

AVAILABLE FOR LEASE

centrel



centrel

155,000-SF MIXED-USE DEVELOPMENT  
ON KENSINGTON AVENUE

SHIFT

# J-centrel – 3400 J STREET

**AVAILABLE FOR LEASE: 27 CONTEMPORARY INDUSTRIAL OFFICES & STUDIOS (650–3,400 SF)**

Features include: ample natural light, polished concrete floors, restored windows, efficient heating and cooling systems, secure entry system, and on- and off-site parking

Renovated industrial textile mill and manufacturing building in Harrowgate neighborhood

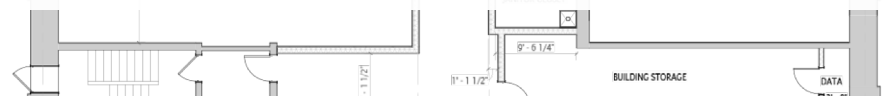
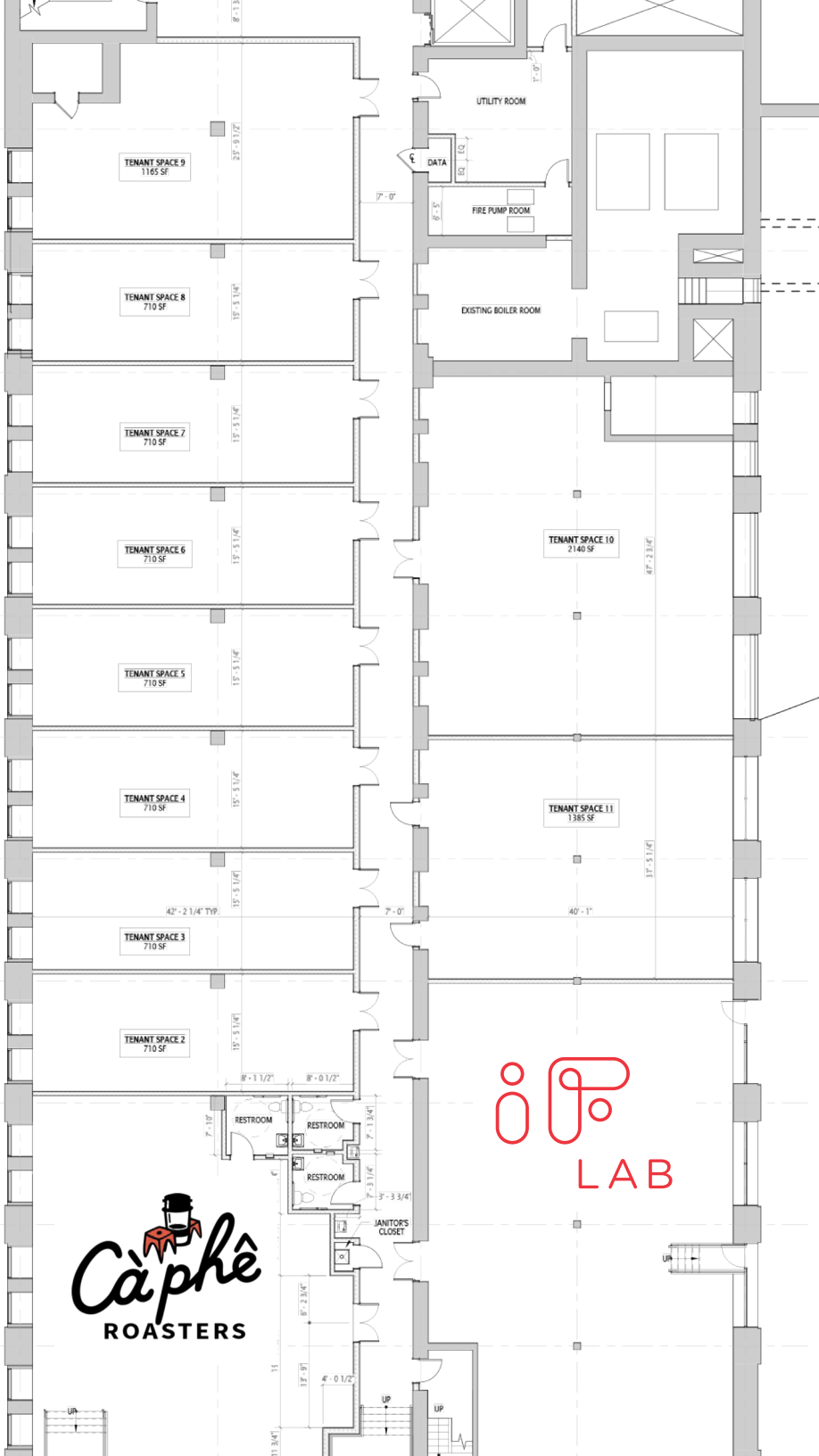
Mixed-use development: studios, retail, loft-style apartments

