

GROUND LEASED FOR \$50,000 DULUTH BUSINESS BUILDING

Construction of a modern business building will begin "in the immediate future" on a site between Superior and First streets at First avenue West. It was announced yesterday following completion of a lease Friday between the Commerce Securities company, Duluth, and Albert H. Polinsky and associates.

Terms were agreed upon for a 99-year lease, it was stated, with intention of having a \$50,000 structure ready for occupancy by March 1, 1923. The Commerce Securities company has for its active heads Frank Horgan and M. T. O'Donnell.

Mr. Polinsky, who plans to retire from the jewelry business by the end of the year, made the following statement:

"In order to permit me to devote my entire time to the real estate and investment business, I shall retire from the jewelry business this year. I realize that Duluth is due for a substantial growth and have utmost confidence in the city's future. "By leasing and improving the

property directly in the rear of Oreck's store, we believe that ultimately First avenue West will be one of the few principal arteries linking Superior and First streets. Work on our two-story building will begin in the immediate future."

Mr. Polinsky announced that the building will be constructed on the unit plan, permitting addition of stories as required. Half of the frontage, which is 40 feet, already has been leased by an established high class mercantile business, he added. The remaining first floor space will be devoted to store room purposes and the upper floor to mercantile shops, he said. The structure will have a depth of 80 feet. Its front will be of terra cotta, similar to that of the Roberts building, also owned by Mr. Polinsky's organization.

In the negotiations for the long-term lease, the lessors were represented by Mr. O'Donnell. Baldwin, Baldwin, Holmes & Mayall represented the lessees. Hugh Fawcett is contractor for the proposed building.