



AON CENTER

EXPERIENCE A
DOWNTOWN L.A.
ICON

from Street to Sky

707 Wilshire Boulevard | Los Angeles

CAROLWOOD

WELCOME TO THE EPITOME OF MODERN SOPHISTICATED

in the heart of downtown Los Angeles – a towering marvel of architectural brilliance standing 62 stories tall. This meticulously renovated office building seamlessly connects the charm of its iconic location with state-of-the-art interior design, setting a new standard for the future workspace.

This 62-story masterpiece in downtown Los Angeles redefines the corporate landscape, offering a harmonious blend of contemporary design and unparalleled amenities. It stands as a beacon of innovation, providing a prestigious address for businesses that aspire to thrive in the dynamic heart of the city.



OVERVIEW

OFFICE

1.1M RSF

TYPICAL FLOOR SIZE

±19,500 RSF

ABOVE STANDARD PARKING RATIO

5:1,000

DENSE E.V. CHARGING

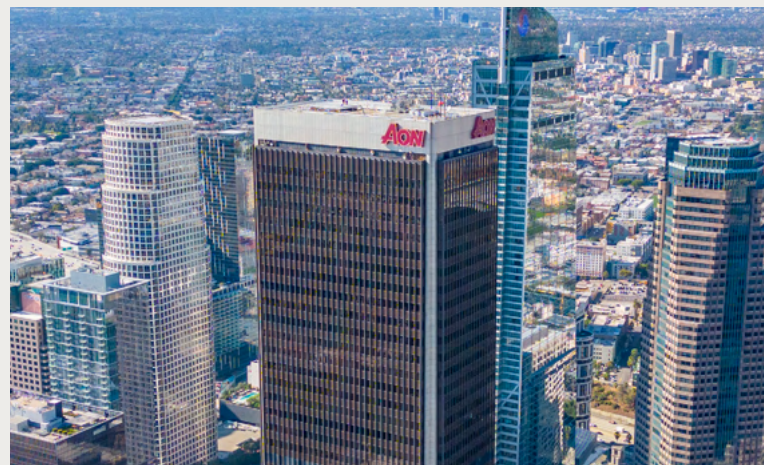
10
with 20+ more planned

HIGHLIGHTS

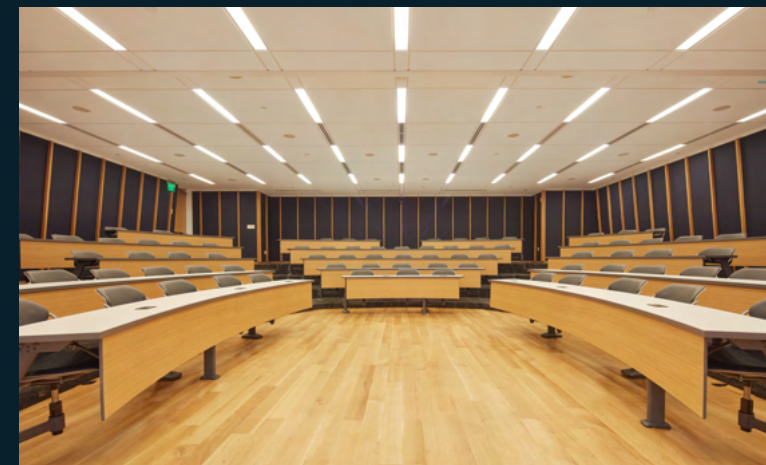
Bright lobby with dramatic window line



High-end second generation spaces ready for immediate occupancy



One of the only private-use helipads in DTLA with tenant-exclusive discount



Fully-wired conference center and state-of-the-art auditorium accommodating 90 people equipped with the latest technologies



Luxury fleet of house cars, including a Maybach and an Escalade with on-site drivers, for tenant convenience



Dedicated Aon Center Mobile App

HIGHLIGHTS

Streamlined parking experience that accommodates up to 5:1,000



Unobstructed 360-degree panoramic views



Full-service gym with a rock climbing wall and locker rooms



Hospitable property management on site, ensuring top-tier service for all occupants

Croft Alley on site offering artisan foods and beverages



LOCATION & CONVENIENCE

FOR COMMUTERS OF ALL KINDS

Walk Score



99

Walker's Paradise

Bike Score



85

Very Bikeable

Transit Score



100

Rider's Paradise

FLY

Skip the traffic and land atop the 62nd floor helipad, one of the few approved for private use in downtown Los Angeles

DRIVE

Valet service, on-site car wash, E.V. charging stations, and complimentary air/jumpstart station unique to the Aon Center parking experience

METRO

Aon Center is equidistant and only minutes from the 6th & Flower Metro Station and 7th Street/Metro Center

From Downtown L.A. via our private helipad:*



To San Diego
50 min

To Santa Barbara
40 min

To Newport Beach
20 min

To LAX
5 min

*Assumes travel by airbus chopper



707
FITNESS VAULT

OUR GENSLER- DESIGNED 707 FITNESS VAULT

fuses old with new and is available exclusively to tenants to help power their workdays.



