

NOW LEASING

PHILADELPHIA PA

MAKEN STUDIOS SOUTH

120,000-SF LIGHT MANUFACTURING AND CREATIVE OFFICE SPACE

MAKEN
STUDIOS

SHIFT
CAPITAL

3401 | STREET

AVAILABLE FOR LEASE STUDIO AND COMMERCIAL SPACE

2,000 – 3,000-sf studios and full floor built-to-suit options are available for long-term tenants

—
One block from Septa Tioga El station, providing easy access to residents and to visitors from Center City (15-20 minutes)

—
Upper floor views of City skyline

—
3 elevators – 2 freight, 1 passenger

—
HVAC and LED lighting standard

—
Secure on-site parking and building entry

—
Join 60+ makers, artists, and small businesses already on your block





GREAT SPACE FOR
GALLERY

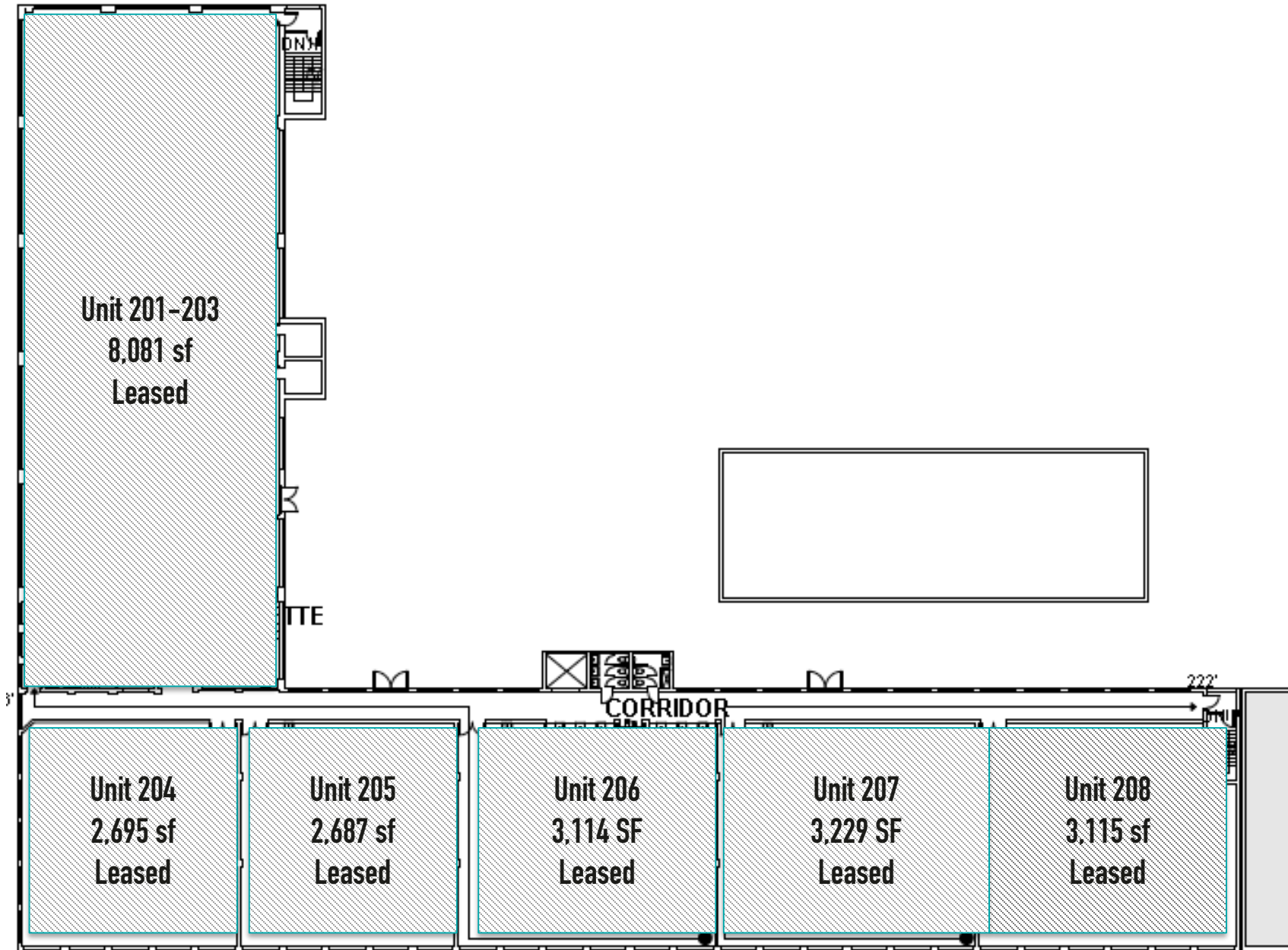


GREAT SPACE FOR STUDIO

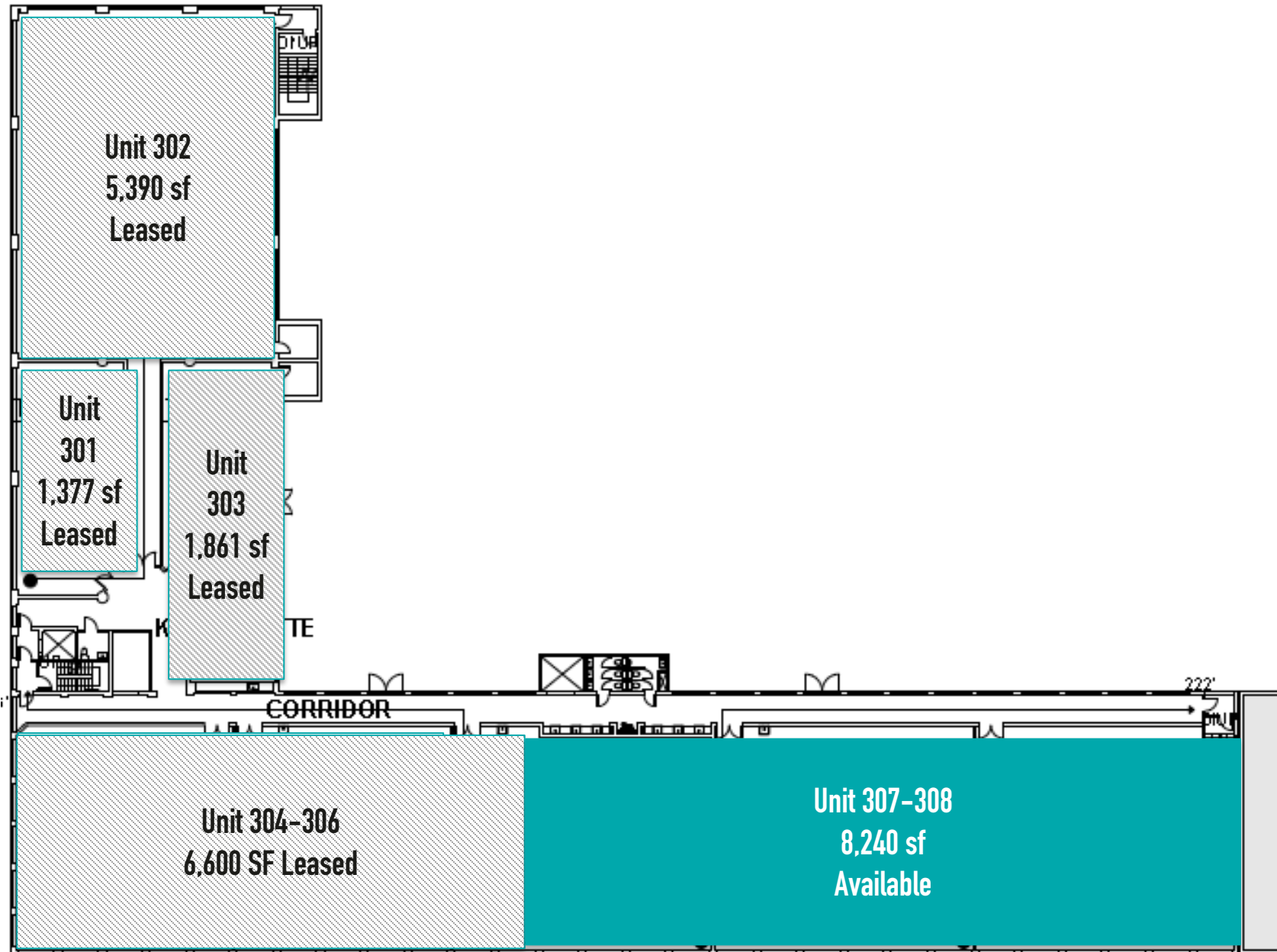


GREAT SPACE FOR
SMALL BUSINESSES & CREATIVE OFFICE USERS
LAUNCHING YOUR IDEAS &
GROWING YOUR BUSINESS

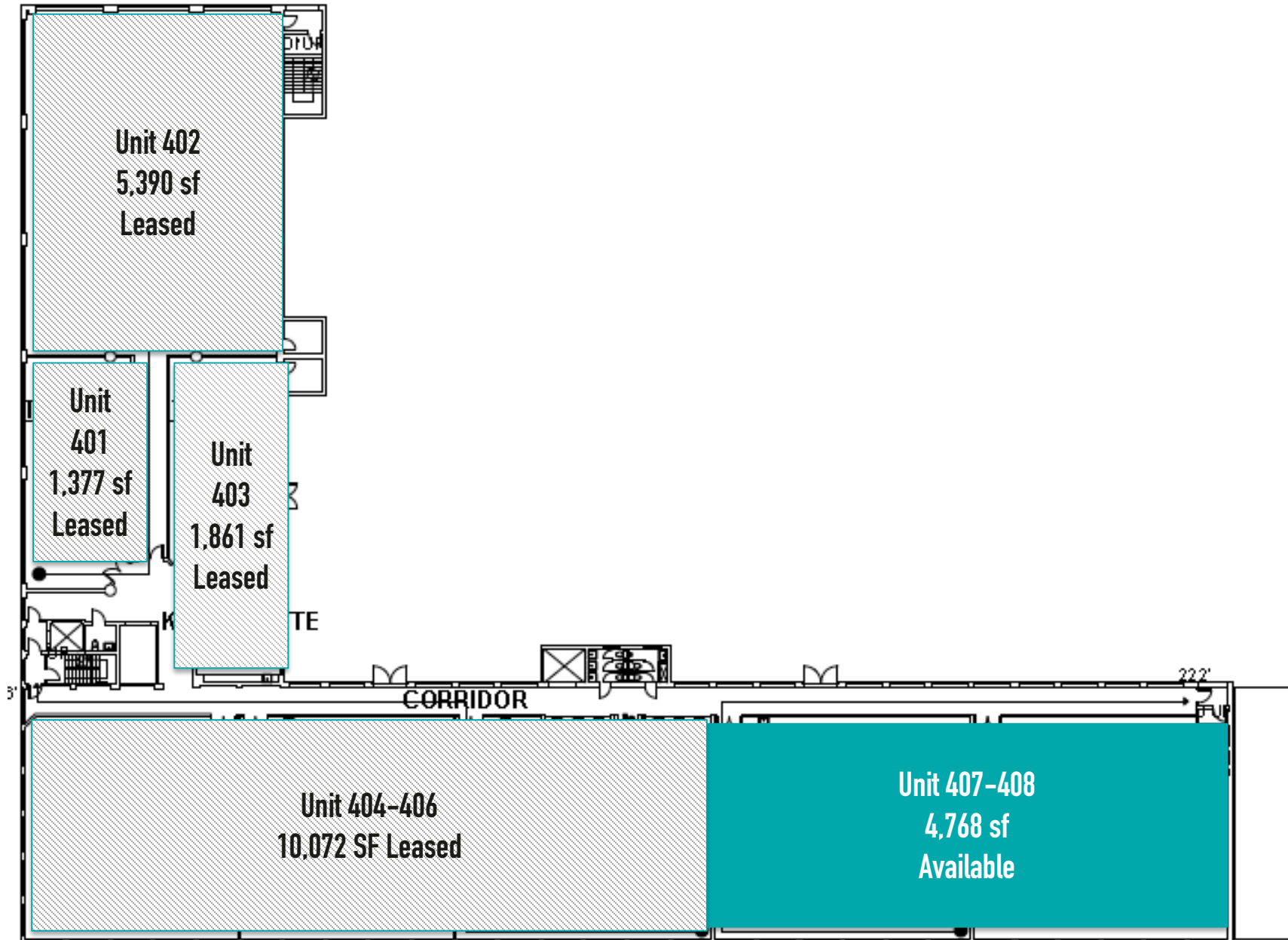
SECOND FLOOR

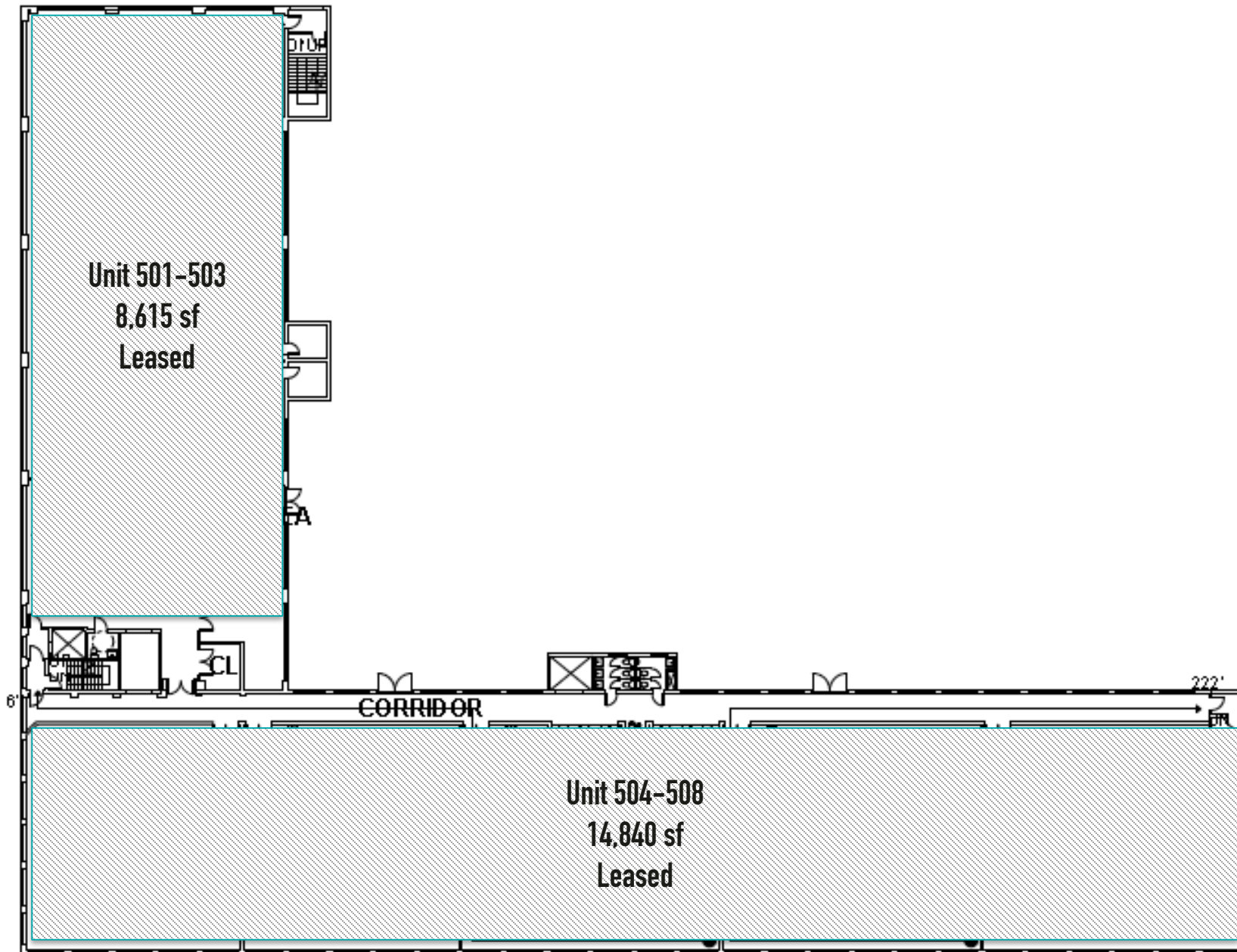


