

MAKEN

STUDIOS-SOUTH

PREMIER ADAPTIVE REUSE CAMPUS
INVESTMENT OFFERING

3401 N I STREET
PHILADELPHIA, PA



OFFERING MEMORANDUM

BLUEPRINT
COMMERCIAL

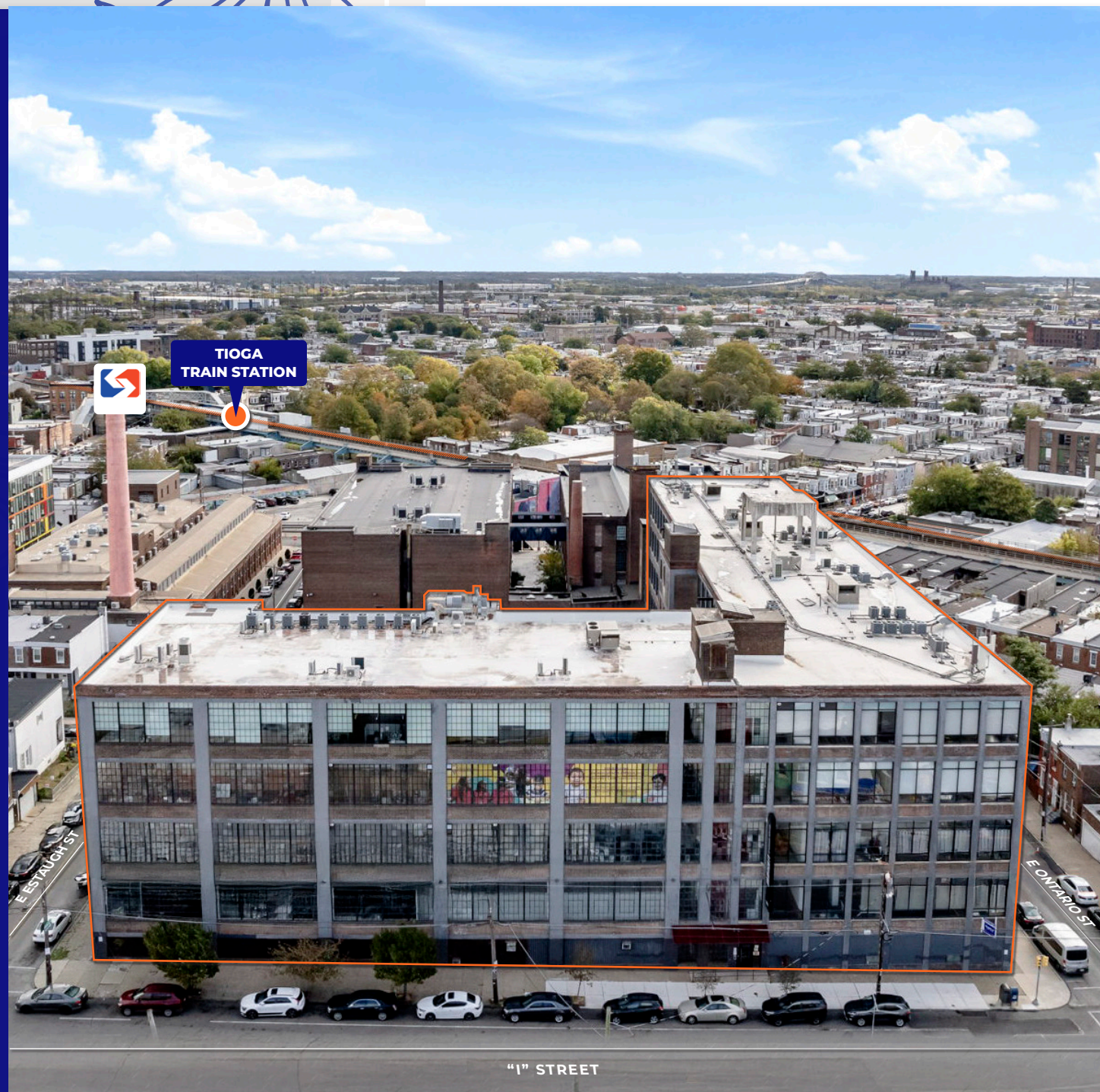
WOOD WORKERS. AUTHORS. DESIGNERS. ARTIST. MAKERS. CHEFS. BAKERS. SCIENTIFIC RESEARCH. NON-PROFITS.

