

PHILADELPHIA



BROAD CITY

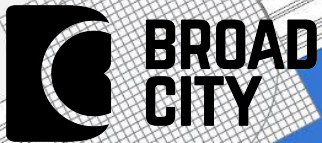
2932 N BROAD STREET / PHILADELPHIA PA

ESSENCE DEVELOPMENT **SHIFT** Certified Corporation

Welcome to Broad City

Broad City is a 1-million-square-foot active urban hybrid development in the heart of North Philadelphia. The site, in structure and soul, is built to meet the demands of tomorrow, mixing new build-to-suit workspaces, repositioned creative studios, forward-thinking residences, and shared green spaces.

-  TO BE DEVELOPED
-  POTENTIAL FUTURE DEVELOPMENT



TO CENTER CITY



POTENTIAL FUTURE DEVELOPMENT

BROADWORKS

16TH ST CAMPUS

LAND TO BE DEVELOPED

SEPTA CHESTNUT HILL WEST LINE

SEPTA TRENTON AND FOX CHASE LINES
AMTRAK

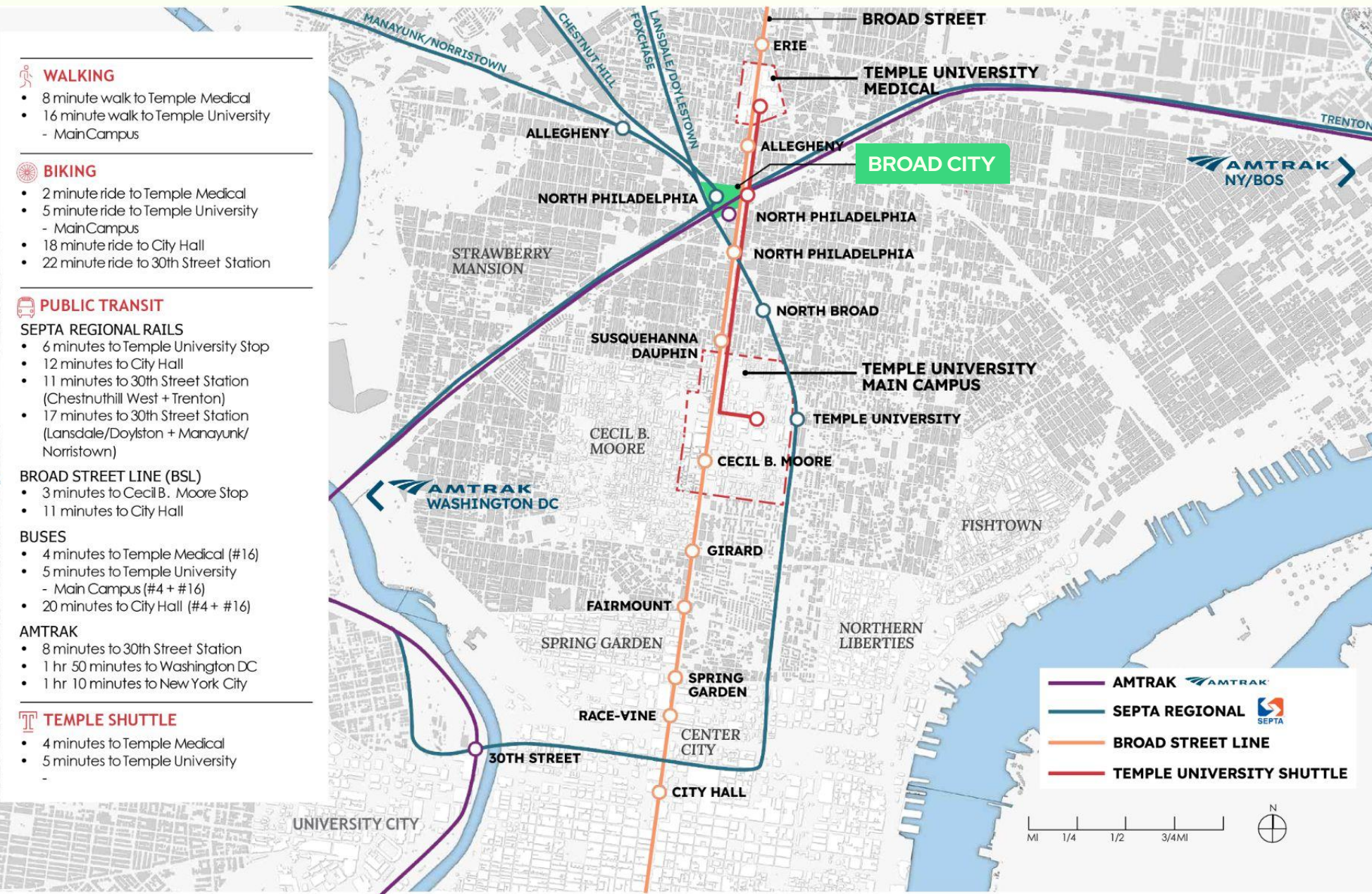
LAND TO BE DEVELOPED

TO CENTER CITY



Mobility & Connectivity

Broad City is one of the most well-connected transit hubs throughout Philly and to major metro areas up and down the I-95 corridor via Amtrak. It's fifteen minutes closer than 30th Street Station to Northeast corridor destinations. Broad City is centrally located north to south on the city's Broad Street axis. It is the center of action with Temple's main campus to its south, and Temple's graduate and medical campuses to the north.



Travel Time (mins/hours)	Amtrak	Car
NYC	1 hour DIRECT	2 hours
Newark NJ	1 hour DIRECT	1.5 hours
Wilmington DE	50 mins	45 mins
Baltimore MD	1.5 hours	2 hours
Washington DC	2 hours	2.5 hours
Harrisburg PA	2.5 hours	2 hours



Building for Change

Broad City is built on a culture of open innovation and community connection to generate opportunity and growth for ideas, organizations, and residents. Comprised of four distinct buildings framing a central public park, Broad City complements the surrounding biotech, research, and academic stalwarts with space to accommodate a range of businesses from solo enterprises to early-stage startups to large, long-standing organizations.

Broad City is North Philly's new home for the future of

- Life Sciences and Health Care
- Research and Development
- Tech Startups and Ventures
- Creative Entrepreneurs
- Community-serving Organizations
- Workforce & Skills Development



Building Broadworks

Joining Broad City's state-of-the-art ground-up buildings is Broadworks, a 180,000-square-foot reanimated industrial hub enlivened by cutting-edge creative and community-focused studio spaces. Bringing together innovation, handcrafted artistry, and social progress in a vibrant mixed community who work together to exchange ideas and build relationships to advance their work that betters life.

