



FOR LEASE

2,300 SF CREATIVE STUDIO &
MAKER SPACE — UNIT 5 AVAILABLE



● 441 E. HIGH ST. PHILADELPHIA PA 19144 ●

BLUEPRINT
COMMERCIAL



PROPERTY OVERVIEW

Unit 5 at Braid Mill is a rare opportunity to plant your team inside one of Philadelphia's most purposeful buildings. Housed in a 40,000 sq ft historic textile factory in Germantown, **Braid Mill** is home to some of the city's most influential nonprofits, founders, and mission-driven organizations — and **Unit 5** is an invitation to join them.

This 2,300 sq ft open-plan studio with private office offers light manufacturing, production, maker, and creative businesses a flexible, high-character space with real loading capability and direct street access. Whether you're producing, building, creating, or growing — this space is built for it.

→ AT A GLANCE

- ±2,300 SF open studio with side office
- Two roll-up garage doors with loading capability
- Dual access: interior building entrance + direct exterior entrance
- Individual electric meter; utilities not included; no gas
- Full building access and amenities for all company members
- Monthly booking credits (~10% of monthly rent) included
- Part of the 40,000 SF Braid Mill campus, Germantown, Philadelphia





FEATURES & AMENITIES

Building Highlights

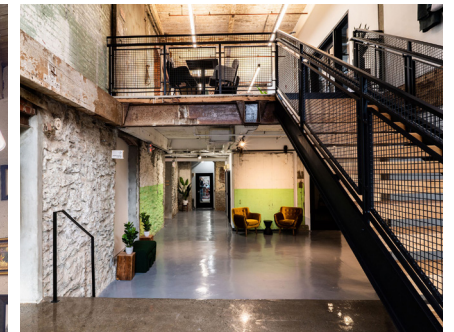
- Keyless app entry and member portal
- Free coffee and tea
- Shared kitchen + outdoor kitchen
- Gated parking lot
- Conference room access
- Discount space bookings
- Member programs and events throughout the year
- Full building access for all members of your organization

Character & Design

- Historic textile factory conversion with authentic industrial character
- High ceilings and abundant natural light
- Exposed architectural details throughout
- Large windows; warm, lived-in aesthetic

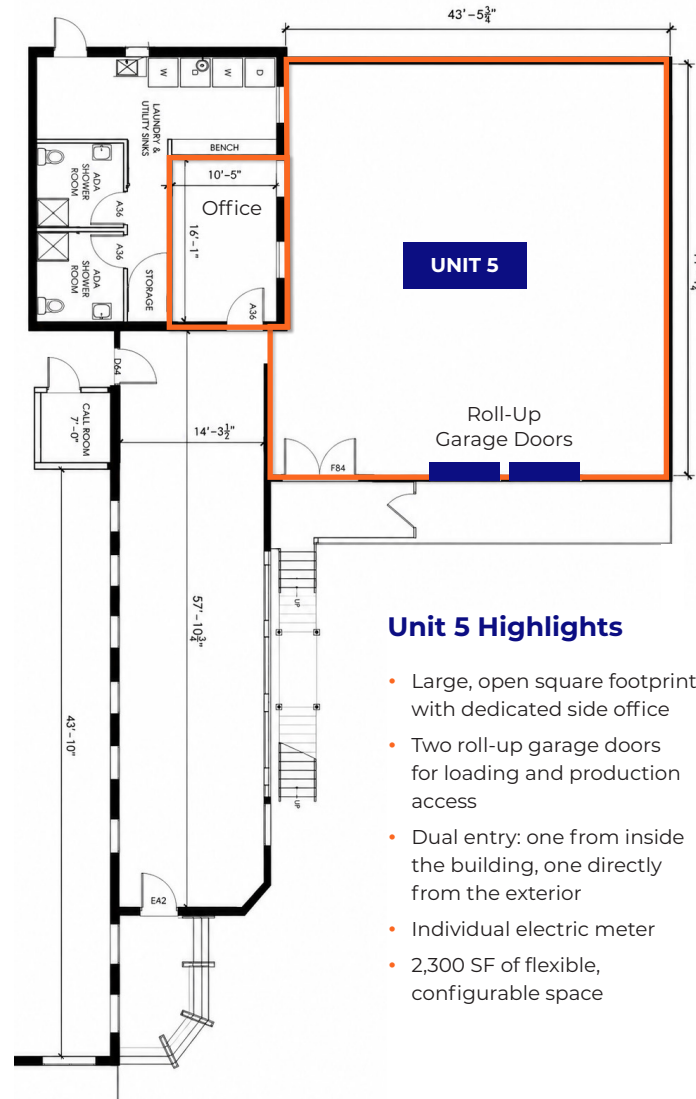
Booking Credits

Members receive approximately 10% of monthly rent in booking credits each month, applied toward conference rooms and shared spaces throughout the building. A \$5,500/month lease, for example, includes \$550 in monthly credits.





SITE PLAN / UNIT LAYOUT



Unit 5 Highlights

- Large, open square footprint with dedicated side office
- Two roll-up garage doors for loading and production access
- Dual entry: one from inside the building, one directly from the exterior
- Individual electric meter
- 2,300 SF of flexible, configurable space

THE BRAID MILL COMMUNITY

Makers, Founders, and Mission-Driven Organizations

Braid Mill is home to some of Philadelphia's most impactful nonprofits, creative businesses, and social enterprises. The community here isn't incidental — it's the point. Members choose Braid Mill for the neighbors as much as the space. Notable studio tenants include:





NEIGHBORHOOD & COMMUNITY IMPACT

Neighborhood: Germantown, Philadelphia

Braid Mill sits in Germantown — one of Philadelphia’s oldest and most culturally rich neighborhoods, and one of its most energized for creative and community-driven work. The surrounding corridor is home to longstanding institutions, emerging businesses, and a tight-knit community that values craft, purpose, and place.