PROPERTY OVERVIEW

MaKen Studios South is a social-impact investment opportunity within Philadelphia's historic industrial corridor and one of two large adaptive reuse buildings redeveloped by Shift Capital as part of the MaKen portfolio. Originally constructed in the early 1900s as a textile mill, the property has been reimagined into flexible creative and light-industrial space serving makers, small manufacturers, and entrepreneurs. Designed to provide affordable, adaptable workspaces that preserve industrial heritage, MaKen South supports community-driven growth through adaptive reuse, strategic leasing, and proximity to public transit in the evolving Harrowgate / Kensington neighborhood.

→ AT A GLANCE

- ±1,500 SF and larger flexible studios
- Renovated early-1900s industrial building
- Uses: light manufacturing, creative studios, offices
- Part of Shift Capital's "Made in Kensington" initiative
- Located two blocks from Tioga Stop (Market-Frankford El Train)
- 20+ Tenants
- I-2 Zoning (Medium Industrial)



FEATURES & AMENITIES



Building Highlights

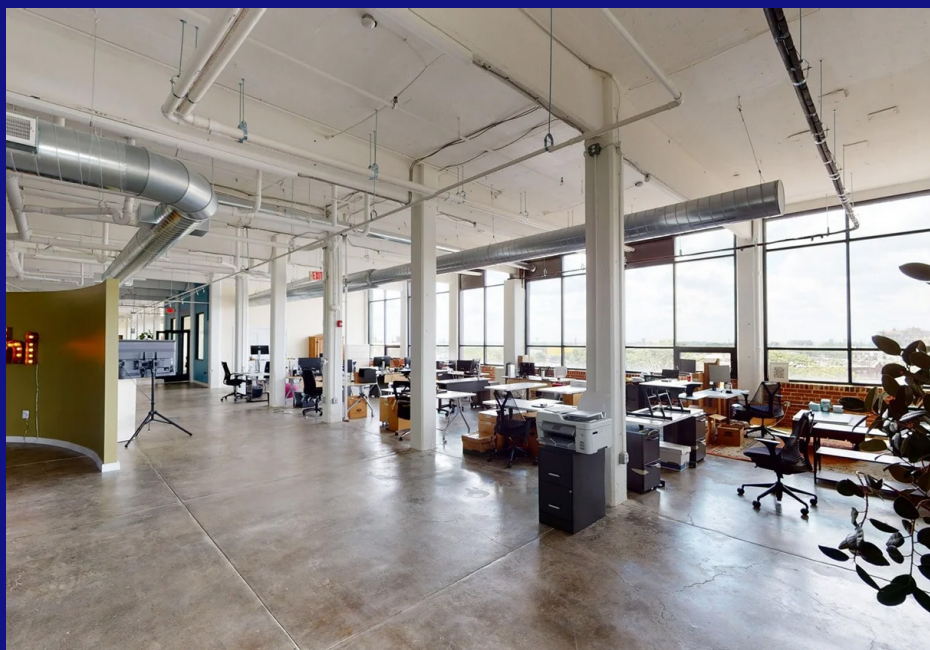
- Natural light, exposed brick, loft-industrial character
- Freight elevators, loading docks
- Secure and gated parking
- Flexible leasing and unit sizes for business growth