Fit for

Creative Office

Business Incubators

Artists

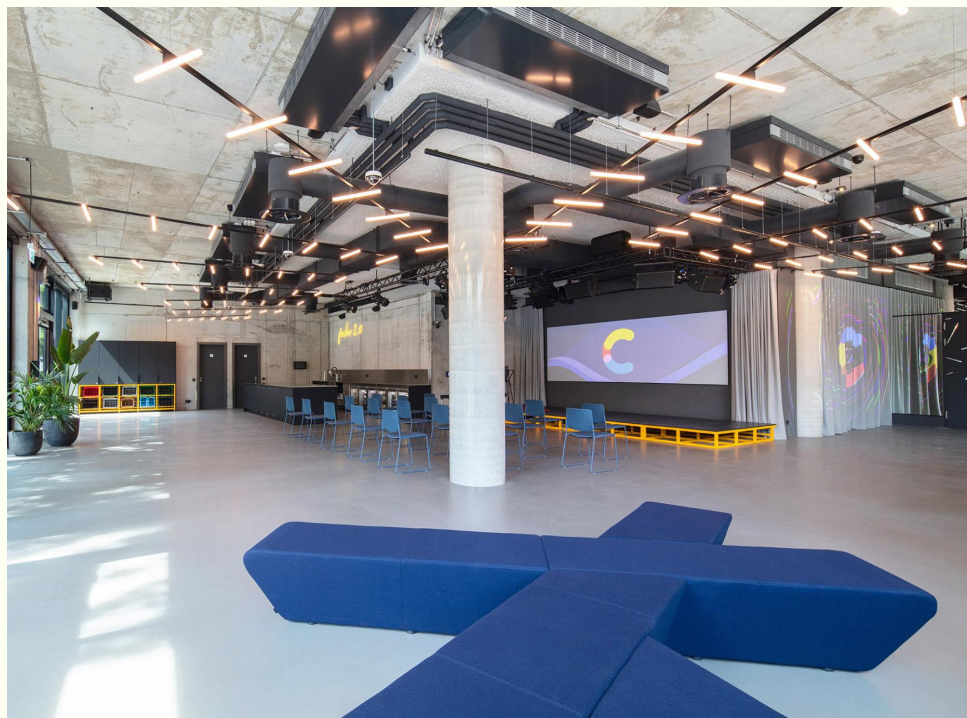
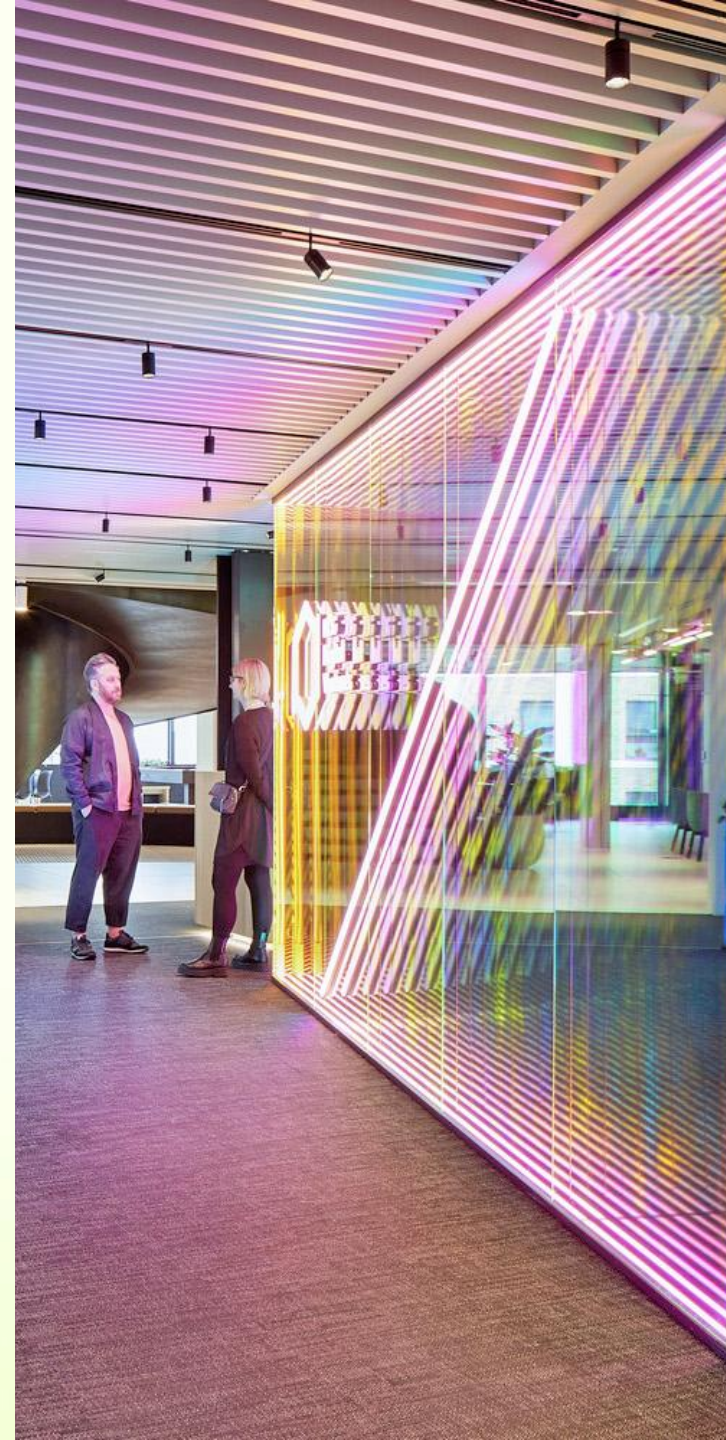
Community-serving Organizations

