



MAKEN STUDIOS SOUTH

3401 I Street, Philadelphia, PA 19134

1,000 – 20,000 SF Remaining for Lease

MAKEN
STUDIOS

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Property Overview

Kensington has long been known as The Workshop of the World—a thriving industrial hub where makers, artisans, and manufacturers transformed ideas into reality. Inspired by this history, MaKen Studios was borne out of “Made in Kensington,” a tribute to the neighborhood’s legacy of craftsmanship, ingenuity, and enterprise.

Today, MaKen Studios continues this tradition by offering flexible, high-quality workspaces designed for a new generation of creators, entrepreneurs, and businesses. Whether you’re a solo artisan, an early-stage startup, or an established organization, MaKen Studios provides an environment where innovation flourishes and businesses grow.

At MaKen Studios, we believe that where you work should inspire what you create. That’s why our community is designed to bring together entrepreneurs, artists, makers, and businesses that share a commitment to building, innovating, and revitalizing Kensington’s industrial heritage.

Our spaces are not just places to work—they’re places to connect, collaborate, and push the boundaries of what’s possible. Tenants benefit from networking opportunities, workshops, and industry events, creating an environment that supports both personal and professional growth.

Be part of a movement that celebrates Kensington’s past while shaping its future. Whether you are a maker, designer, tech innovator, or manufacturer, MaKen Studios offers the space, resources, and community to help your business thrive.

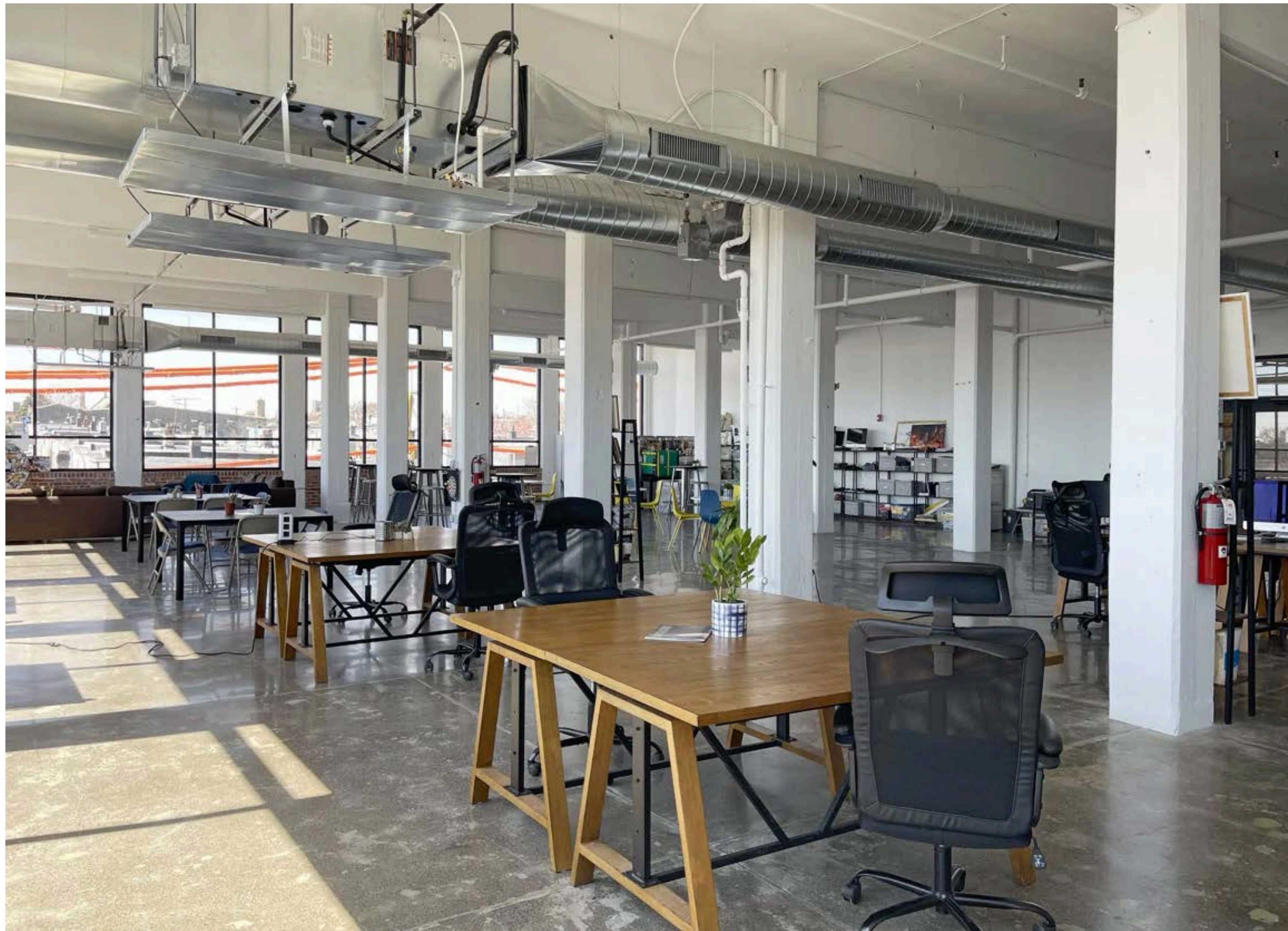
120,000 SF
BUILDING

1,000 – 20,000 SF
AVAILABLE FOR LEASE

\$17.00 PSF
STARTING BASE RENT

I-2
ZONING

60+
MAKERS, ARTISANS,
AND SMALL
BUSINESSES



FLEXIBLE LEASING OPTIONS

Small studios, collaborative workspaces, and larger industrial suites are available

INDUSTRIAL CHARACTER

High ceilings, exposed structural elements, and original architectural details

MODERN FUNCTIONALITY

Abundant natural light, open layouts, and upgraded infrastructure

DIVERSE TENANT COMMUNITY

Home to a wide range of businesses, including artists, manufacturers, designers, and tech startups

STRATEGIC LOCATION

MaKen Studios provides easy access to major highways, public transportation, and key commercial corridors

AMENITIES THAT MATTER

Secure access, high-speed internet, loading docks, freight elevators, and shared community spaces



The MaKen Studios Community



GREENLINE ACCESS CAPITAL
BREAKING BARRIERS TO ENTREPRENEURIAL SUCCESS



Kismet **BAGELS**

NOOR
BY GRANT BLVD

SAFE HUB[®]
PHILADELPHIA

EPHEMERON LABS INC.