Design Identity

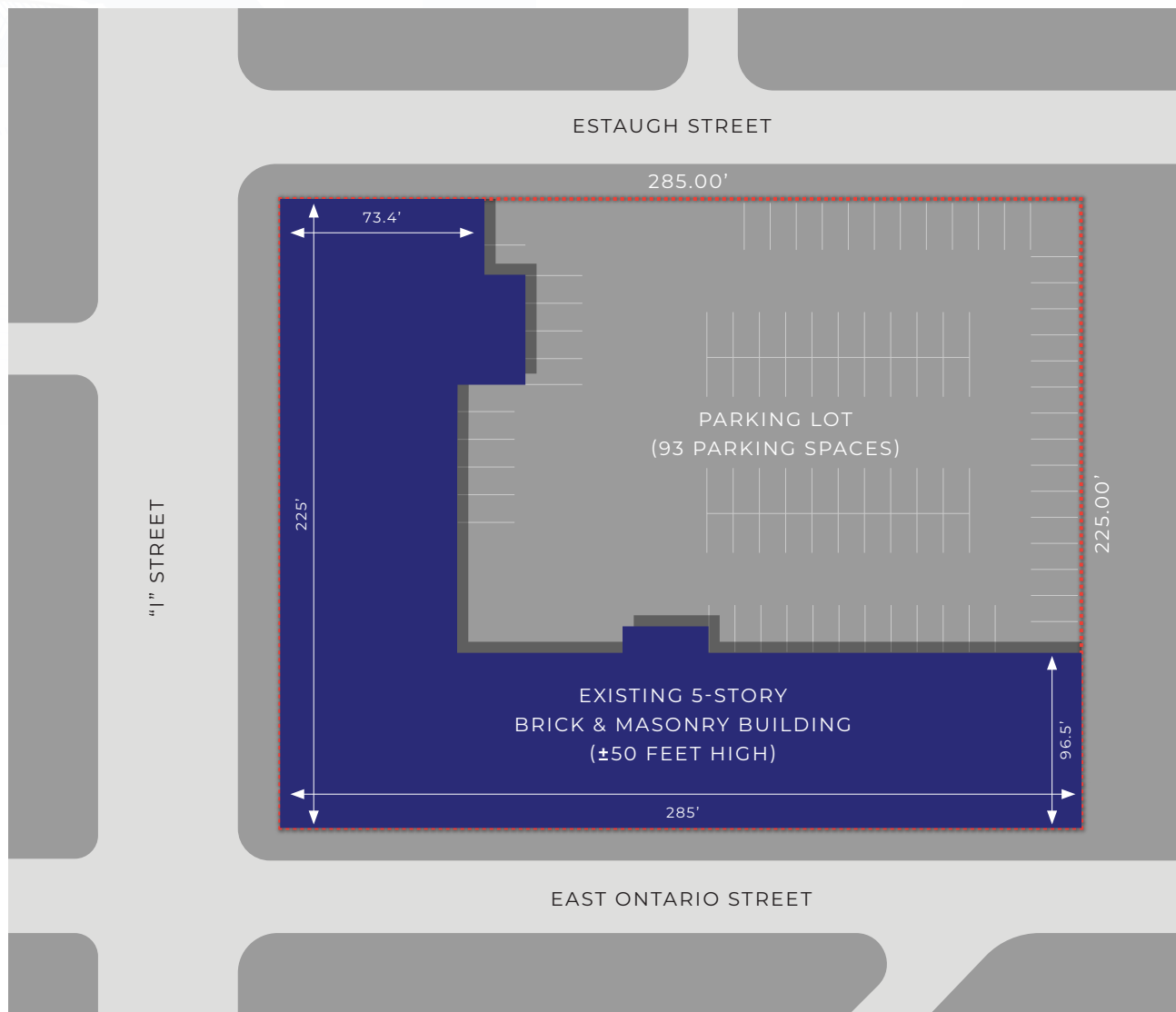
- Renovated with historic charm and functional upgrades
- Suited for small-batch manufacturing, culinary production, creative workspaces

Transit Access

- Steps from the Market-Frankford El Train (Tioga stop)
- Easy connection to Center City and other commercial hubs



SITE PLAN



THE MAKEN SOUTH STUDIOS COMMUNITY

20+ Makers, Artisans, and Mission and Civic Focus Groups

MaKen Studios is home to entrepreneurs, creatives, small businesses, community-serving teams, manufacturers and producers.