Availability

Size: 1,500 – 100,000 square feet

Rent: \$22-\$30/sf NNN annualized

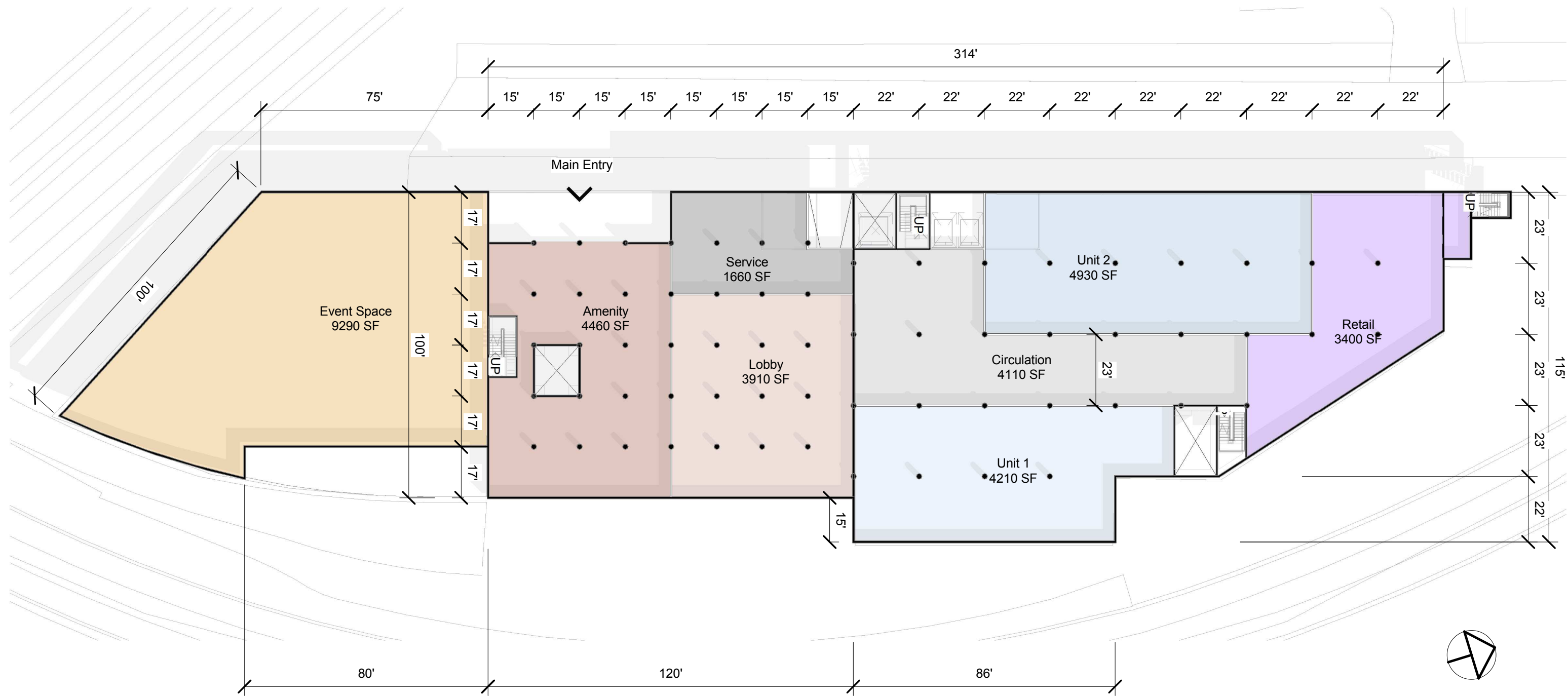




CONCEPT

Broadworks: A Building that Stimulates Movement & Collaboration





200 HIGH ST, BOSTON MA, 02110
857.300.2610 | SGA-ARCH.COM

Sketch Title:
INK FACTORY SAMPLE SCHEME 1 - FIRST FLOOR

Scale:
1/32" = 1'-0"

