

MAKEN

STUDIOS-NORTH

PREMIER ADAPTIVE REUSE CAMPUS
INVESTMENT OFFERING

3525 I STREET,
PHILADELPHIA, PA 



OFFERING MEMORANDUM

BLUEPRINT
COMMERCIAL

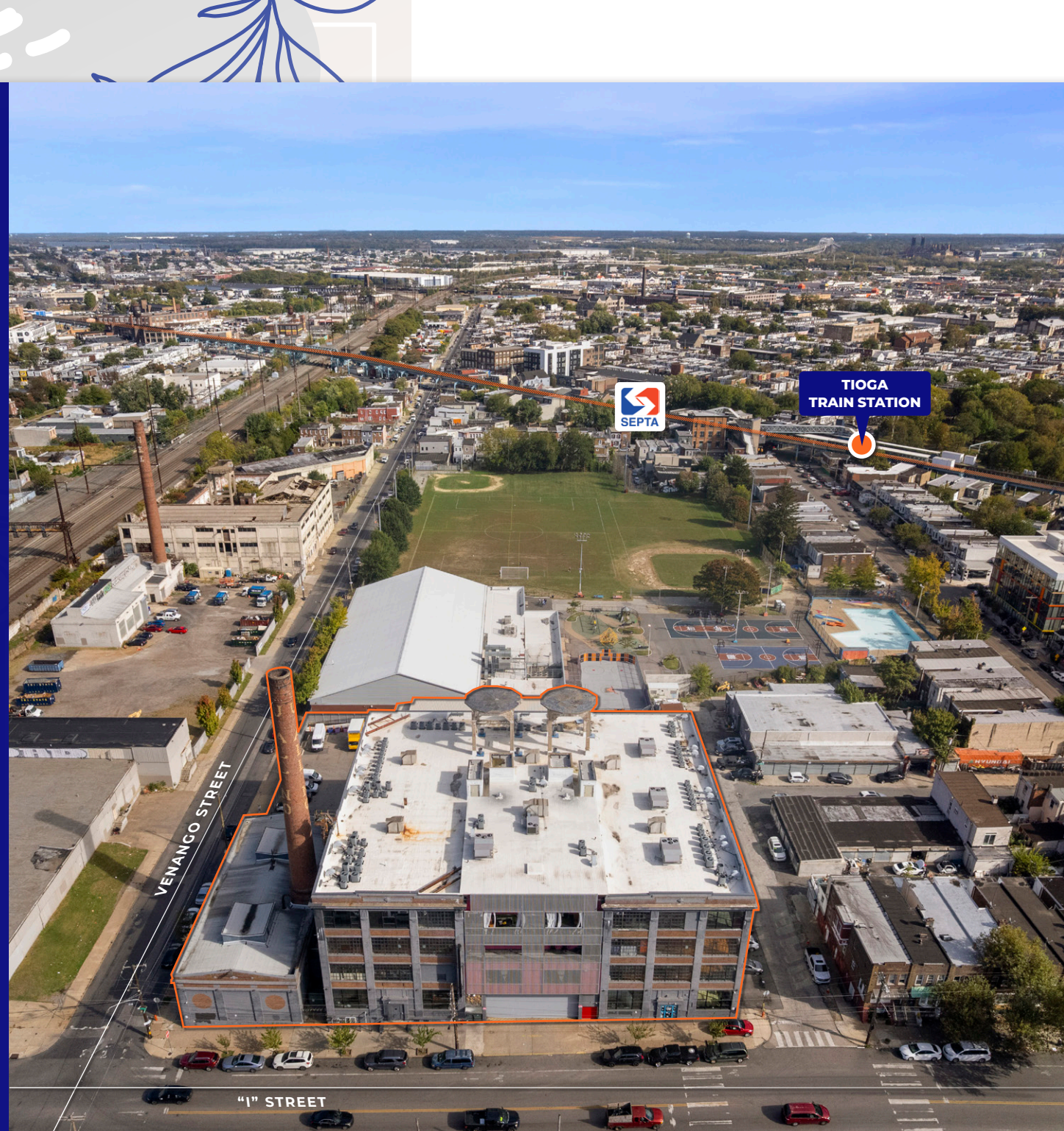
WOOD WORKERS. AUTHORS. DESIGNERS. ARTIST. MAKERS. CHEFS. BAKERS. SCIENTIFIC RESEARCH. NON-PROFITS.

