

FURNITURE FIRMS RENT NEW QUARTERS

Brokers Report Two More Leases of Space for Offices and Showrooms Here.

ENTIRE 5TH AV. FLOOR TAKEN

Robert W. Irwin Company to Locate in Squibb Building—Other Rentals Closed in Business Structures.

Following the renting on Tuesday of large space in 59 East Fifty-second Street to Virginia Craftsmen, Inc., manufacturers of fine reproductions of Georgian and early American furniture, brokers announced yesterday the leasing of new quarters to two other large furniture companies.

The Robert W. Irwin Company, manufacturer of furniture, has leased the entire fifth floor in the Squibb Building, 745 Fifth Avenue, southeast corner of Fifty-eighth Street, for its New York offices and showrooms. The firm is now at 385 Fifth Avenue.

The new lease, involving 20,000 square feet of floor area, was negotiated by the Cross & Brown Company, as broker. Extensive alterations are being made to make this one of the finest wholesale furniture showrooms in the city. The Robert W. Irwin Company, which merged a year ago with Cooper-Williams, Inc., has been making furniture for more than fifty years.

The Big Rapids Furniture Company leased the store, basement, mezzanine and second floor in 33 East Thirty-third Street from the Metropolitan Life Insurance Company. The Loring M. Hewen Company negotiated the deal.

Other business leases yesterday follow:

Gillette Films Stations, Inc., in the Chanin Building in 42d St. and Lexington Av.; Albert B. Ashforth, Inc., broker.

S. Goldman & Bro., third floor in 166-8 5th Av.; Cuyler & Co., brokers.

Yetta Uptcher, store at 1,040 Lexington Av. from the Tishman Realty and Construction Co.

Pasquale Capotasto, shoe repairing, in 46 Beaver St.; Thermal Products, Inc., oil business, in 79 Wall St.; Brown, Wheelock, Harris & Co., brokers.

Walter Morris, cake and pastry shop, store in 301 E. 21st St.; E. R. Munn & Co., brokers.

Compound Selling Corp., in 900 1st Av.; Sutton, Blagden & Lynch, brokers.

Harry Hammerschlag, ladies' neckwear, eighth floor in 36 E. 22d St.; Adams & Co. and Bastine & Co., brokers.

Samuel Barnett Co., Inc., floor in 38 E. 30th St. (N. A. Berwin & Co., agents); A. C. Sears, Inc., and Schoemann & Mayers, Inc., two floors in 43-7 W. 23d St.; the Pauker Boys' Wear Co., floor in 25 W. 31st St.; Spielberg & Forman, Inc., store in 333 7th Av. (Spear & Co., agents); Williams & Co., brokers.

Johnson Bros., manufacturers of dinnerware, offices in the Empire State Building, at 5th Av. and 34th St.

Wrenn Bros. & Co., members of the New York Stock Exchange, half of twentieth floor in 30 Broad St.; Cushman & Wakefield, brokers.

MANHATTAN HOUSES RENTED

Brokers Report Deals Involving Dwellings on East and West Sides.

Manhattan dwellings were reported leased yesterday. The five-story residence of Harry S. Durant at 35 East Sixty-third Street was rented furnished for a term of years by Robert King, vice president of the Socony-Vacuum Corporation through Warren L. Marks & Co.

Mrs. L. R. Smith rented 252 West 102d Street, a five-story home, to a tenant who purchased the furniture and will conduct a rooming house. The broker was Leon Stein.

Hattie M. Melhuish, as broker, leased the four-story dwelling at 62 West Ninety-sixth Street for Mrs. Pauline Ehrlich of Atlantic City. The tenant will occupy as a boarding house when alterations have been completed.

The house at 107 West Seventy-eighth Street was leased by Mrs. Mary Grey to Mrs. Olive Tucker for occupancy. Leroy Coventry arranged the deal.

MANHATTAN MORTGAGES.

The Studwell Foundation, Inc., made a loan of \$15,000, payable in one year at 5 per cent, to Horace I. Brightman and Grace Willson on the four-story dwelling at 3 E. 63d St.

Abraham and Eva Benjamin, as trustees, gave a mortgage for \$5,500 to Nathan Benjamin, due ten years hence at 6 per cent, on 307 E. Broadway, subject to a first mortgage for \$15,000 held by the New York Title and Mortgage Co.

The Bank of Manhattan Trust Co. took a demand mortgage for \$7,000 at 6 per cent from Charles A. Briggs and his wife on 429 E. 162d St., a dwelling.

The 221 West Street Corp., Fred Winter, president, gave a mortgage to Philip J. Miller for \$6,000, due in two years at 6 per cent, with \$250 paid off quarterly, on 221 and 222 West St., subject to a first mortgage for \$23,500.

Two mortgages aggregating \$77,500 held by Albert Franke from the Tenth Avenue and 22d Street Corp. have been consolidated as a joint first lien for that amount and spread over all of the three five-story and one four-story buildings on the northwest corner of Tenth Av. and 22d St., and extended to May 1, 1935, at 6 per cent.

When William Goldstone sold to the 590 St. Nicholas Corp., of which Dore Sundland is president, the six-story Coleman Manor apartment on the block on the south side of 140th St., from St. Nicholas to Edgecombe Ave. to a depth of about 100 feet on each avenue, Mr. Goldstone took back a purchase money mortgage for \$52,500, payable June 1, 1934, at 6 per cent, \$1,500 to be paid off the principal quarterly, subject to a first mortgage for \$22,500.

The six-story tenement on the southeast corner of E. Broadway and Montgomery St. was sold by the 265 E. Broadway Holding Corp. to Rachel Busch of 807 Riverside Drive, subject to a first mortgage for \$45,000, to a second for \$28,150, and to a third for \$2,200.

A mortgage for \$11,000 held by the Bowery Savings Bank from Spiro D. and Peter D. Sakas on 347 Second Av. has been extended to Dec. 6, 1937, at 5½ per cent.

The Title Guarantee and Trust Co. made a loan of \$3,000 to Rebecca Arnstein on the dwelling house at 508 W. 169th St.