Project:
NORTH STATION - INK FACTORY

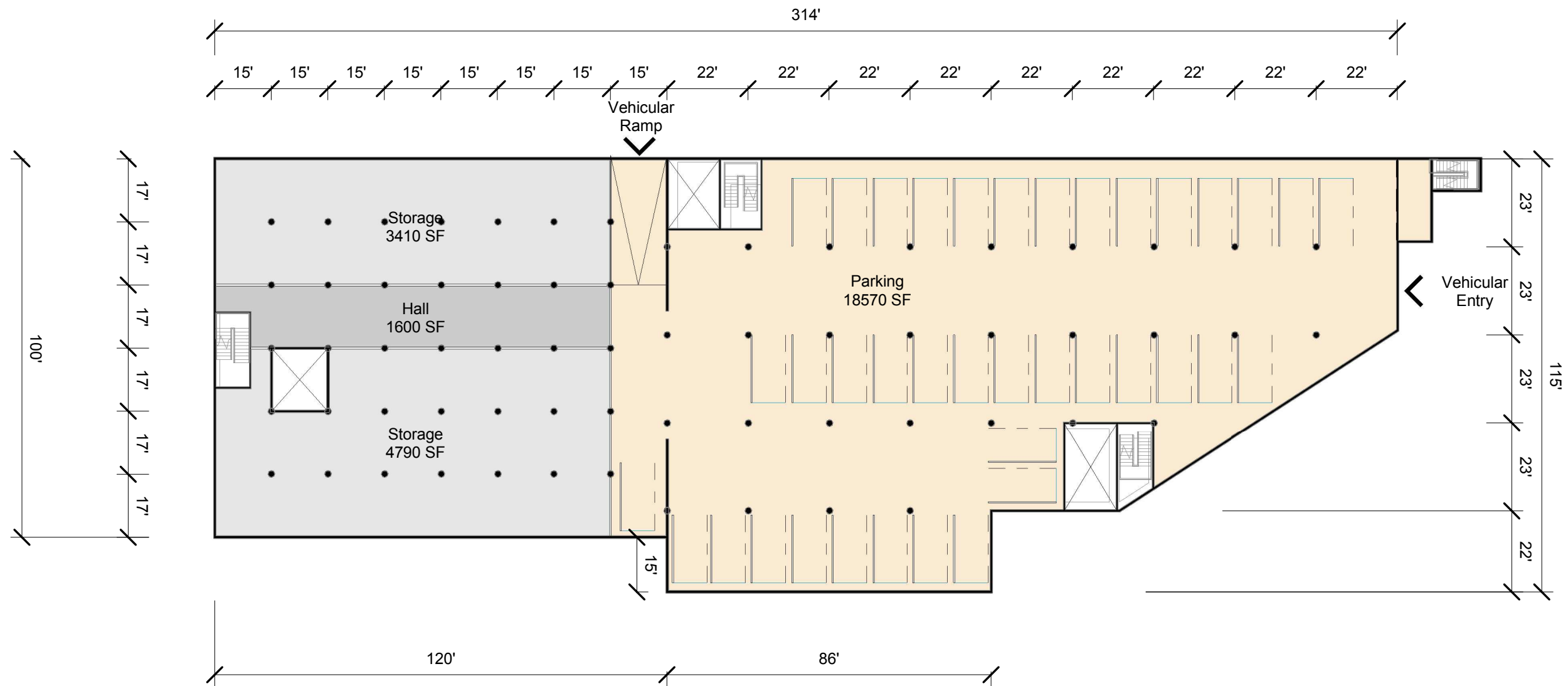
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Date:
9/07/17

Project No:
3802.02

Sketch No:

A2



18W 18TH ST, NEW YORK NY, 10011
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Sketch Title:
INK FACTORY SAMPLE SCHEME 1 - BASEMENT