Join the 60+ makers, artisans, mission and civic focused groups

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

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

About the Neighborhood:

Located in the heart of the Kensington-Harrowgate neighborhood, MaKen South offers a dynamic and accessible location along Kensington Avenue, with immediate access to the Market-Frankford Line—providing seamless connectivity to Center City and beyond. This vibrant community is home to a growing creative and entrepreneurial spirit, blending historic character with new energy.

Just steps away, a diverse selection of restaurants and cafés reflects the neighborhood's rich cultural influences. Whether you are in the mood for a specialty coffee at Càphê Roasters, award-winning Mexican cuisine at Cantina La Martina, or authentic Vietnamese flavors at Café Mi Quang, there's something for every palate. Longtime local favorites like Sherry's and El Coqui continue to serve as cornerstones of the community, offering comforting classics that have stood the test of time.

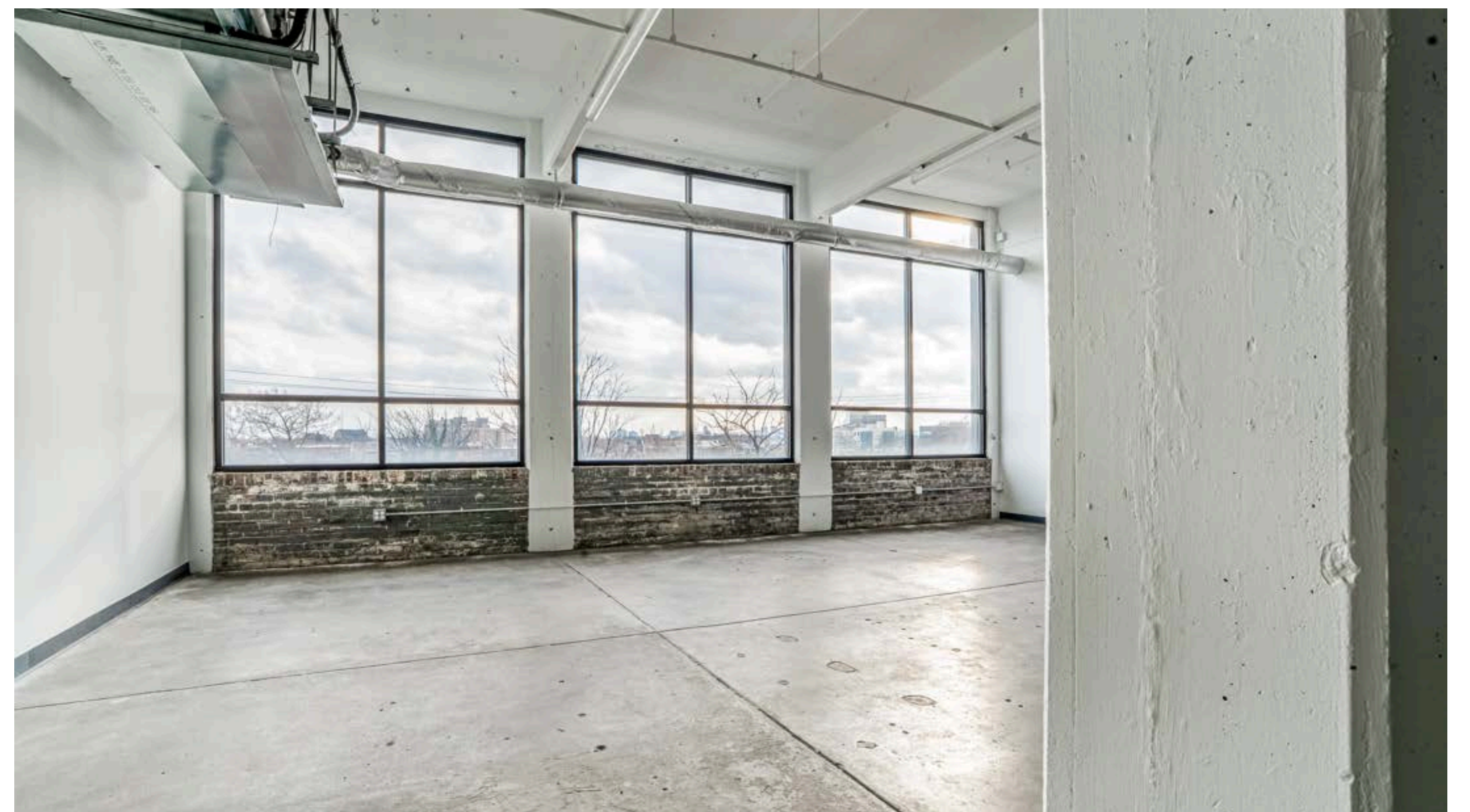
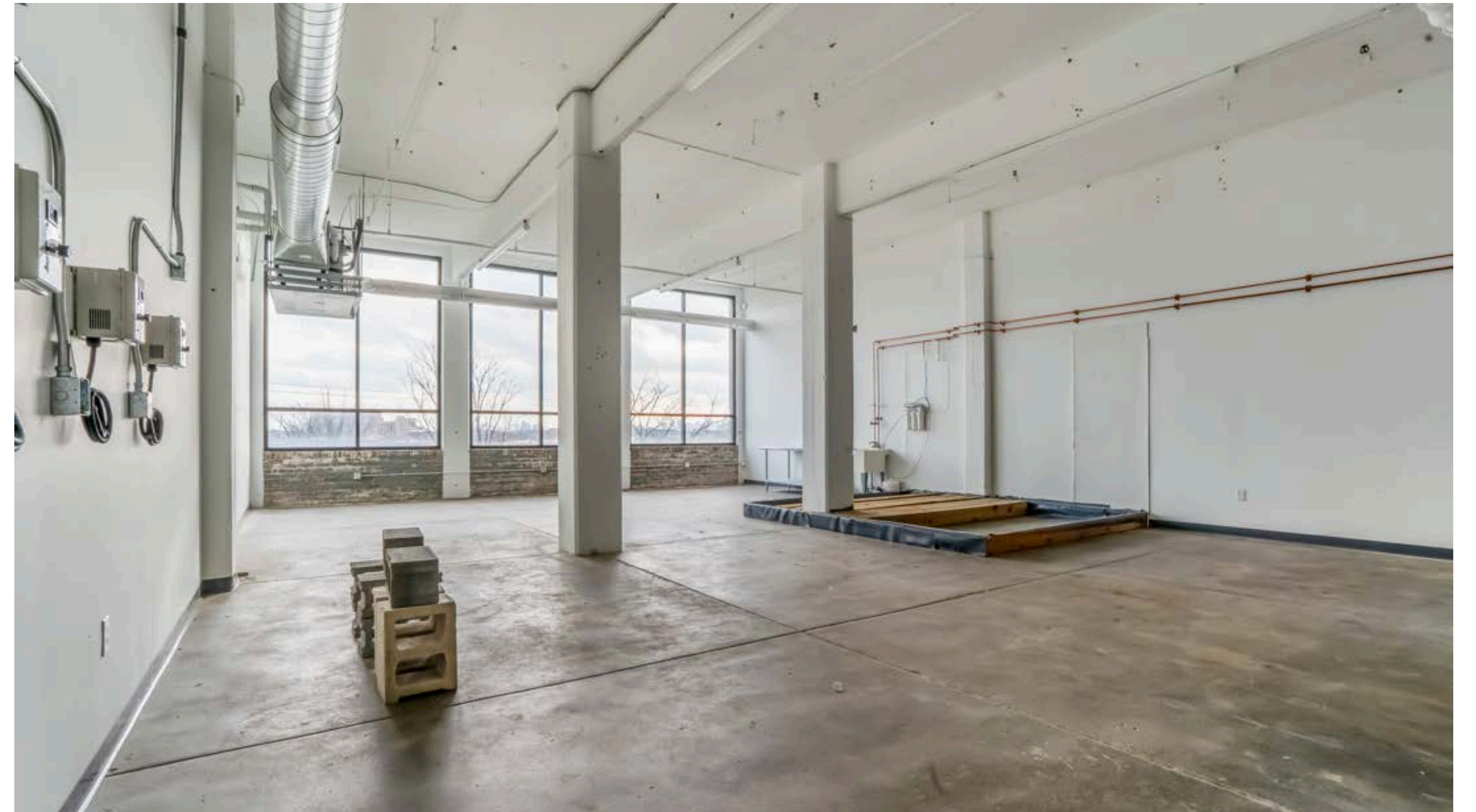
Beyond dining, Kensington is home to a thriving arts scene, unique small businesses, and a collaborative maker culture. Murals and creative spaces highlight the area's artistic legacy, while nearby green spaces and community initiatives contribute to its continued revitalization.

