

The Thread that Supports and Empowers

braidmill.com

441 High St.
Philadelphia, PA 19144

Braid
Mill



Developed and
Managed by
Hatched



SOMETHING DIFFERENT HAS EMERGED

IN THE HISTORIC
NEIGHBORHOOD OF
GERMANTOWN



INTRODUCING BRAID MILL

A NEW TYPE OF
WORK ENVIRONMENT

Braid Mill is bringing together creators, entrepreneurs, and small businesses to build a tightly-knit collaborative community that supports and empowers its members to elevate their crafts, products, and services. No matter where you are in your journey, a startup looking to find its footing or an established business looking to take things to a new level, the Braid Mill will be a trusted resource as you navigate the shifting future and work to build your legacy.



MAKERSPACES



PRIVATE OFFICES



COWORKING



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TIME TO
REDEFINE



INDUSTRIAL MODERN SPACES

Braid Mill is a historic 35,000 square foot textile factory thoughtfully redeveloped for a wide range of uses. The brick walls, reclaimed wood, and arched windows share the industrial history of the Germantown neighborhood while our modern additions bring in the function, style, and comfort for a great work environment.





With the blurring of the lines between work and home, Braid Mill is reimagining the work environment with all the comforts and amenities of home. Grab a coffee with a co-worker on the outdoor terrace, eat your lunch in the spacious kitchen, grab a seat and relax in one of our lounge spaces, and even shower or do your laundry, all at Braid Mill.

WE MEAN BUSINESS TOO



💡 MAKERSPACES

🔑 PRIVATE OFFICES

🏠 COWORKING



Each space at Braid Mill is unique in its own way. However, no matter which space you choose, you will have access to all of Braid Mill's business amenities including a fully equipped conference room, private virtual meeting rooms, break-out spaces, and a large mail and package room, all available 24 hours a day, 7 days a week.

OUR SPACES



MAKERSPACE

Our flexible workspaces are perfect for a variety of uses including art, photography, video production, light manufacturing, as well as customizable office space. Units range from 1,000 to 3,500 sq ft.



PRIVATE OFFICE

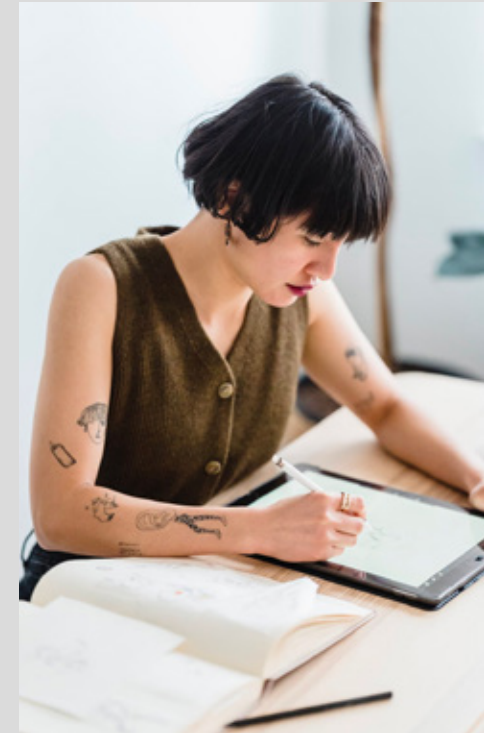
Our private offices are perfect for teams ranging from 1-10 people who want the privacy of their own space while still enjoying the community Braid Mill offers. Each space includes free Wifi, utilities, and access to all amenities.



COWORKING

COMING SOON!

Our flexible coworking memberships are perfect for freelance or “work from home” employees who want the community and amenities that an office environment provides. Join our list and be the first to know about availability.