PROPERTY OVERVIEW

MaKen Studios North represents a unique social-impact investment opportunity within Philadelphia's industrial corridor. One of two large adaptive reuse industrial buildings redeveloped by Shift Capital, the property was designed to serve makers, creatives, small manufacturers, and entrepreneurs. Originally built in the 1910s for the Richardson Mint Company and later operating for decades as a retail and warehouse facility (JoMar, discount textiles), it has since been transformed into a thriving creative and light-industrial hub for production, studios, and small businesses. While not a ground-up development site, it offers strong potential for continued repositioning and community-oriented investment through adaptive reuse and strategic leasing.

AT A GLANCE

- ±120,000 SF adaptive reuse industrial building
- Studios: ~500–3,500 SF; Event Space with 500-person capacity
- Tenant mix: Artists, culinary producers, small creative and light manufacturing businesses
- Located two blocks from Tioga Stop (Market-Frankford El Train)
- 100+ Tenants
- IRMX Zoning (Industrial Residential Mixed-Use)



FEATURES & AMENITIES



Building Highlights

- 24/7 access; heat & AC
- WiFi and security cameras
- Remote access/electronic key systems
- Package/mail room with Luxor Lockers
- Passenger and freight elevators
- Loading docks

Character & Design

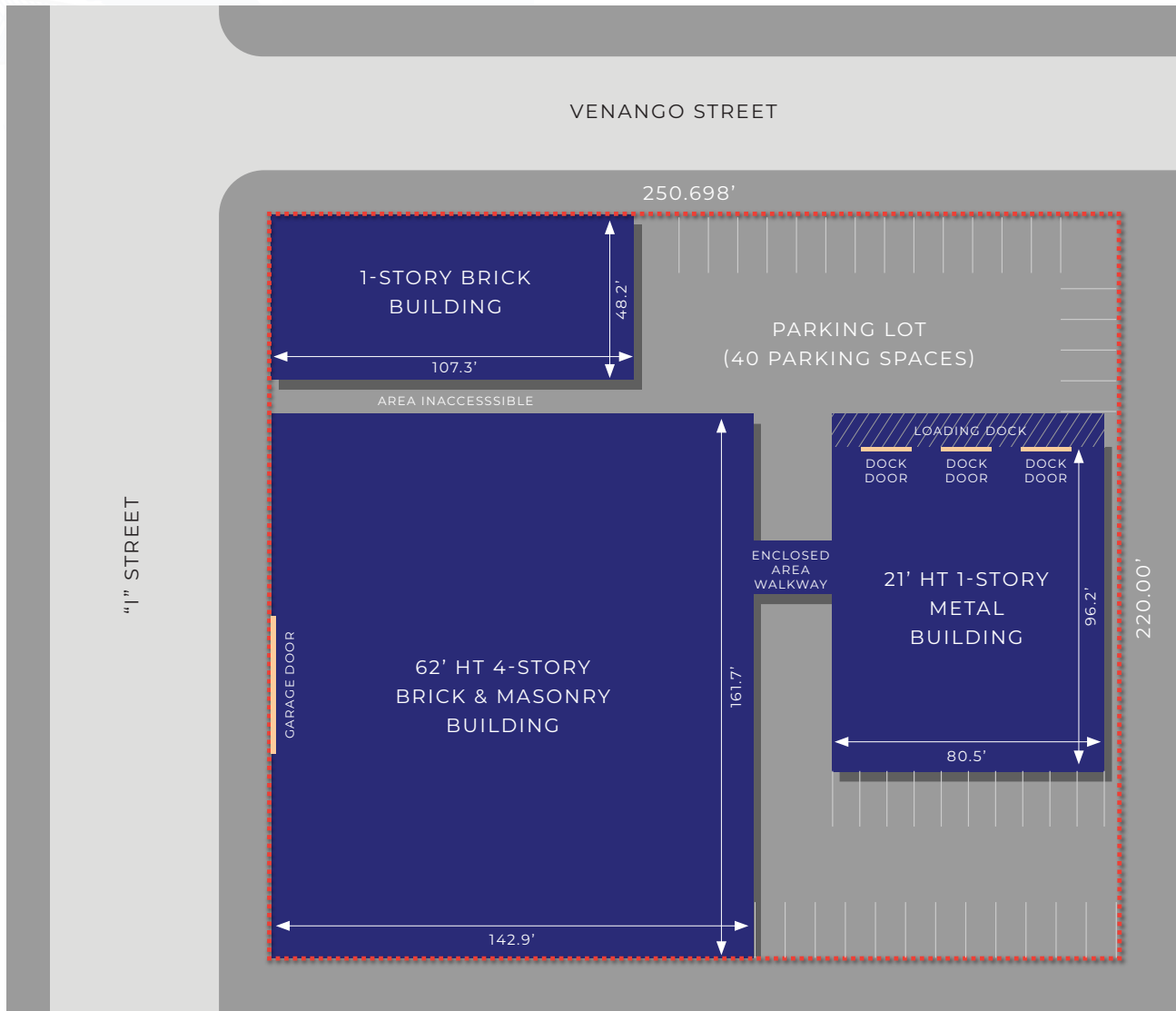
- Abundant natural light
- Exposed architectural details
- High ceilings, large windows
- Historic conversion with authentic industrial features

Special Feature

Event venue on the top floor of the building. 500-person loft with 15-foot ceilings, lounge/cocktail area, outdoor patios and city views.