MaKen South places you in the center of it all—a neighborhood where history meets innovation, and where businesses, artists, and residents come together to shape a vibrant future.



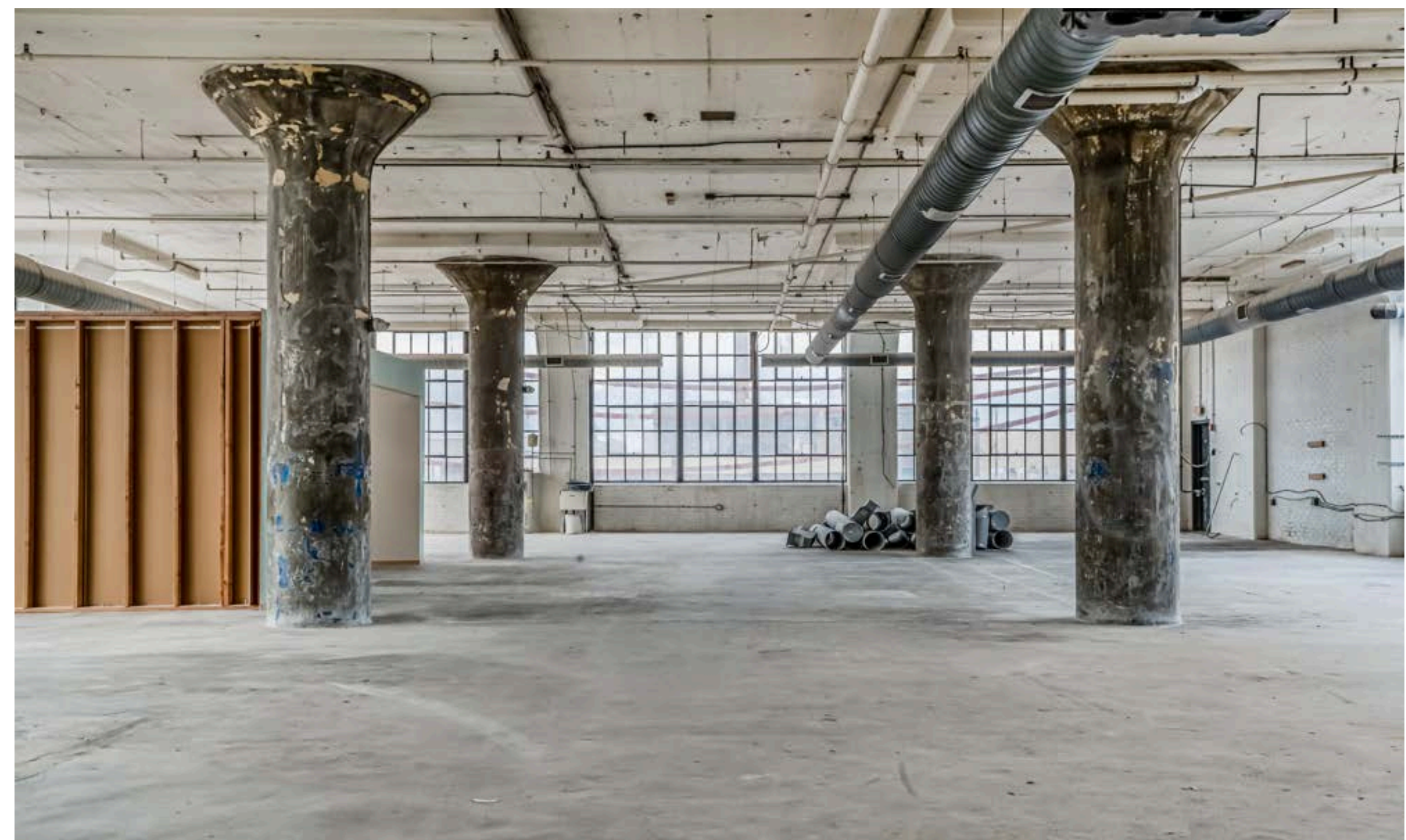
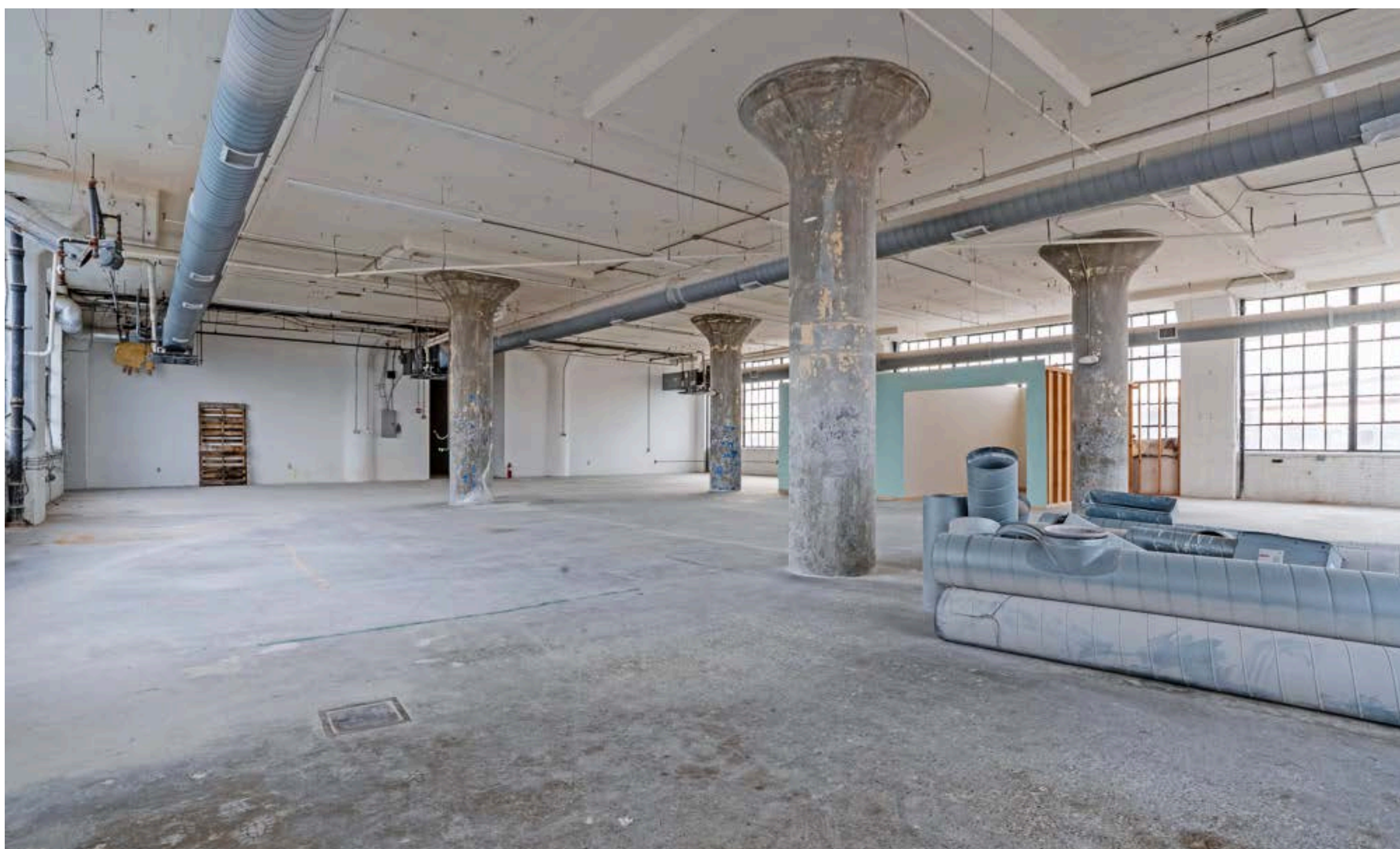
Unit 306