AMENITIES

- SHARED CONFERENCE ROOM
- BREAKOUT SPACES
- MAIL, PACKAGE, & BIKE ROOM
- WASHER & DRYER
- COMMON KITCHEN & LOUNGE
- PRIVATE BATHROOMS WITH SHOWERS
- SHARED BATHROOMS
- VIRTUAL MEETING SPACE



-
- OUTDOOR TERRACE
 - LOADING DOCK
 - ON-SITE PARKING
 - 24/7 SECURE ACCESS

FLOOR PLANS

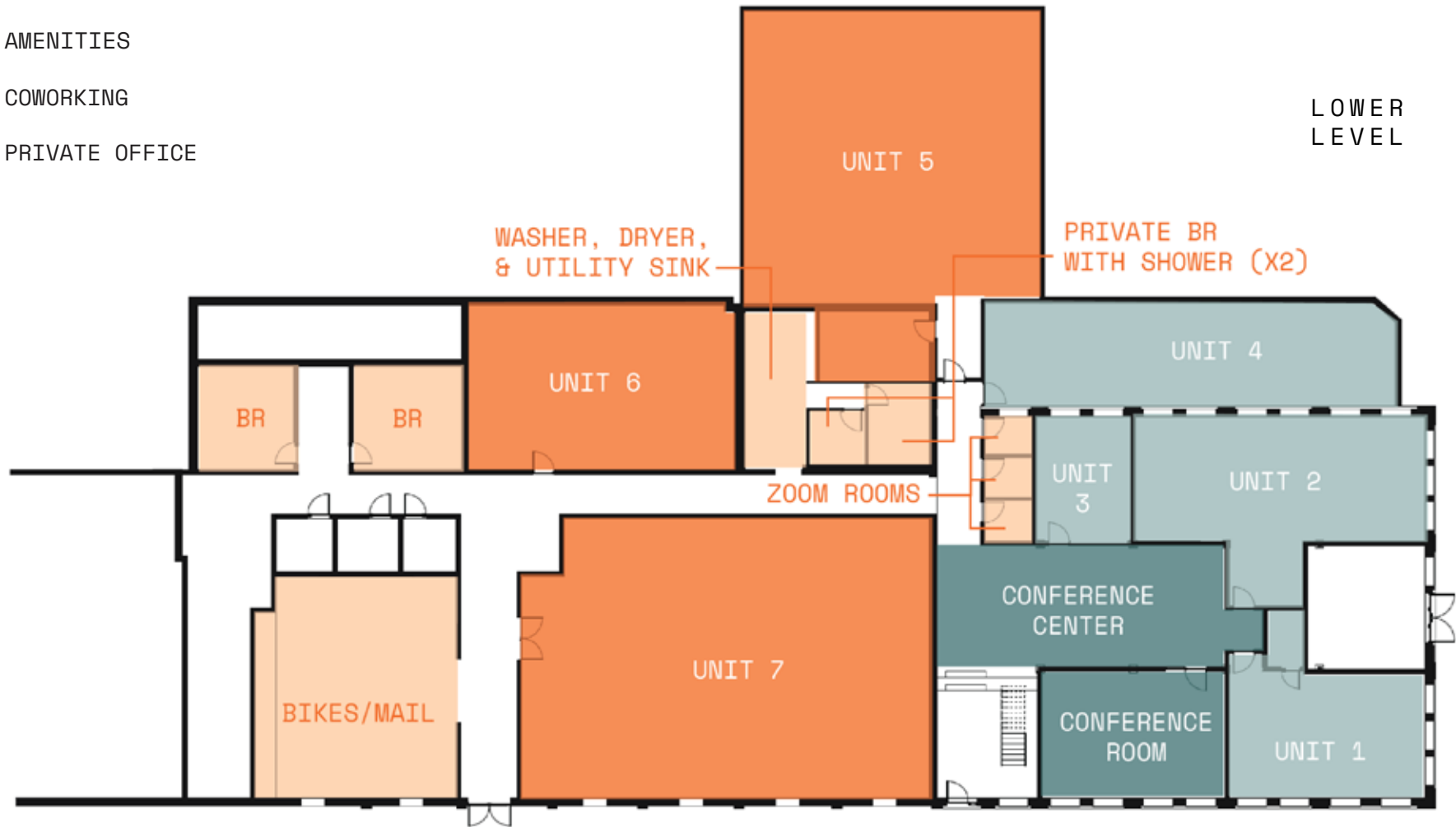
Braid Mill has a variety of spaces to meet your leasing needs, each with their own unique architecture and features. Contact us today for a tour!