SITE PLAN



THE MAKEN NORTH STUDIOS COMMUNITY

100+ Makers, Artisans, and Mission-Driven Organizations

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

Located in Philadelphia's Kensington neighborhood, MaKen believes its people and community are what make it truly special.



KMD Collective

ZONING

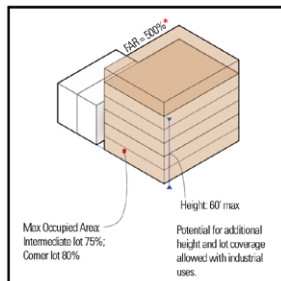
IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

Dimensional Standards for Industrial Districts

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
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.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
 - The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.



* Zoning Bonus Summary		IRMX Additional FAR
Mixed Income Housing (\$14- 702(7))	Moderate Income	150%
	Low Income	250%

A Mix of Low-Impact Industrial, Artisan Industrial, Residential, and Neighborhood Commercial Uses

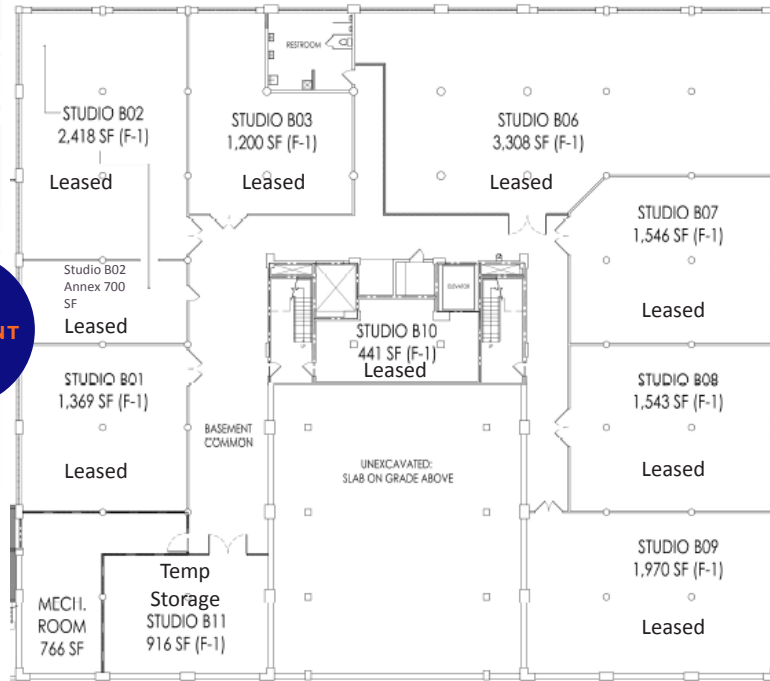
Uses Allowed in Industrial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	Y	
Caretaker Quarters	Y	
Group Living	Y	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	N	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	N	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY [4]		
Adult-Oriented Merchandise	N	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

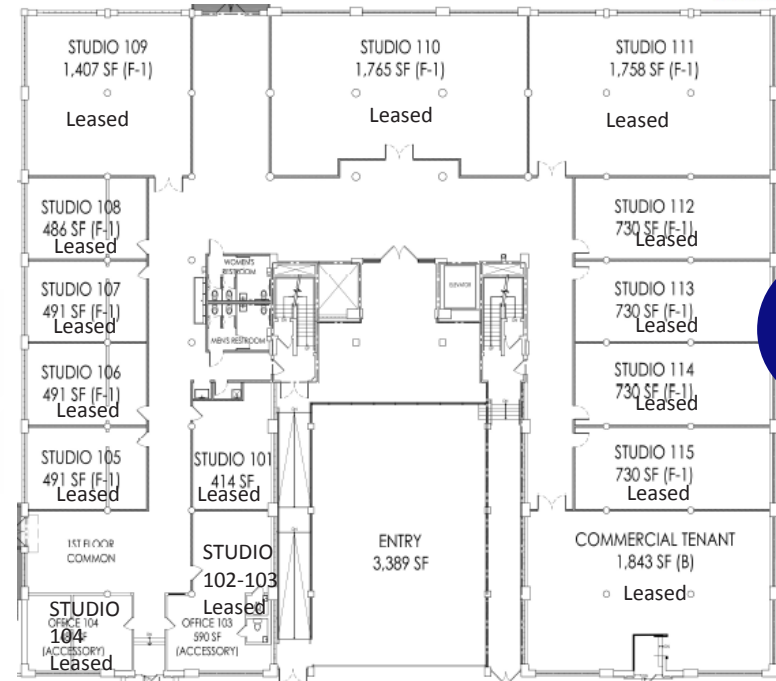
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	N	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	S	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
Vehicle Paint Finishing Shop	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	S	
Moving and Storage Facilities	N	
Warehouse	Y	
Wholesale Sales and Distribution	S	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	S	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