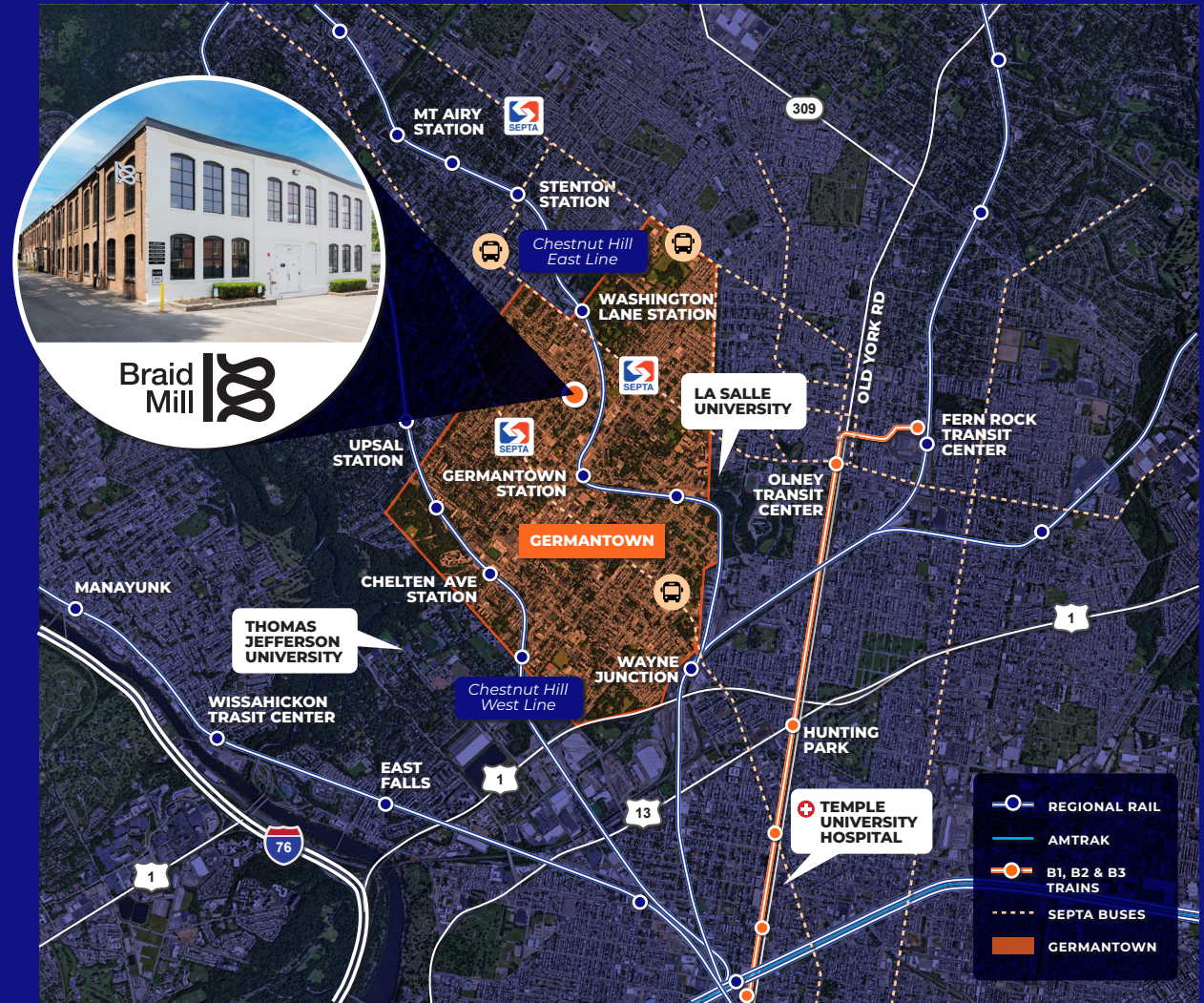
Unit 5 positions your organization inside a building that has become a hub for the people shaping what’s next in Philadelphia.

Transit Access

- Accessible via SEPTA Regional Rail (Chestnut Hill East and West lines) and multiple bus routes
- Convenient access to Route 1 (Germantown Avenue) and I-76
- Walkable neighborhood with ample on-site gated parking

Community Impact

Braid Mill exists to create the conditions where meaningful work and meaningful connection intersect. It’s built for purpose, grounded in place, and centered on people — and every tenant is part of making that real.



DEMOGRAPHICS

	0.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
Population (2025)	11,733	43,744	152,065
Households (2025)	4,687	18,398	65,570
Median Household Income (2025)	\$33,456	\$49,415	\$55,952
Average Household Income (2025)	\$52,538	\$70,046	\$78,105



LOCAL AMENITIES



Braid Mill



● 441 E. HIGH ST. PHILADELPHIA PA 19144 ●



Gerry Smith

Principal
M. 610-509-3690

gerry@blueprintcommercial.com

Maddie Whitehead

Managing Principal
M. 610-742-4863

maddie@blueprintcommercial.com

Christie Hans

Leasing Associate
M. 484-370-7887

christie@blueprintcommercial.com

BLUEPRINT
COMMERCIAL

Oxford Mills | 100 W. Oxford St., Suite E-2100 | Philadelphia, PA 19122