



Patient-Centered Outcomes Research Institute (PCORI) Signs 96,092 Square Foot Lease at 1333 New Hampshire Avenue, NW

Washington, DC – August 2021 — West, Lane & Schlager Realty Advisors, LLC (WLS), a leading commercial real estate brokerage firm specializing in tenant representation, announced that the Patient-Centered Outcomes Research Institute (PCORI) is moving its headquarters to 1333 New Hampshire Avenue, NW, Washington, DC.

PCORI is a non-profit institute that is charged with funding comparative effectiveness research that assists patients, clinicians, purchasers, and policy makers to make informed decisions intended to improve health care at both the individual and population levels. The organization is consolidating from multiple Washington, DC office locations into one building, leasing 96,092 square feet on three-and-a-half floors, including a conference facility to support its many convening activities, other features that support employee wellness, and space to accommodate its growing workforce, beginning in Spring 2022.

“1333 New Hampshire is an optimal location for a non-profit such as PCORI and aligns with its goals for a cost-effective building with a state-of-the-art HVAC and efficient floor plates,” said Gary Schlager, Partner, WLS. “It has the perfect blend of location, quality and amenities.”

This 350,000-square-foot freestanding structure situated across the street from the Dupont Circle Metro station provides great natural light and views from all four sides and premium amenities including a rooftop terrace, conference center and fitness center. In preparation for its new occupants, the building underwent an extensive renovation which included significant HVAC upgrades with post-pandemic technology such as new ultraviolet air-filtration units, new digital EMS systems, and MERV-13 filtration. The property is among the first commercial buildings in the DC region to receive the Fitwel Viral Response Module certification, receiving the highest score in the country.

“We evaluated more than 90 options with PCORI before settling on 1333 New Hampshire,” said Ganon Rich, Principal, WLS. “The building’s recent renovation focused almost entirely on reimagining the tenant experience and incorporating post-pandemic safety features that aligned perfectly with PCORI’s core principles for its future office space.”

PCORI was represented by its strategic partners, Gary Schlager and Ganon Rich of West, Lane & Schlager Realty Advisors. The Meridian Group was represented by JLL’s Evan Behr, Doug Mueller and Thomas Myers.

1333 New Hampshire Avenue, NW

