

NOW LEASING

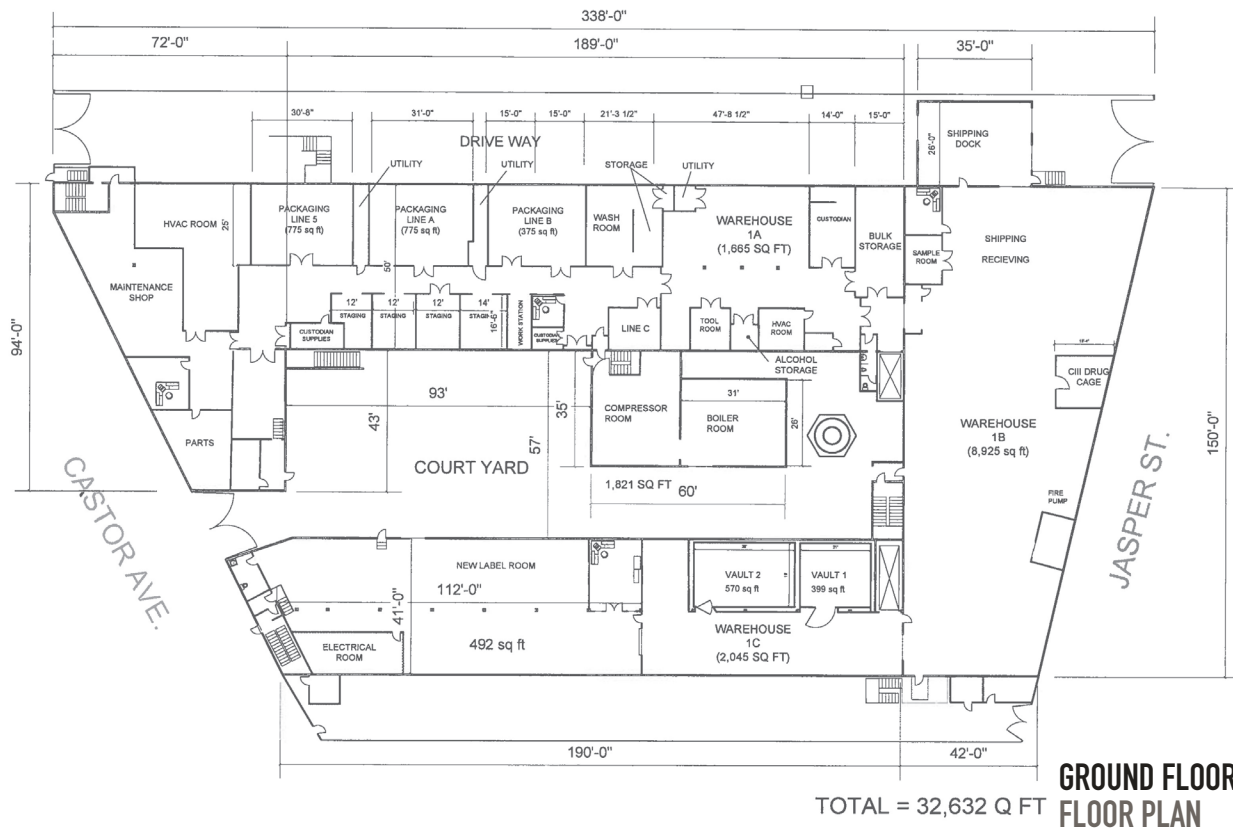
3775 KENSINGTON AVENUE

3 STORIES OF OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE

A NUCLEUS FOR ENTREPRENEURS AND EXPERIMENTERS

We're building an inclusive community of innovators to re-energize Kensington. 3775 Kensington Avenue is home for socially conscious organizations looking to grow their business and help spark innovation within the community.

- 3 stories including office, lab, shared lab, warehouse and vault space
- Ideal for labs, incubators, and manufacturing
- 107,000-sf state of the art manufacturing, packaging and distribution facility
- 62,000 sf recently renovated prime office and cGMP operation clean rooms and warehousing space
- 31,000-sf open space, readily available for new fit out/ expansion
- \$13MM of improvements already in place with additional build-to-suit options
- Formerly housed a research laboratory and pharmaceutical manufacturing over the last 50 years
- Tailgate loading docks and multiple freight elevators
- Secured on-site parking
- Close proximity to Center City and University City
- Walking distance to amenities, restaurants, cultural shops and businesses
- Accessible to transportation: 1 block to the Erie Torresdale EL stop, 7-minute drive to Interstate 95
- Under review for Keystone Opportunity Zone status



Location 3775 KENSINGTON AVE	Transportation 1 BLOCK FROM SEPTA ERIE STOP	Prime for OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE	SHFT
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**GROUND FLOOR
LAB**



