

Loft-Style Creative Office Sublease Opportunity

The Boilermaker | 300 Tingey Street SE | Washington, DC 20003



Set inside the Boilermaker Building, this plug & play sublease is a true loft-style workspace with ceilings that peak at 32 feet, dramatic exposed trusswork, and a preserved 15-ton overhead crane as its centerpiece. The plan offers private offices, an open collaborative bullpen, multiple conference rooms (two set beneath oculus skylights), reception, and a full pantry. Available immediately.

Location Highlights

- Prime position in The Yards along the Anacostia riverfront
- Steps from Nationals Park and Audi Field
- Surrounded by dining and retail including: Albi, Bluejacket, Chloe, Whole Foods, Harris Teeter, and more
- Convenient to the Navy Yard-Ballpark Metro (Green Line)

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Space Features



Ceilings peaking at 32'



Exposed structural trusswork



Dramatic loft-style floor plate



Private offices with demountable glass fronts



Open bullpen anchored by the historic 15-ton crane



Multiple conference rooms



Reception and full pantry



Abundant natural light from clerestory glazing



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Sublease Details

Size	11,583 RSF (Entire 2nd Floor)
Rent	Negotiable
Term	Through December 31, 2030
Availability	Immediate
FF&E	Negotiable



Furniture shown is that of a previous tenant

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Floor Plan – 2nd Floor

11,583 RSF