FLOOR PLANS

BASEMENT

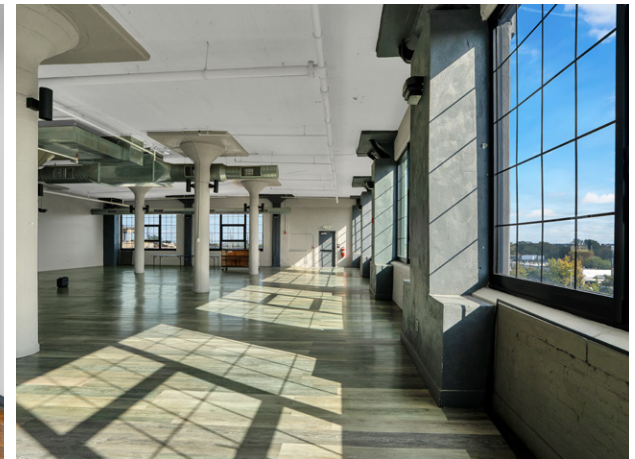
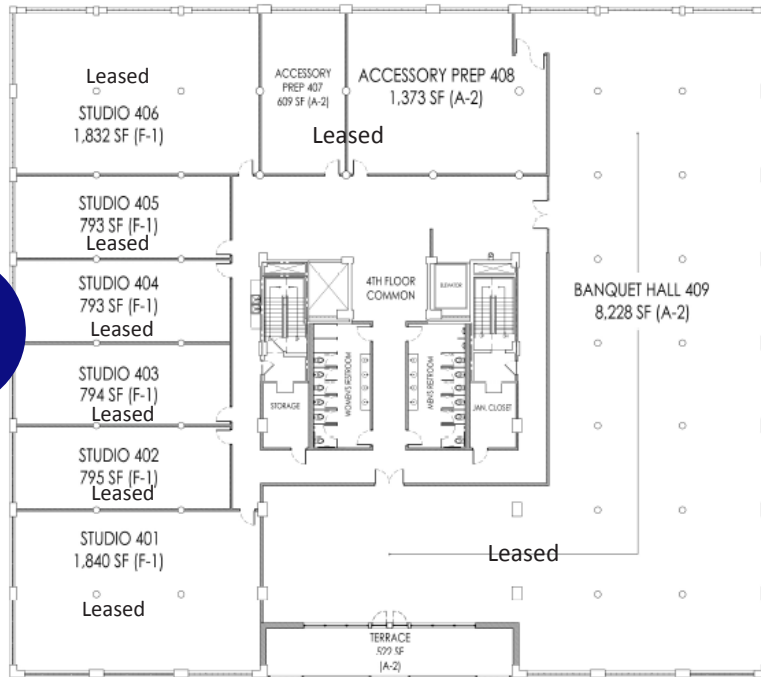


FIRST FLOOR



FLOOR PLANS

FOURTH FLOOR



NEIGHBORHOOD & COMMUNITY IMPACT

Neighborhood: Harrowgate / Kensington

Situated in Philadelphia's historic Harrowgate district, MaKen Studios North 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

- Two blocks 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 100+ 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

MAKEN STUDIOS·NORTH

PREMIER ADAPTIVE REUSE CAMPUS
INVESTMENT OFFERING

3525 I STREET, PHILADELPHIA, PA

Gerry Smith

Principal
M. 610-509-3690

gerry@blueprintcommercial.com

Maddie Whitehead

Managing Principal
M. 610-742-4863

maddie@blueprintcommercial.com

Christie Hans

Sales & Leasing Associate
M. 484-370-7887

christie@blueprintcommercial.com

BLUEPRINT
COMMERCIAL

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