**GROUND FLOOR
CLEAN ROOM**

6,540 sf with 9 clean rooms
 8,925-sf warehouse with loading dock, office, Sample Room
 Two Class I Vaults, fully equipped with CCTV and Alarm Systems

4,592-sf label storage space with separate office and restricted access
 2,585-sf fully equipped maintenance shop area

Location
 3775 KENSINGTON AVE

Transportation
 1 BLOCK FROM SEPTA ERIE STOP

Prime for
 OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE





**GROUND FLOOR
DEA-CERTIFIED VAULT**



**GROUND FLOOR
INTERIM CGMP
STORAGE AREA**

6,540 sf with 9 clean rooms
 8,925-sf warehouse with loading dock, office, Sample Room
 2 Class I Vaults, fully equipped with CCTV and Alarm Systems

4,592-sf label storage space with separate office and restricted access
 2,585-sf fully equipped maintenance shop area

Location
 3775 KENSINGTON AVE

Transportation
 1 BLOCK FROM SEPTA ERIE STOP

Prime for
 OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE





**GROUND FLOOR
LOADING DOCK**



**GROUND FLOOR
ADJACENT PARKING LOT**

6,540 sf with 9 clean rooms
 8,925-sf warehouse with loading dock, office, Sample Room
 2 Class I Vaults, fully equipped with CCTV and Alarm Systems

4,592-sf label storage space with separate office and restricted access
 2,585-sf fully equipped maintenance shop area

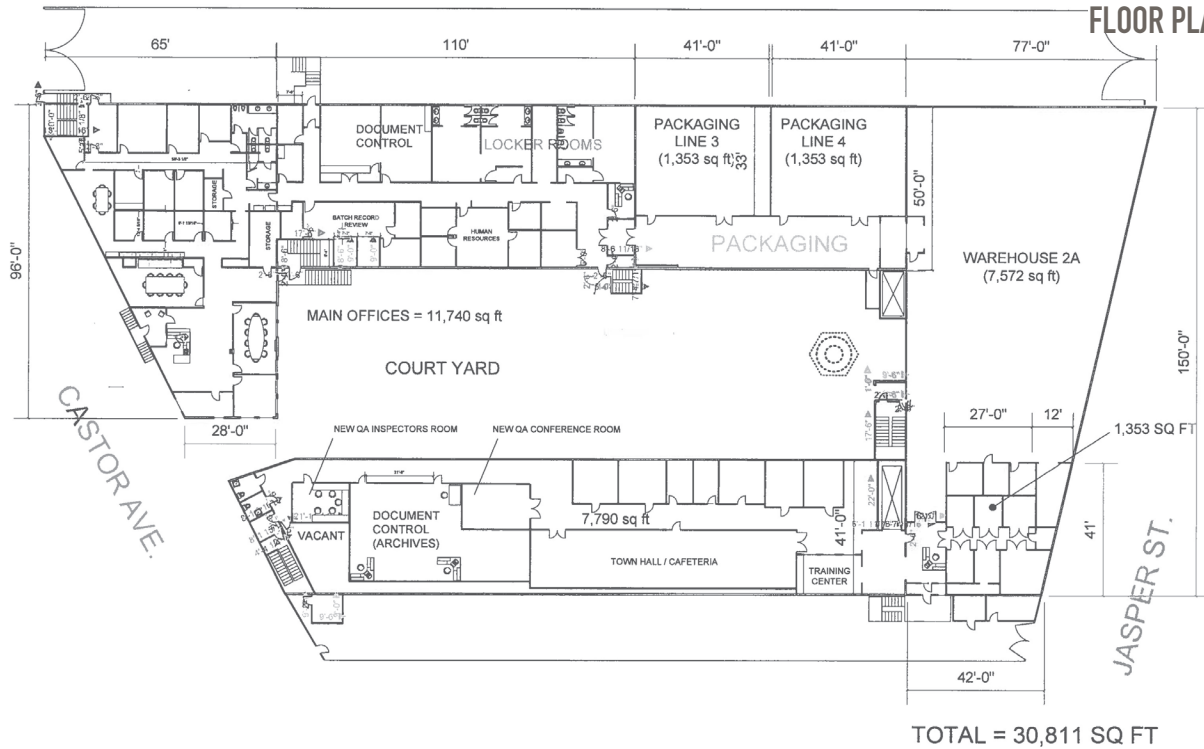
Location
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Transportation
 1 BLOCK FROM SEPTA ERIE STOP

Prime for
 OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE



FIRST FLOOR FLOOR PLAN



FIRST FLOOR CLEAN ROOM

4,100-sf Clean Room area with two rooms
7,572-sf GMP warehouse

1,353-sf R&D facility with wash room, lab room, 4 suites, 3 offices
Independent HVAC, with dust collection and HEPA filtration