Located in Philadelphia's Kensington neighborhood, we believe our community is what makes Maken special.



BioAnalysis



CIRCA

ZONING

I-2 INDUSTRIAL

Intent:

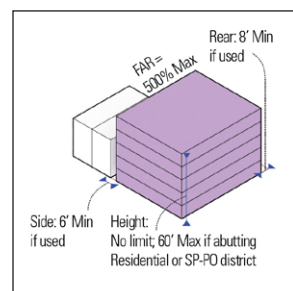
Light/moderate impact industrial uses including manufacturing, processing, and distribution

Dimensional Standards for Industrial Districts

Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	6 ft. if used [3]
Min. Rear Yard Depth	8 ft. if used [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%

Table Notes:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

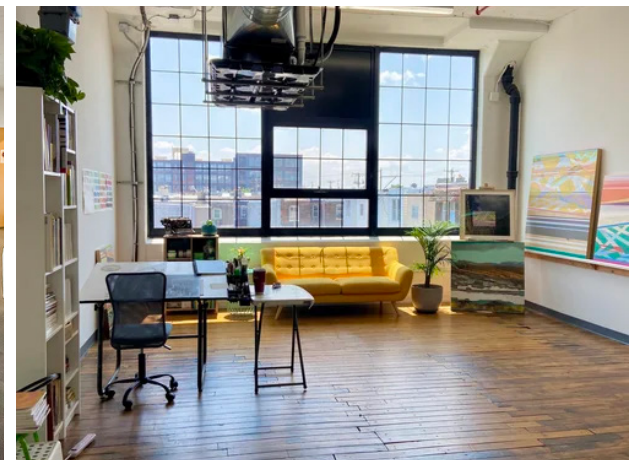
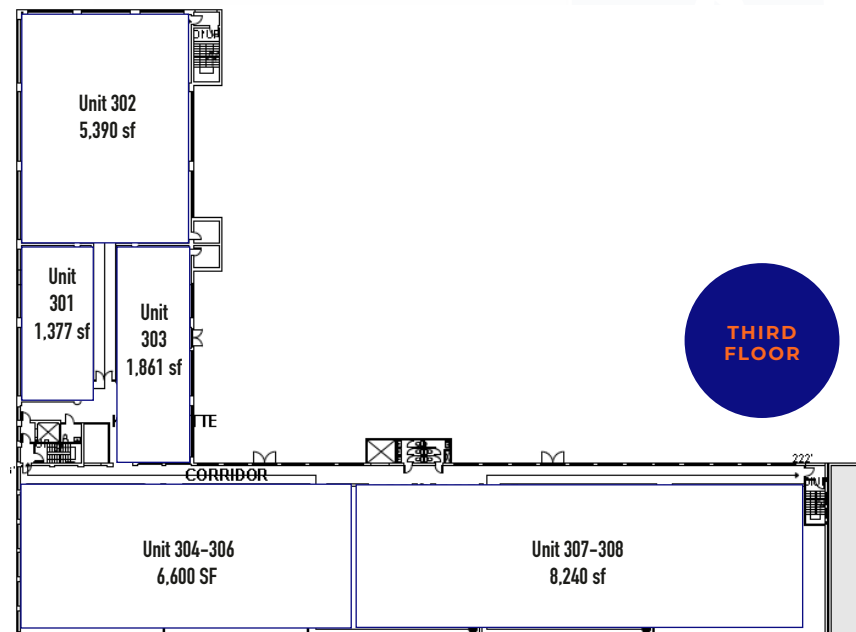
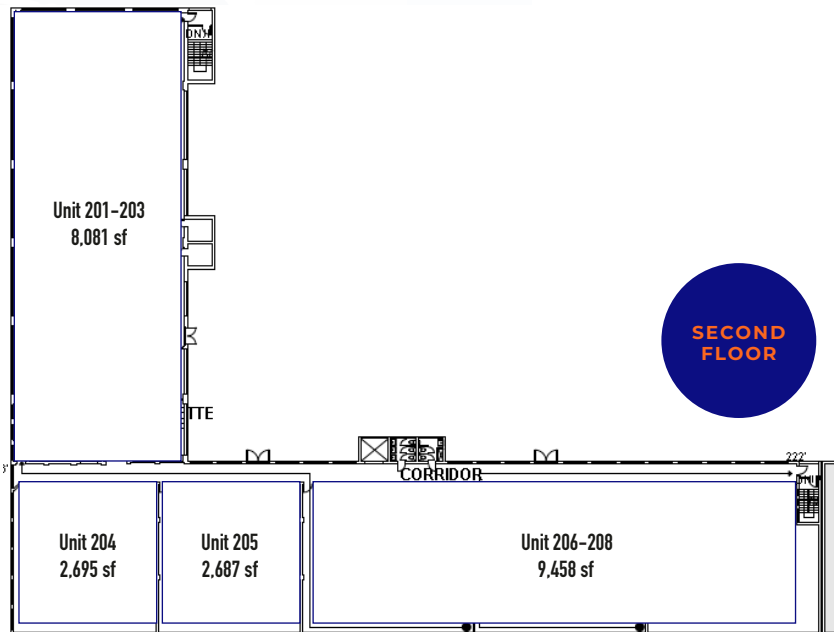