Interior corridor provides open visibility and access to studios

Central courtyard offering plentiful outdoor seating and space for community-driven social programs and events

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

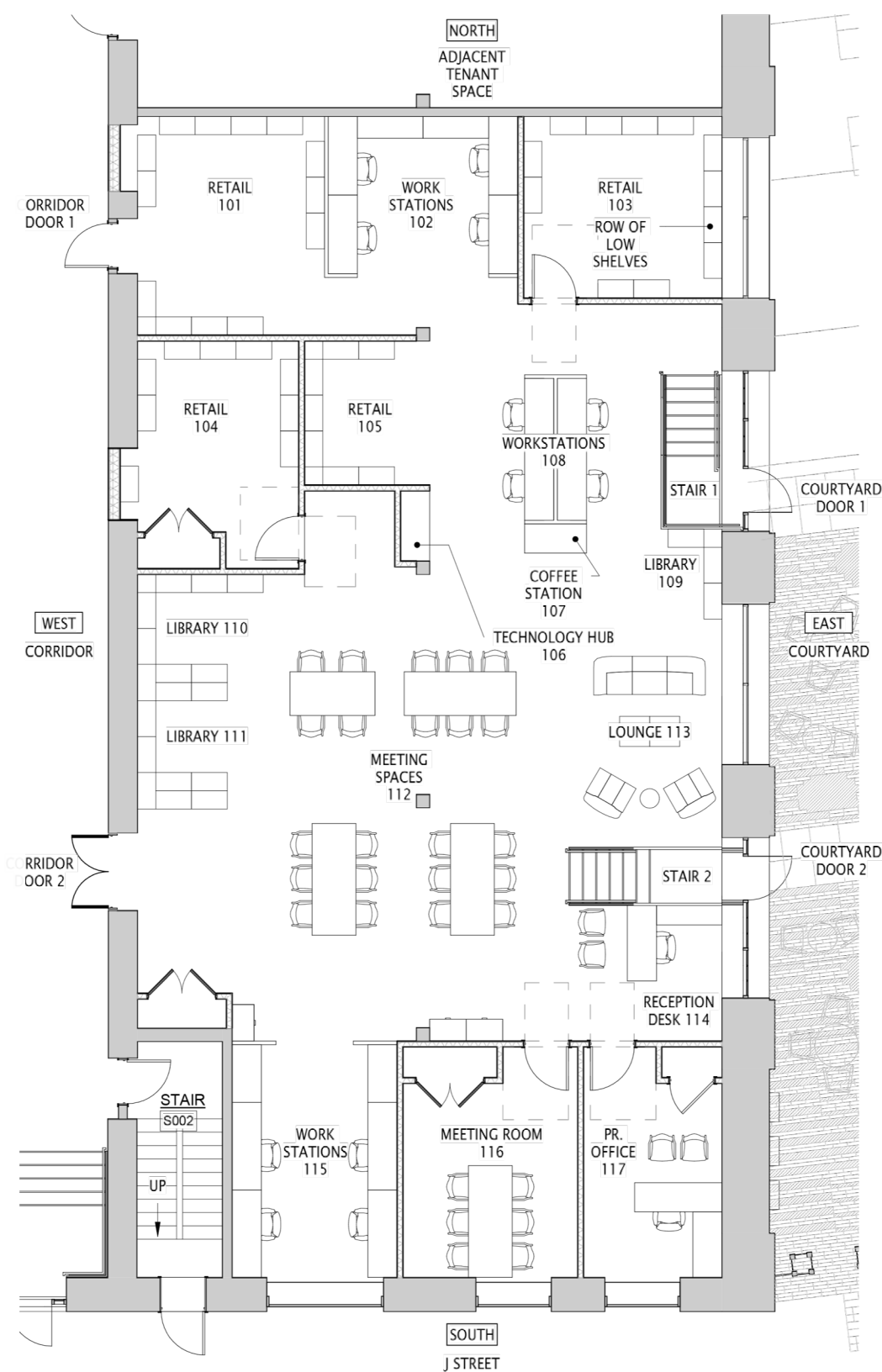
Join Cà Phê Roasters, IF Lab, Philadelphia Pretzel Factory, Naturally Sweet Desserts, Pound Cake Heaven, MaKen Studios South, Juggernaut Studios, and J Street Lofts already in your neighborhood



## Launch pad for evolving businesses

J-centrel blends historic architecture and cultural cues to weave forward-thinking work, living, and community spaces into the existing fabric of the neighborhood. J-centrel offers lower-cost, contemporary industrial studios for established companies and startups. As an entrepreneur and small business owner, your home base needs to provide your organization the room to think and grow in an energized and comfortable space.