Location 3775 KENSINGTON AVE	Transportation 1 BLOCK FROM SEPTA ERIE STOP	Prime for OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE	SHUFT
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**FIRST FLOOR
OFFICE SPACE**



**FIRST FLOOR
CONFERENCE ROOM**

4,100-sf Clean Room area with two rooms
7,572-sf GMP warehouse

1,353-sf R&D facility with wash room, lab room, 4 suites, 3 offices
Independent HVAC, with dust collection and HEPA filtration

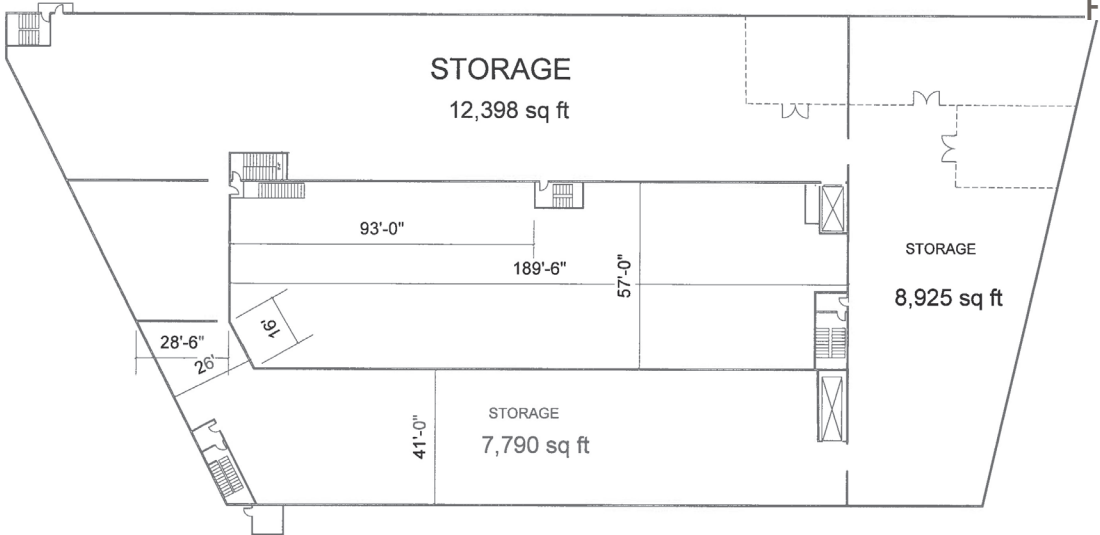
Location
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Transportation
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Prime for
OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE



**SECOND FLOOR
FLOOR PLAN**



TOTAL = 31,227 SQ FT



**SECOND FLOOR
WAREHOUSE**

31,000 sf with 22' vaulted ceilings ready for your custom layout and design for expansion of offices or cGMP manufacturing
360 degree views of the city and locale area

Location 3775 KENSINGTON AVE	Transportation 1 BLOCK FROM SEPTA ERIE STOP	Prime for OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE	SH IFT
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**SECOND FLOOR
WAREHOUSE**



**SECOND FLOOR
STORAGE**

31,000 sf with 22' vaulted ceilings ready for your custom layout and design for expansion of offices or cGMP manufacturing
360 degree views of the city and locale area

Location
3775 KENSINGTON AVE

Transportation
1 BLOCK FROM SEPTA ERIE STOP

Prime for
OFFICE, LAB, SHARED LAB, WAREHOUSE AND VAULT SPACE



AN ENGINE FOR INGENUITY

3775 Kensington Avenue mixes affordable office, lab, shared lab, and warehouse space located 1 block to the Erie Torresdale EL stop and 7 minutes to Interstate 95. It is part of a master plan for the North Kensington area.





For leasing inquiries, please contact:

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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.

We believe that thoughtfully acquiring and developing a spectrum of real estate asset classes is one of the single biggest levers in creating sustainable social change. We use real estate to strategically tackle intergenerational poverty by investing holistically and at scale in and around a neighborhood catalytic project. At Shift, we believe one project has the power to activate and energize a community across a spectrum of growth and revitalization.

Through our Whole Neighborhood™ approach, we thoughtfully invest in neighborhoods and people to accelerate job creation through growth in small businesses and the creative economy, improve community health and safety, and offer quality affordable housing. We create these wealth building and wellbeing opportunities for all people across a mix of income, race, identity, and beliefs. We engage with city and industry leaders and residents to co-develop community solutions and programming that support our financial investments in our neighborhoods' built environment. Together with our partners, we strive to maintain and diversify a neighborhood's character while maximizing long-term affordability and minimizing displacement.

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