Unit 306 is a versatile maker/artist studio spanning **1,620 SF**. Previously utilized by *Strivers Row*, a craft rum and whisky producer for production and bottling, this space is well-suited for a variety of creative and small-scale production uses. The space is has onsite parking, energy-efficient lighting, and HVAC. This unit has access to two freight and one passenger elevators.



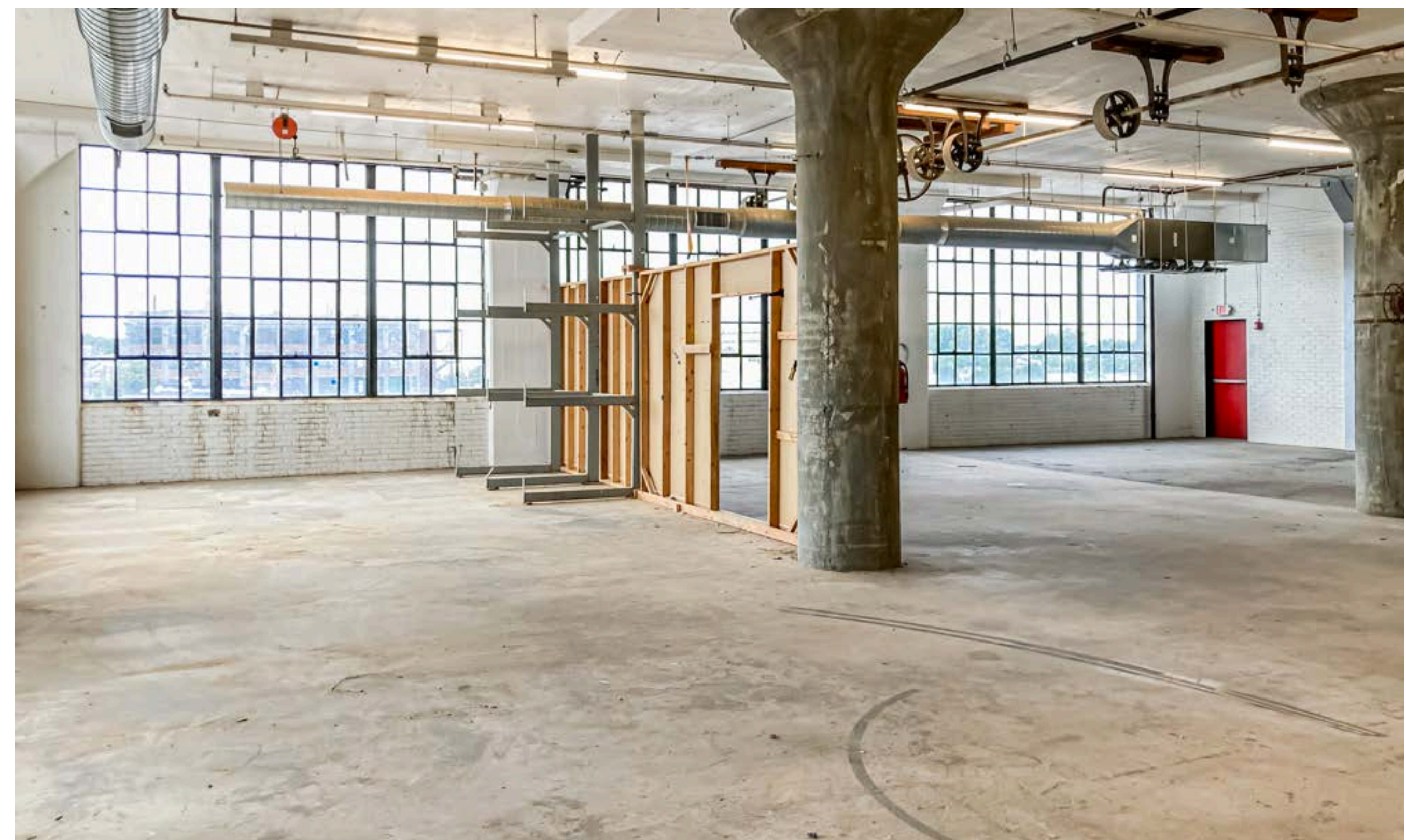
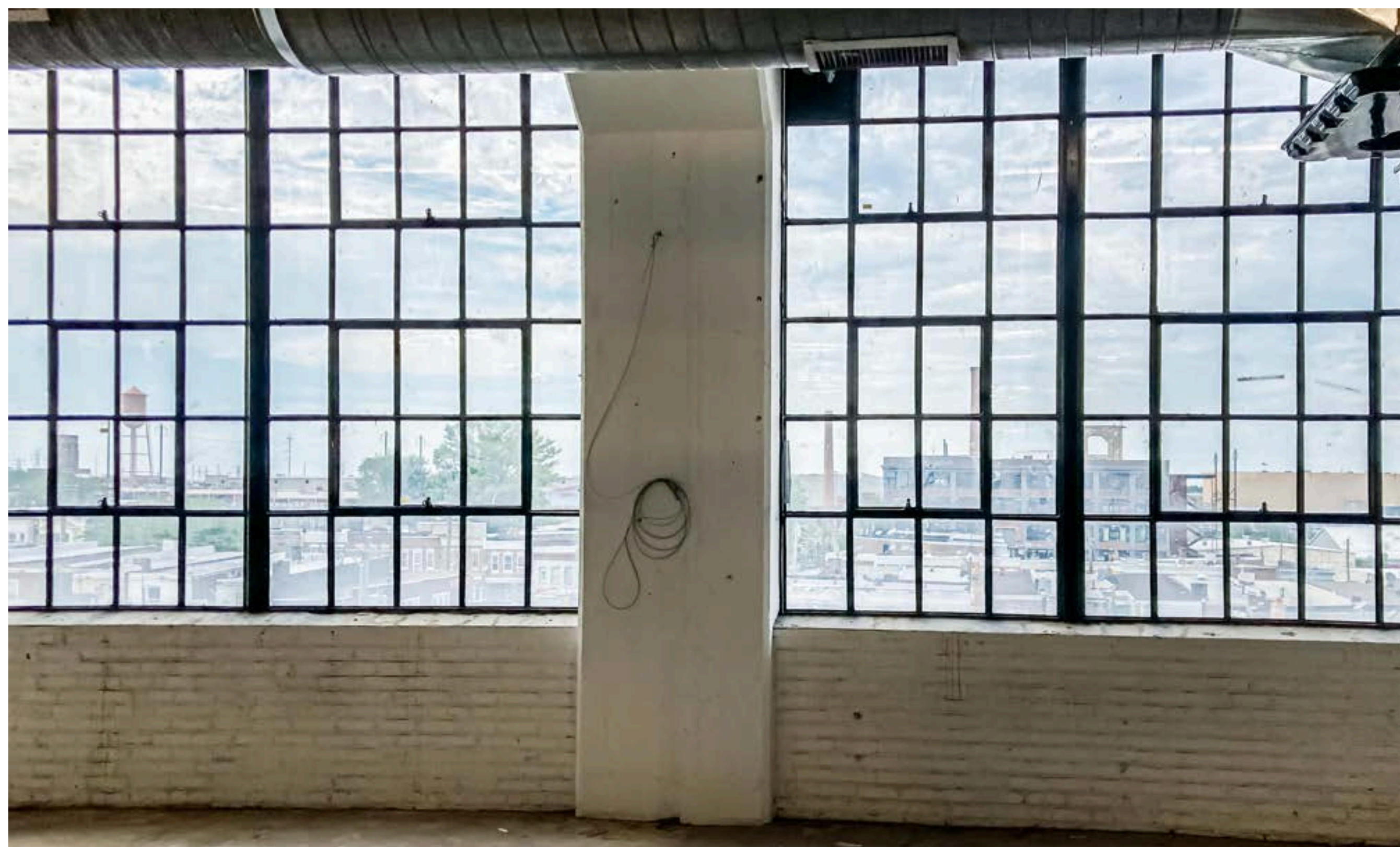
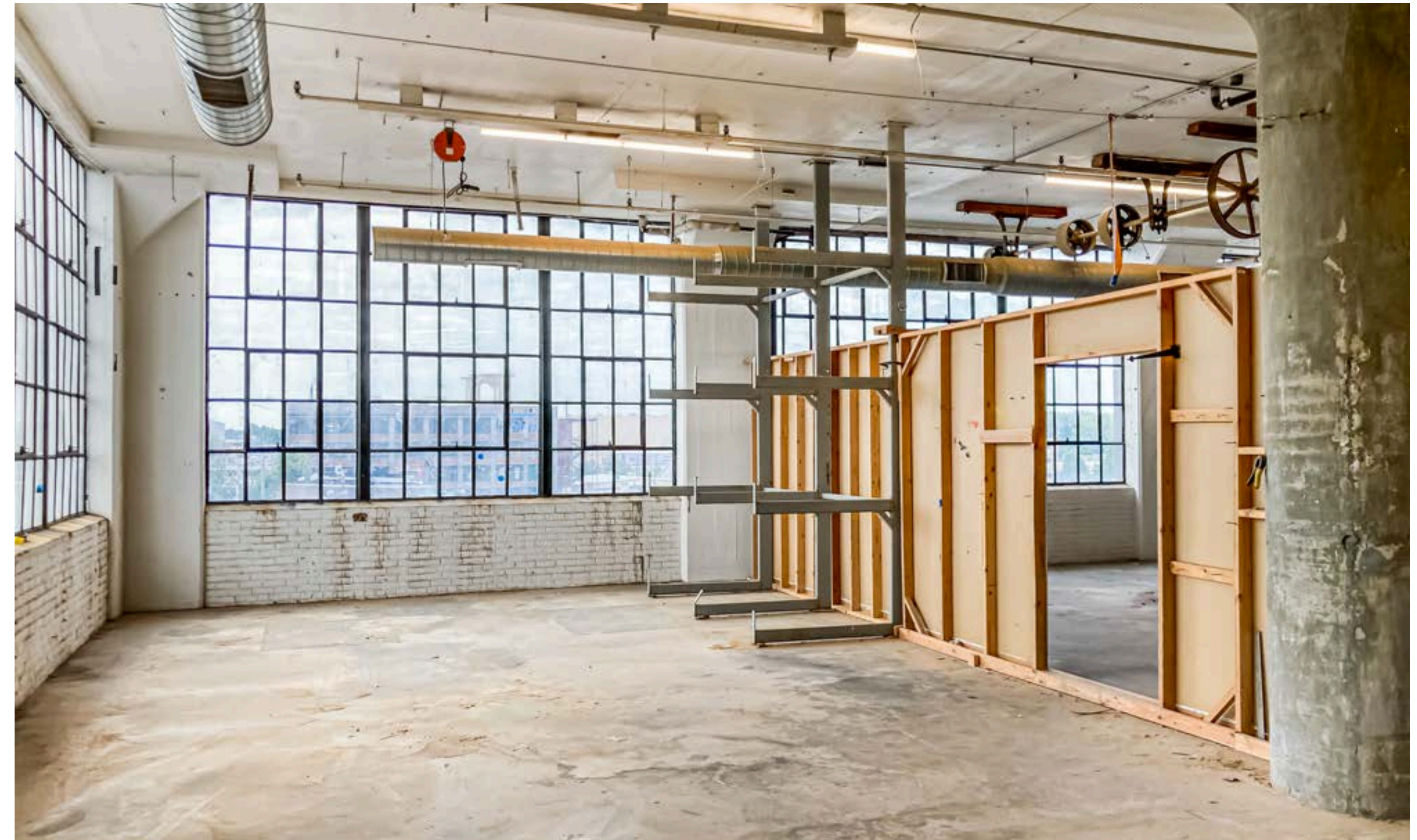
Unit 302