The studios at J-centrel are modern blank canvases ready to be designed to fit your brand, style, and values. Interiors feature ample natural light, polished concrete floors, and efficient heating and cooling systems. The building offers a built-in customer base and community of social enterprises, on- and off-site parking, a secure entry system, and close proximity to public transportation.



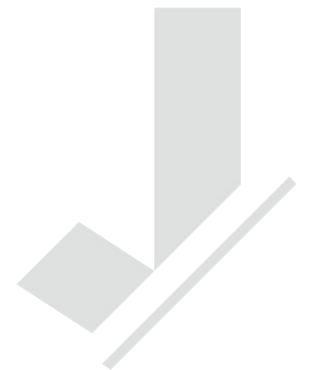


## Come together

At the heart of J-centrel sits a landscaped courtyard designed to bring residents, businesses, and neighbors together to interact, collaborate, and enjoy a variety of local food and social experiences.

Take a break from work or unwind in our courtyard offering an onsite café and plentiful outdoor seating and eating areas. Join your neighbors for, or host your own, community-driven social programs and events.

It's the perfect spot to connect, share, and interact with the community at J-centrel and in your neighborhood.



# PRIME LOCATION ON KENSINGTON AVENUE



1 BLOCK FROM SEPTA TIOGA EL STOP

J-CENTREL (3400 J STREET)

SEPTA ALLEGHENY EL STOP

SEPTA MARKET-FRANKFORD LINE ABOVE KENSINGTON AVENUE

MAKEN STUDIOS

MAKEN STUDIOS

Bank of America

DUNKIN'

WELLS FARGO

Walgreens

Esperanza Health Center

LIVABILITY SCORES

WALK SCORE  
**90**  
WALKER'S PARADISE

TRANSIT SCORE  
**68**  
MANY PUBLIC TRANS. OPTIONS

BIKE SCORE  
**73**  
VERY BIKEABLE

# KENSINGTON AVENUE DEVELOPMENT

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

Join Cà Phê Roasters, IF Lab, Philadelphia Pretzel Factory, Naturally Sweet Desserts, Pound Cake Heaven, MaKen Studios South, and J Street Lofts

J-centrel is located in a re-energized section of Kensington Avenue—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.



**McPherson Square Park**  
Planned improvements

**Esperanza Health Center**  
Health & wellness

**Philadelphia Pretzel Factory**  
Retail

**Naturally Sweet Desserts**  
Retail

**Kiddie Kollege**  
24/7 daycare

**MaKen South**  
Incubator for medium-sized creative businesses and production facility

**Harrowgate Plaza**  
Grocery store

**956 E Erie Ave**  
Commercial/Industrial

**Juggernaut Studios**  
Glassblowing and studios

**MaKen North**  
Home to 60 makers, small and creative businesses

**Scanlon Playground**  
Planned improvements

**J Street Loft Apartments**  
Residential

**3500 Kensington Ave**  
Mixed-use development

**Jasper Studios**  
Artist spaces, offices

**Impact Services**  
Community services nonprofit

**Walgreens**  
**Wells Fargo**  
**Bank of America**

**Voices in Power & The Marketplace**  
Small business

**J-centrel**  
Mixed-use development

**J-centrel**  
Mixed-use development

**Pound Cake Heaven**  
Retail

**3419 Kensington Avenue**  
Commercial

**Harrowgate Park**

**Deep Roots Charter School**  
Education

**“THE TRUTH ABOUT  
KENSINGTON AVENUE...  
GREAT PEOPLE.  
GREAT FOOD.  
VIBRANT AND  
GROWING  
COMMERCIAL ACTIVITY.”**

**COMMUNITY MEMBER**



[shiftcapital.us](https://shiftcapital.us)

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J-central is a partnership between Shift and Smith & Roller. Together they share a vision of equitable development that creates neighborhood prosperity for all.

Shift is a solutions-based impact real estate investment group who takes an integrated approach to developing equitable inclusive communities that thrive. We are a Certified B Corporation® who deploys development strategies in underserved neighborhoods that align patient capital with long-term community success to help catalyze shared prosperity, build wealth for the existing community, and strategically preserve affordability.

Smith & Roller lives at the intersection of the arts, non-profits, urban culture and commerce, contributing to thoughtful, urban revitalization to embody and demonstrate best practices of the Impact Development philosophy.



**SMITH & ROLLER**

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