UPPER LEVEL



- MAKERSPACE
- AMENITIES
- COWORKING
- PRIVATE OFFICE

- MAKERSPACE
- AMENITIES
- COWORKING
- PRIVATE OFFICE



ROOTED IN TEXTILE HISTORY



The building has a long history as a textile mill which originally specialized in hosiery production in the early 1900s. While the use of the property changed several times over the last 100 years, the developers of the property wanted to keep its sense of timelessness by maintaining as much of the original architecture and materials as possible.

The name Braid Mill pays homage to this incredible history and its logo is both literally symbolic of a thread while also subtly representative of the “B” and “M” in Braid Mill.

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INSPIRED BY GERMANTOWN'S LEGACY

Germantown is a vibrant and distinct neighborhood that has grown steadily from the foundation of its industrial past. Just north west of Center City, the neighborhood is an enclave of its own that's connected to everything. You're in good company in Germantown with other small businesses, local retailers, and an engaged residential community that keeps everything grounded.





WELCOME TO THE NEIGHBORHOOD

Braid Mill is a quiet and relaxed site that sits on 1.2 acres in the East Germantown section of Philadelphia and is tucked away among the homes and natural greenery that is present throughout the area. With close proximity to Mt. Airy, Chestnut Hill, Manayunk, East Falls, Wayne Junction and with easy access to Germantown Ave, Routes 309 and 611, Kelly and Lincoln Drives, Route 1, and I-76, the Braid Mill is a great centrally located property for a wide range of individuals and businesses.

MORE INFO ABOUT LOCATION

Chestnut Hill West and East Rail Lines within a mile

Numerous Septa bus stations

Downtown Philadelphia
20-30 minutes via car, 40 minutes via public transit

I-76 or Route 1 in 10 minutes

25 minutes to Conshohocken

10-15 minutes to Manayunk/
East Falls/Roxborough

PARKS AND RECREATION

Awbury Arboretum

Wissahickon Valley Park

Wyck Rose Garden and Farm

Morris Arboretum

SCHOOLS AND UNIVERSITIES

Drexel University College of Medicine

Thomas Jefferson University East Falls

Philadelphia University

Lasalle University

ARTS AND ENTERTAINMENT

Historical sites

Museums

Cafes

Art Galleries

EATS AND DRINKS

High Point Café

Weaver's Way

El Poquito

Young American Hard Cider

Baker Street Bread Co.

Chestnut Hill Coffee Co.



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IMAGINE WORKING HERE. WE DID.



The Braid Mill was developed by brothers Matt and Seth Shipon, managing partners of Hatched, a fourth-generation family business with deep roots in Philadelphia. What's interesting about this project is that both Braid Mill and Hatched began at the turn of the 20th century and originally were businesses entirely different than what they are today. Braid Mill was originally developed as the E.W. Jenkins Hosiery Mill and operated as a textile factory for many years. Hatched started as a small grocery and meat market and has since grown into a real estate development company that creates spaces for life's breakthrough moments. Today, over 100 years later, the two stories are converging to create a very special and unique place where local businesses and entrepreneurs can thrive for the next 100 years.



As the brothers prepare to move their own office to Braid Mill, they are excited for other small businesses and entrepreneurs to join them in calling Braid Mill home. Together, the goal is to create a tightly knit, collaborative community that supports and empowers its members along their journeys. Schedule a tour and come see what Braid Mill is all about!

SCHEDULE A TOUR

Text/Call 215-334-8702

Email info@hatchedrealestate.com

Visit us at

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