partners, a Boston-based private investment group. Jonathan Zilber from Meridian Capital secured the debt for buyer.