Uses Allowed in Industrial Districts

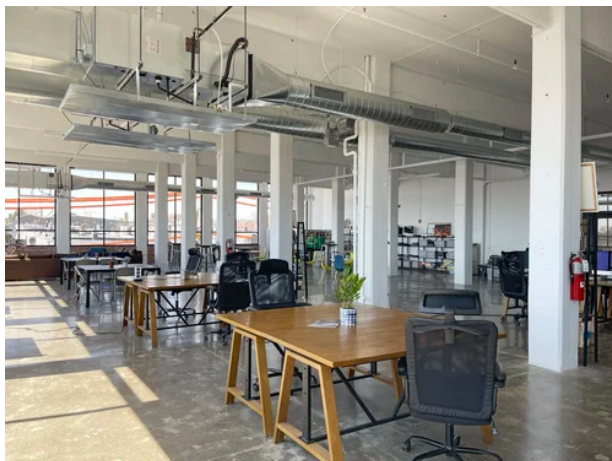
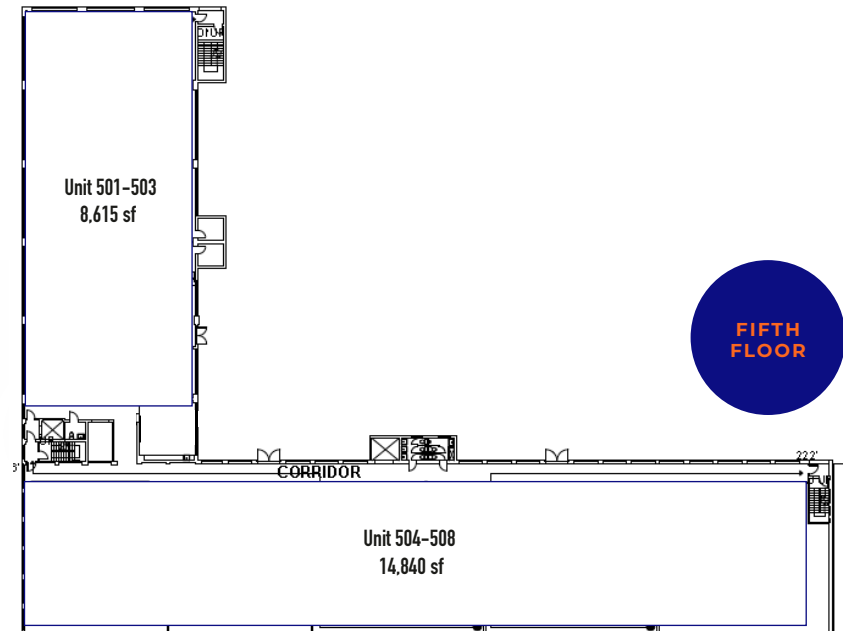
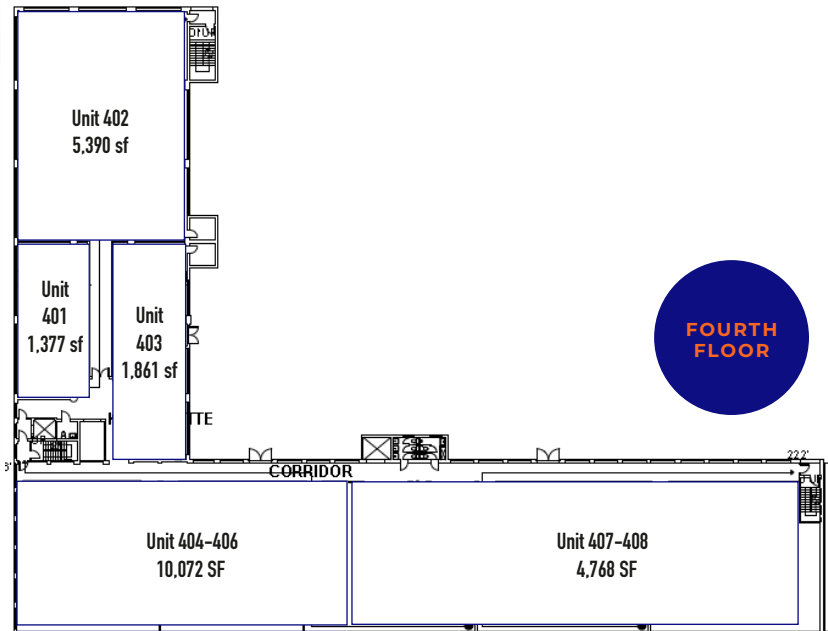
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-2	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	N	
Child Care	N	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	N	
Fraternal Organization	N	
Libraries and Cultural Exhibits	N	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	Y	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY (4)		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	N	
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	
Wearing Apparel and Accessories	N	
COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	S	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	S	14-603 (14)
Assembly and Entertainment (except as noted below)	N	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	N	
Take-Out Restaurant	N	14-603 (6)
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	Y	
Commercial Vehicle Sales and Rental	Y	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
Vehicle Paint Finishing Shop	Y	

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WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	Y	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	S	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	Y	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

FLOOR PLANS



FLOOR PLANS



NEIGHBORHOOD & COMMUNITY IMPACT

Neighborhood: Harrowgate / Kensington

Situated in Philadelphia's historic Harrowgate district, MaKen Studios South sits within a growing urban corridor where legacy industry meets modern creativity. The surrounding neighborhood is seeing renewed investment from makers, small businesses, and community-focused enterprises.

Transit Access

- One block from Tioga Station on the Market-Frankford Line
- Easy access to I-95 and major city routes
- Walkable and transit-friendly for tenants, clients, and visitors

COMMUNITY



MaKen Studios North anchors Shift Capital's "Made in Kensington" initiative — transforming historic industrial buildings into inclusive, mission-driven hubs for makers and entrepreneurs.

Home to 20+ artisans, small manufacturers, and community organizations, MaKen fosters local employment, small business growth, and neighborhood revitalization.



DEMOGRAPHICS

	0.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
Population (2025)	15,267	56,376	176,683
Households (2025)	5,022	19,631	66,025
Median Household Income (2025)	\$35,219	\$40,995	\$44,191
Average Household Income (2025)	\$56,704	\$53,926	\$65,684

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