Scale:
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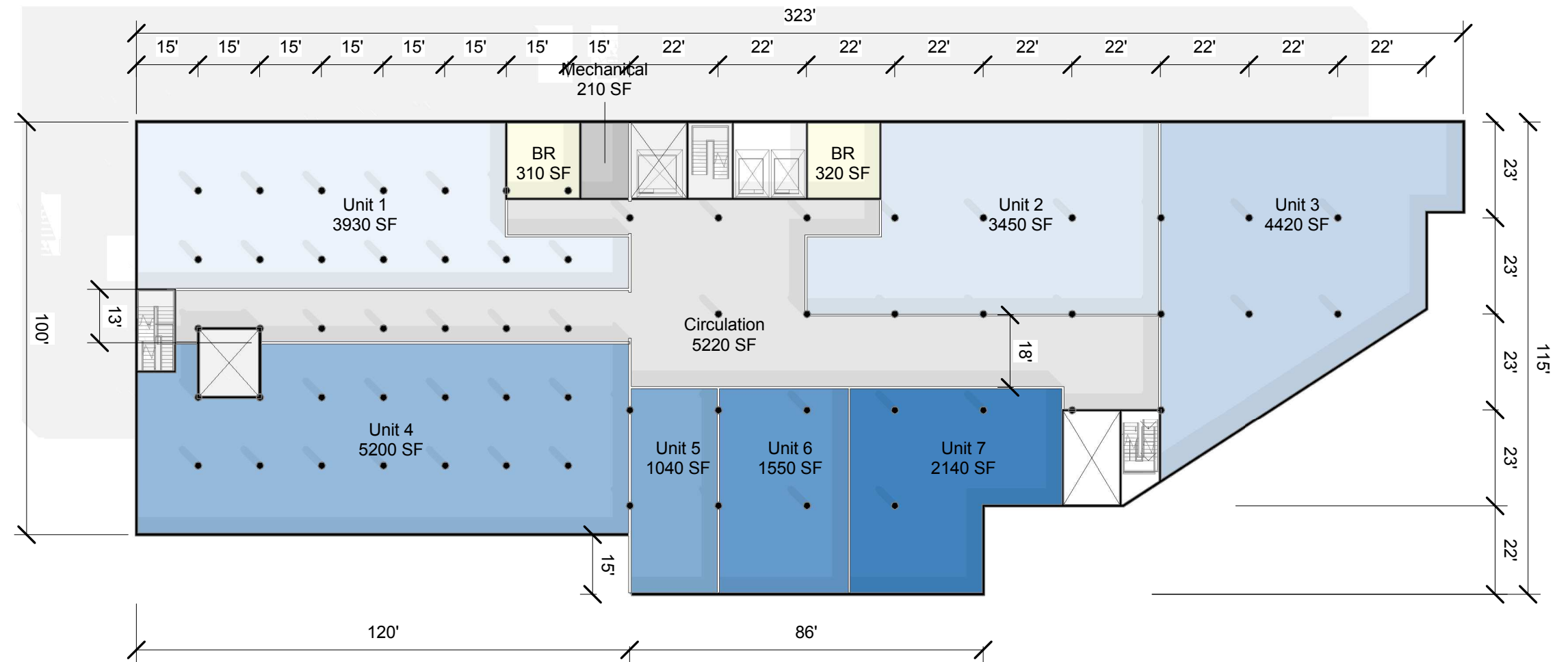
Project:
NORTH STATION - INK FACTORY

RFI No: ASI No: Ref. Drawing No:

Date:
09/07/17

Project No:
3802.02

Sketch No:
A1



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Sketch Title:
INK FACTORY TYP. OFFICE FLOOR

Scale:
1/32" = 1'-0"

