

★ — THE — ★ FOUNDRY

1055 THOMAS JEFFERSON STREET NW



**CLASS A
OFFICE SPACE**

in the heart of
Georgetown



ON THE CANAL

THE CHESAPEAKE & OHIO CANAL

The C&O Canal, completed in 1850, served as a vital transportation route for almost a century until its closure in 1924 due to competition from railroads and flooding. Saved from demolition in the 1950s, it became a National Historical Park in 1971, preserving America's canal-building legacy.

**FLOOR TO
FLOOR**
10 FT

**PARKING
RATIO**
1.82/1,000

**FLOOR
PLATES**
35,230 SF

**BUILDING
SIZE**
211,124 SF

**BUILDING
CLASS**
A

CONVENIENCE ON THE CANAL

This Class A office building's sleek, renovated lobby exudes sophistication, complemented by modern amenities and a prime Georgetown location.



**NEWLY
RENOVATED**
Class A office
building



UNMATCHED COMFORT

This sleek office building boasts a state-of-the-art conference room, an expansive fitness center, and a vibrant tenant lounge featuring dynamic seating options and a convenient mini-market for occupants' everyday needs.



**ALL YOUR
ESSENTIALS**
mini market in
tenant lounge



WATERFRONT

10 minute drive
to Downtown

05 minute walk to
Waterfront

03 minutes off of
Interstate 66

M STREET
home to world
class shopping



DIVE INTO THE WATER FRONT

Recognized as one of the best shopping streets in the country, M Street frequently serves as the starting point for many visitors, connecting the neighborhood to Foggy Bottom and Downtown DC to the east and Virginia via Key Bridge to the west.



127 restaurants
within 1 mile

109 retail stores
within 1 mile

**WALKER'S
PARADISE**
98 Walk Score

A HISTORIC TOWN WITH A MODERN BUZZ

This serene urban oasis offers boat tours of the Canal, a popular running and cycling path, and the perfect picnic area for residents, office employees, and weekend visitors. You'll find some of the best bakeries, coffee and tacos in the city, as well as recreational opportunities, architectural gems, and remnants of the neighborhood's industrial history.



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