Unit 302 is a **5,400 SF** space that was previously used by *Felt + Fat*, a ceramics company. It features large windows and an open layout, making it suitable for a wide array of uses, from new office setups to maker/artist spaces. The space has onsite parking, energy-efficient lighting, HVAC, and elevator access. This unit has access to two freight and one passenger elevators.



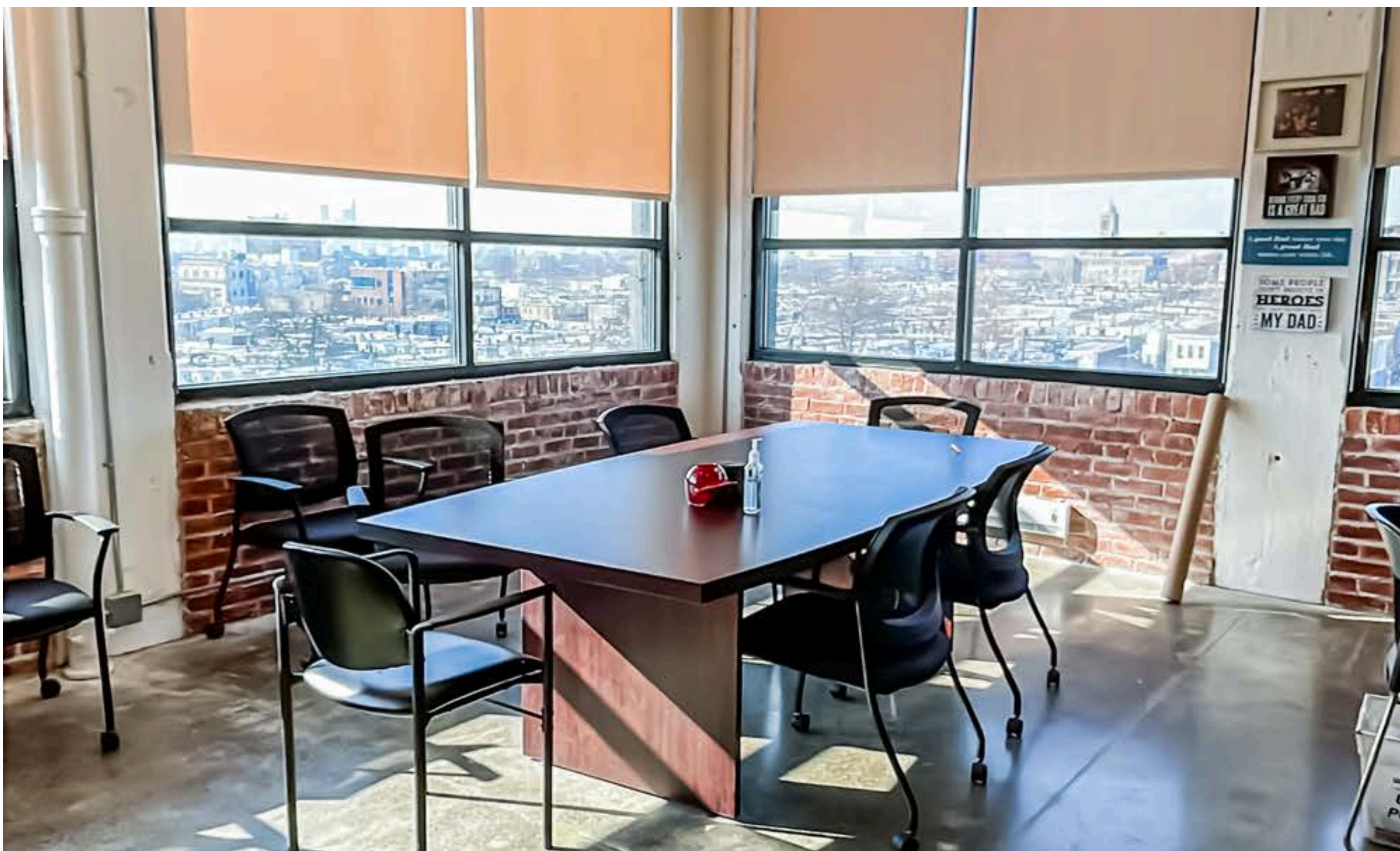
Unit 402

Unit 402 is a **5,400 SF** space features, large windows and an open layout, making it suitable for a wide array of uses, from new office setups to maker/artist spaces. This unit has access to two freight and one passenger elevators.