Project:
NORTH STATION - INK FACTORY

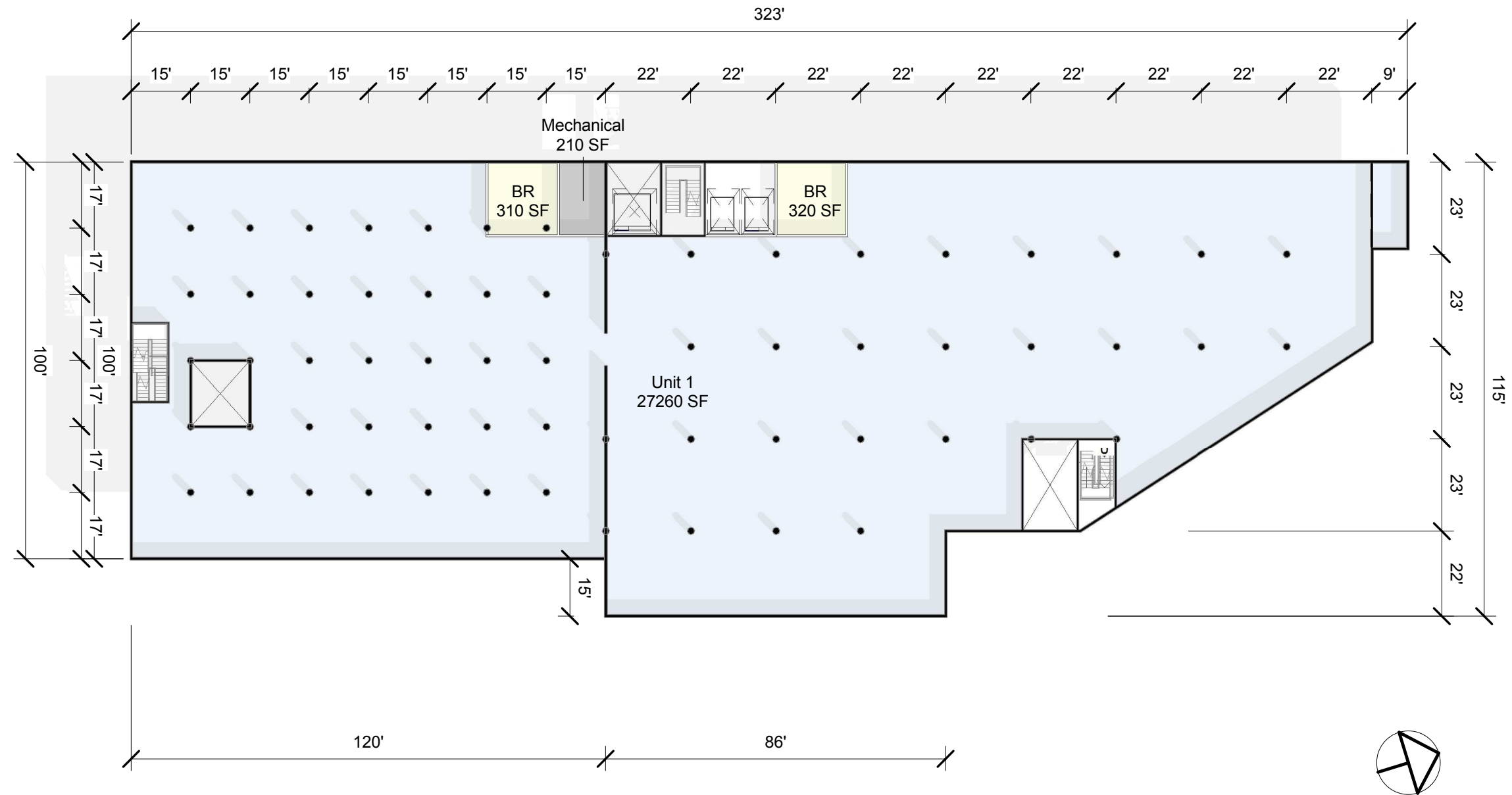
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Date:
9/07/17

Project No:
3802.02

Sketch No:

A4

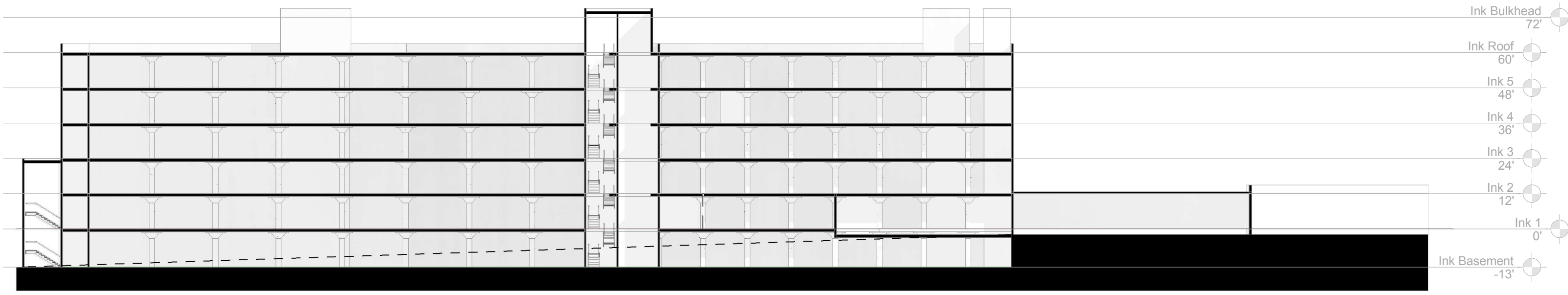


Sketch Title:
INK FACTORY SAMPLE SCHEME 1 - TYP. FLOOR

Scale:
1/32" = 1'-0"

Project:
NORTH STATION - INK FACTORY

RFI No:	ASI No:	Ref. Drawing No:
Date: 9/07/17	Sketch No: A3	
Project No: 3802.02		



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Sketch Title:
INK FACTORY EXISTING SECTION

Scale:
1/32" = 1'-0"

Project:
NORTH STATION - INK FACTORY

RFI No:	ASI No:	Ref. Drawing No:
Date: 9/07/17	Sketch No: A5	
Project No: 3802.02		



Development Partners

Development Partners



essencedev.com

Essence Development is a social-impact development firm that aims to create communities of opportunity through quality education, workforce training, affordable healthcare, healthy grocers, connectivity, and sustainable, resilient, energy-efficient building design. It was founded on the idea that providing top-quality living while implementing environmental, social, and governance goals that include health and wellness, income mobility, and education/mentorship solutions, is fundamental to creating real change. Before founding Essence, Jamar Adams was the Vice President of New York Development at Related Companies. From the time he joined Related in 2012, Adams focused on the redevelopment and preservation of affordable multifamily housing across the United States including \$800M+ in transactions and \$1.5B+ in development.