THIRD FLOOR

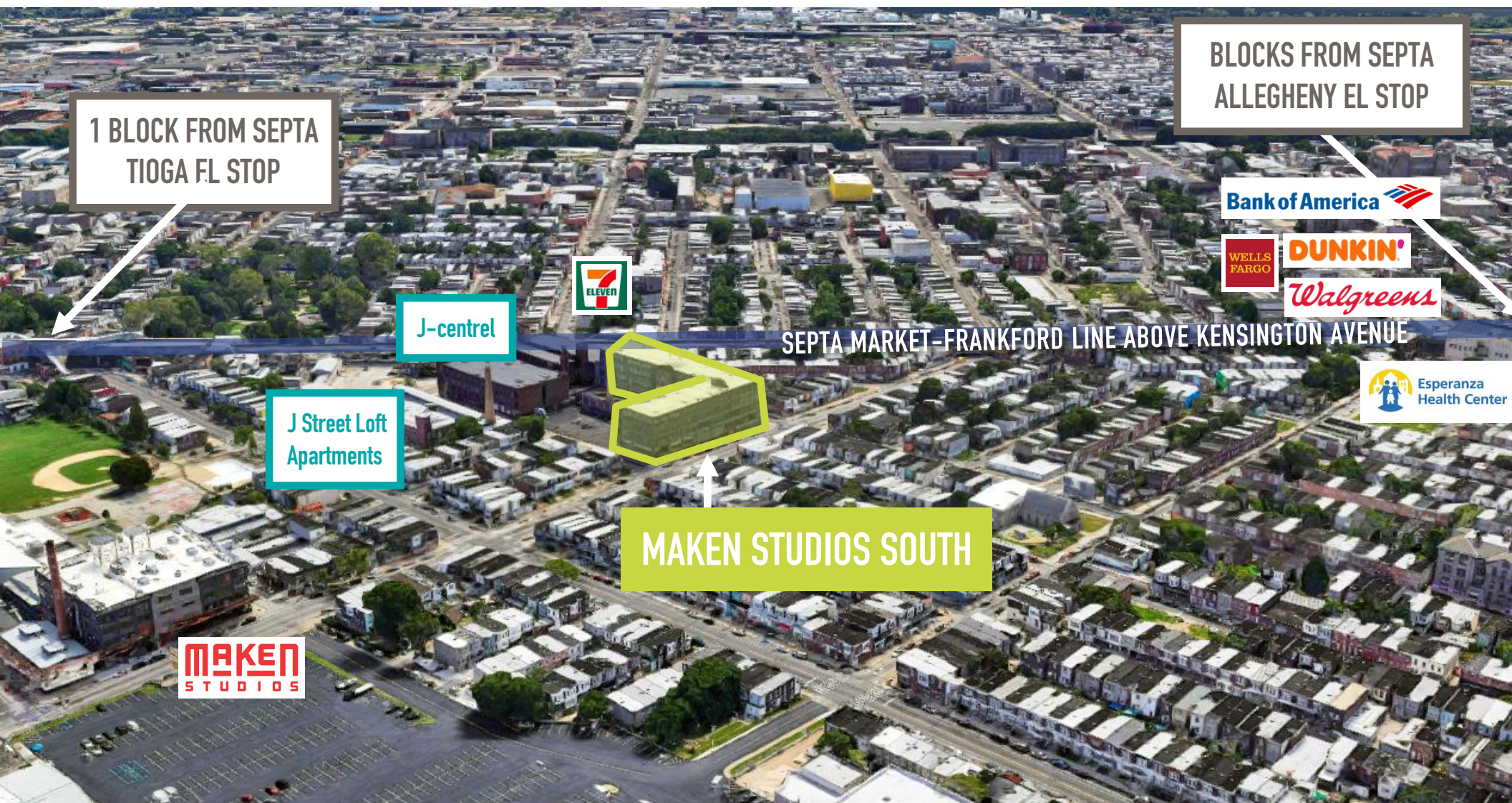


FOURTH FLOOR





PRIME LOCATION ON KENSINGTON AVENUE



MAKEN STUDIOS SOUTH

LIVABILITY SCORES

WALK SCORE

92

WALKER'S PARADISE

TRANSIT SCORE

68

MANY PUBLIC TRANS. OPTIONS

BIKE SCORE

68

BIKEABLE

KENSINGTON AVENUE DEVELOPMENT

- NEW PROJECTS/IMPROVEMENTS
- RECENTLY COMPLETED PROJECTS
- NEW PROJECTS BUILT BY SHIFT
- ESTABLISHED BUSINESSES

Kensington Avenue is a walkable main street serving the growing neighborhoods of Harrowgate, Port Richmond, and East Kensington and connecting the major corridors of Fishtown and Olde Richmond. Its affordability, aesthetically unique storefronts, and accessibility to Center City provide potentially strong daytime business traffic, and nighttime and weekend recreational traffic.



MAKEN STUDIOS
Incubator for medium-sized creative businesses and production facility

JOIN REGIONAL AND LOCAL BUSINESSES ALREADY ON THE AVENUE

Deep Roots Charter School
Education



shiftcapital.us

For leasing inquiries, please contact:

JEFF KAHN
PRINCIPAL

jeff@shiftcapital.us
215.350.0500

STUART HEAN
LEASING AGENT

stuart@shiftcapital.us
267.405.2140



The data in this document has been obtained from sources deemed reliable. We cannot verify it, and we make no guarantee, warranty or representation about its accuracy. Projections, opinions, assumptions or estimates provided are for discussion purposes only and do not represent the current or future performance of a property, location or market.