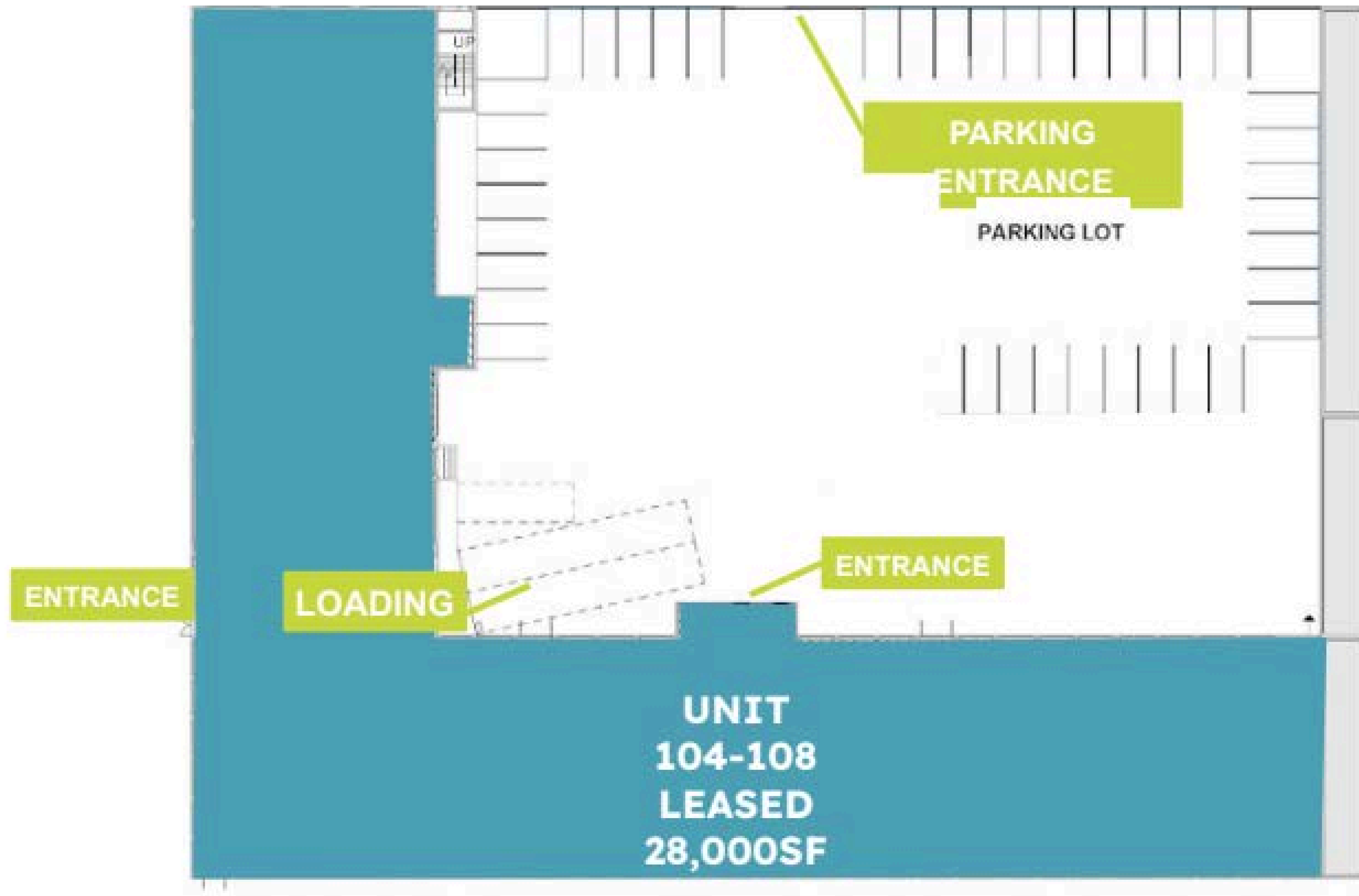


Units 504-508

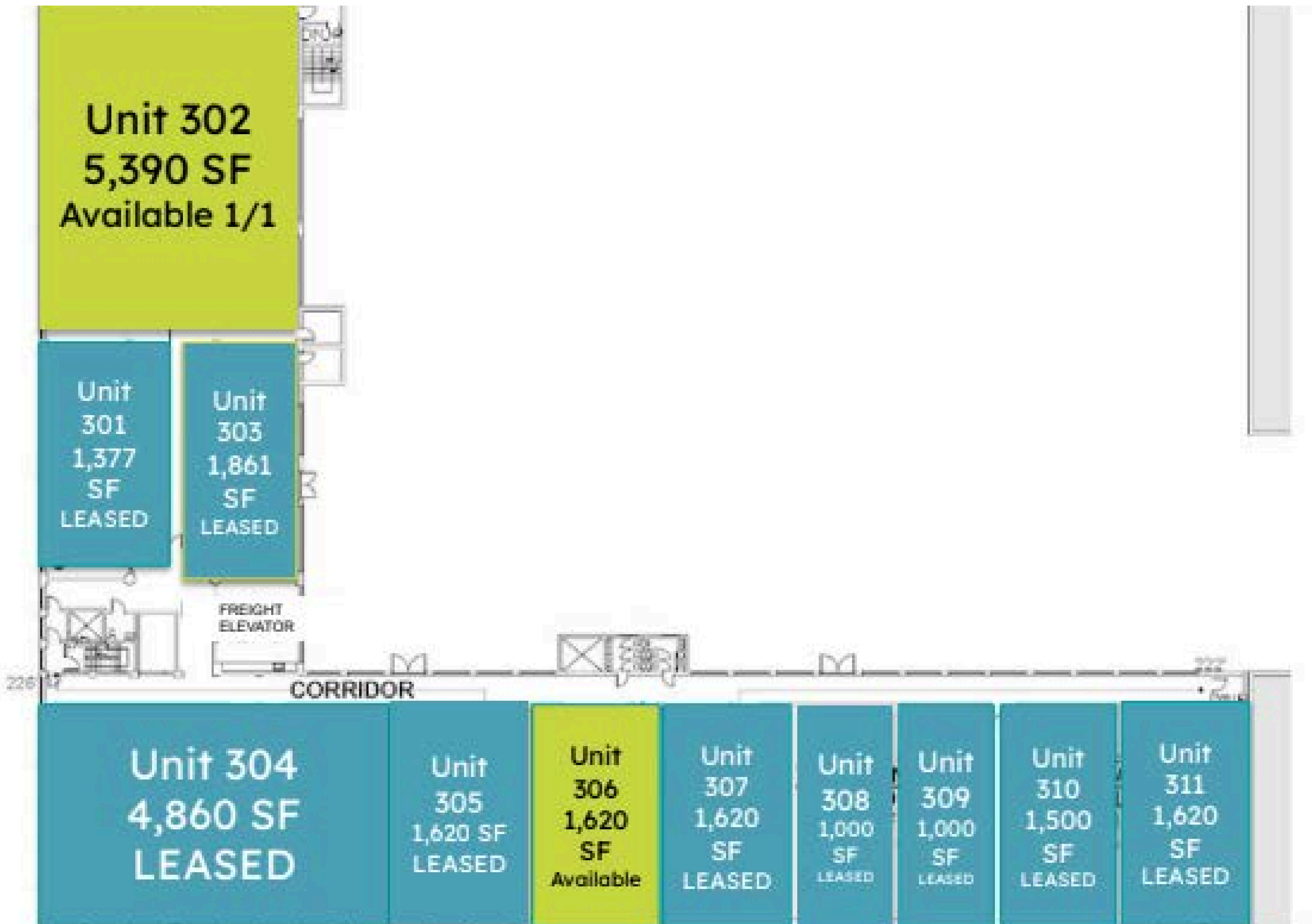
Units 504-508 encompass approximately **20,000 SF** and were formerly occupied by a client-facing social service agency. This move-in ready space includes an ample waiting area for clients, staff offices for programming, and areas for a potential tenant to meet with clients while also maintaining back-office