RIVERWALK PARK • NYC • Affordable housing



ROCKAWAY SOUTH • NYC • Supportive & affordable housing

~5,600
affordable
residential
units
developed & in
pipeline

~2,800
Market-rate
residential
developed & in
pipeline

8
neighborhoods
served



FULTON & ELLIOTT CHELSEA HOUSES • NYC • Rehabilitation of thousands of Affordable units + Market-rate units



Development Partners



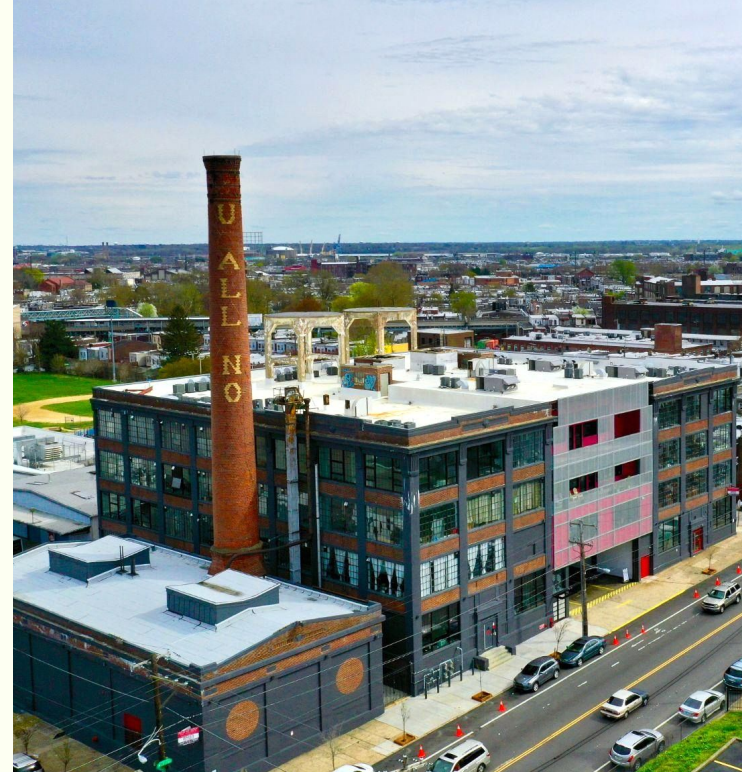
shiftcapital.us

SHIFT Capital is an industry leader in impact investing whose core competency is people-driven real estate investment. As a Certified B Corporation®, SHIFT is built with purpose to co-create equitable and thriving communities, working towards tackling intergenerational poverty by helping to build generational wealth among the communities we serve. SHIFT believes community-centered investments create shared and sustainable economic opportunity and growth, and impact that unites people, businesses, neighborhoods, and cities. To date, SHIFT has invested over \$385 million in underserved communities to create ecosystems that strengthen entrepreneurship, creativity, and value for tenants, and health and safety for communities. SHIFT owns and manages a mix of 3 million square feet of new and refactored industrial, commercial, and residential spaces across the country, including Philadelphia PA, Newark NJ, Washington DC, Upstate NY, and Northern and Southern California.

\$385 MM
capital
invested in
neighborhoods
THROUGH 2022

8
neighborhoods
served

~3 MM
square feet of
commercial,
residential,
retail owned &
managed



MAKEN STUDIOS • PHILADELPHIA • Repurposed studios for Makers & community orgs



LINK707 • NEWARK NJ • Tech & Innovation Center



SHARSWOOD RIDGE • PHILADELPHIA • Mixed-use & mixed-income community



Connect & Help us Build for Change.

Brian Murray
CEO, SHIFT Capital

email brian@shiftcapital.us

call 917-699-7347

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NORTH STATION
DISTRICT
AT TEMPLE