operations. The space includes onsite parking, energy-efficient lighting, and HVAC. This unit has access to two freight and one passenger elevators.



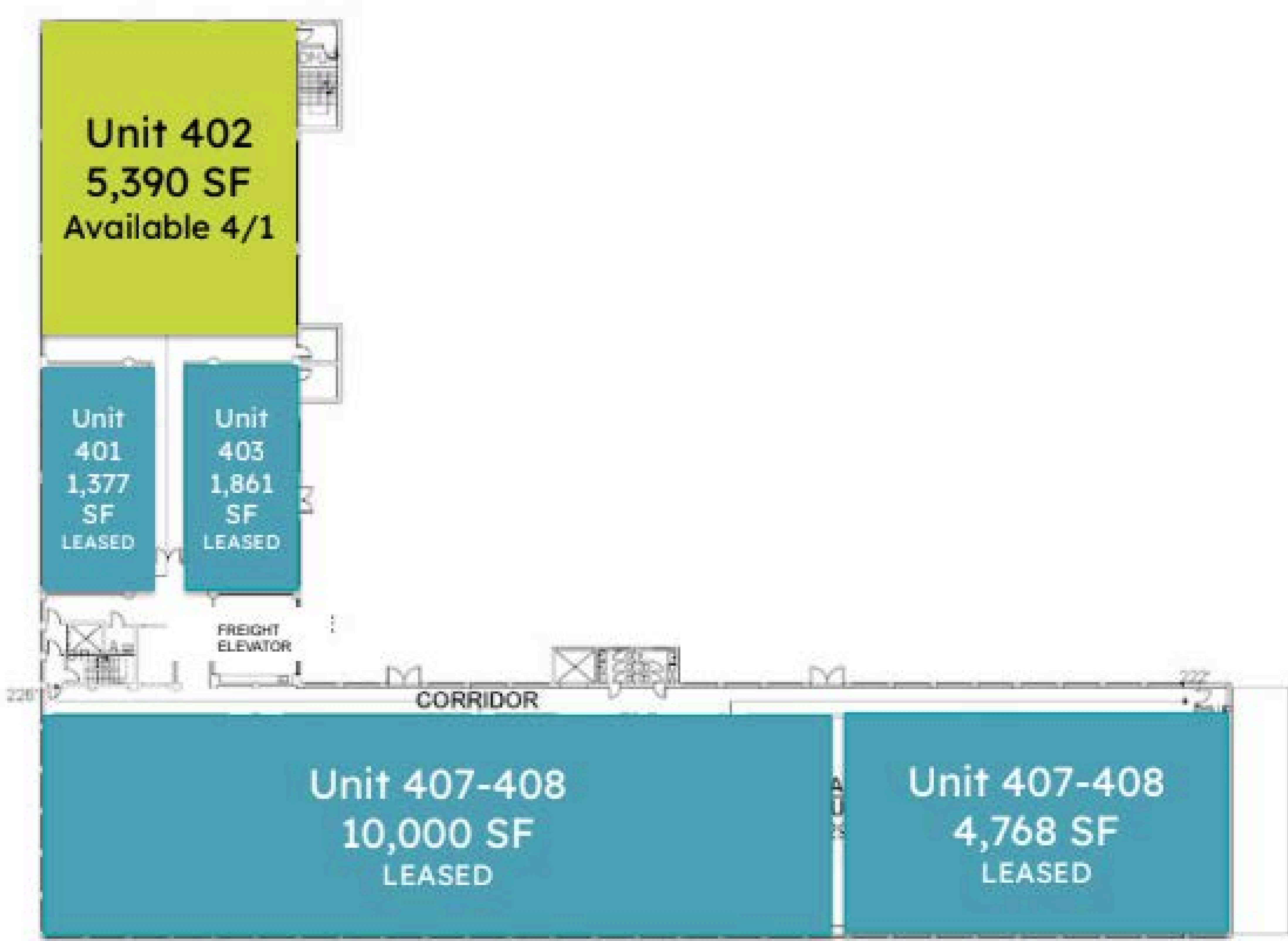
Floor Plan - Ground Floor



Floor Plan - 3rd Floor



Floor Plan - 4th Floor



Floor Plan - 5th Floor



Locator Map





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LEASED BY:

BLUEPRINT
COMMERCIAL