Cold plunge tank
Coming soon



Infrared sauna
Coming soon



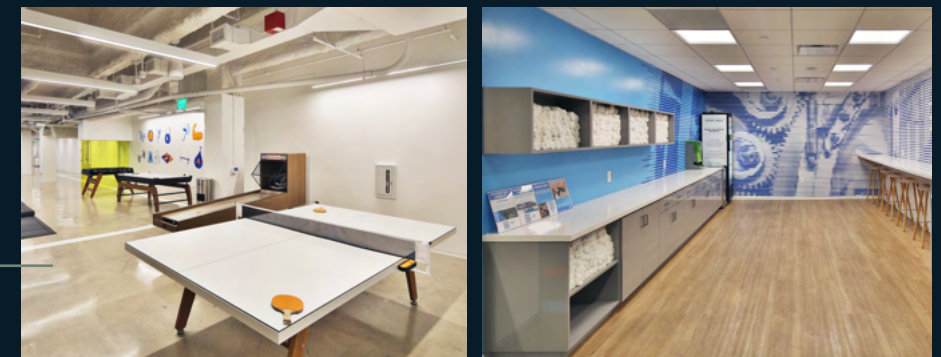
Unique & historic
site of a former
bank vault



Personal training &
complimentary group
fitness classes



No membership fees
exclusive to tenants of
Aon Center



State-of-the art
locker rooms &
bike storage



LEGEND

SHOPPING CENTERS

1. The Bloc

- Alamo Draft House
- Café Balzac
- Coffewalk Yogurtalk
- DTLA Proud Art Community Center
- District DtlA
- Drybar
- Eyes On The Bloc
- Gnc Live Well
- Hatch
- Jewelry Pavilion
- Macy's
- Marco Valentino
- Nordstrom Local
- Outsole213
- Paper Source
- Qwench + Drnk
- T-mobile
- Uniqlo
- Usps
- Volvo Studio

2. Figat7th

- Target
- Bath & Body Works
- Taste Food Hall
- H&M
- Starbucks
- Lenscrafter's
- M.A.C. Cosmetics
- Nordstrom Rack
- Sephora
- Sunglass Hut
- T-Mobile
- Victoria's Secret
- Zara
- CVS
- Thursday Farmer's Market

ATTRACTIONS

- 1. Los Angeles Library
- 2. Angel's Flight Railway
- 3. Bradbury Building
- 4. Grand Central Market
- 5. Maguire Gardens
- 6. Pershing Square

FOOD & BEVERAGE

- 1. Croft Alley
- 2. Bottega Louie
- 3. Mortons Steakhouse
- 4. Perch
- 5. 71 Above
- 6. Library Bar
- 7. Aquarela Coffee
- 8. Drago Centro
- 9. El Patron Cantina
- 10. NIKU X
- 11. Fogo De Chao
- 12. Takami Sushi & Robata
- 13. Seven Grand
- 14. JINYA Ramen Bar
- 15. JOEY DTLA
- 16. Tendergreens
- 17. Pinches Tacos
- 18. SUGARFISH
- 19. LA Prime
- 20. Starbucks
- 21. Dolcini Caffè Espresso

PRIVATE CLUBS

- 1. The Jonathan Club
- 2. California Club
- 3. City Club Los Angeles

HOSPITALITY

- 1. Hotel Per La, Autograph Collection
- 2. Intercontinental Hotel
- 3. Sheraton Grand Los Angeles
- 4. Hotel Indigo
- 5. The Wayfarer Hotel by Hilton
- 6. Hotel Figueroa
- 7. Hilton Downtown
- 8. Biltmore Los Angeles
- 9. Westin Bonaventure Hotel
- 10. Omni Los Angeles Hotel
- 11. Delphi Hotel

FITNESS

- 1. L.A. Fitness
- 2. Equinox LA
- 3. Gold's Gym

GROCERY STORES

- 1. Whole Foods
- 2. Ralphs



STEPS AWAY

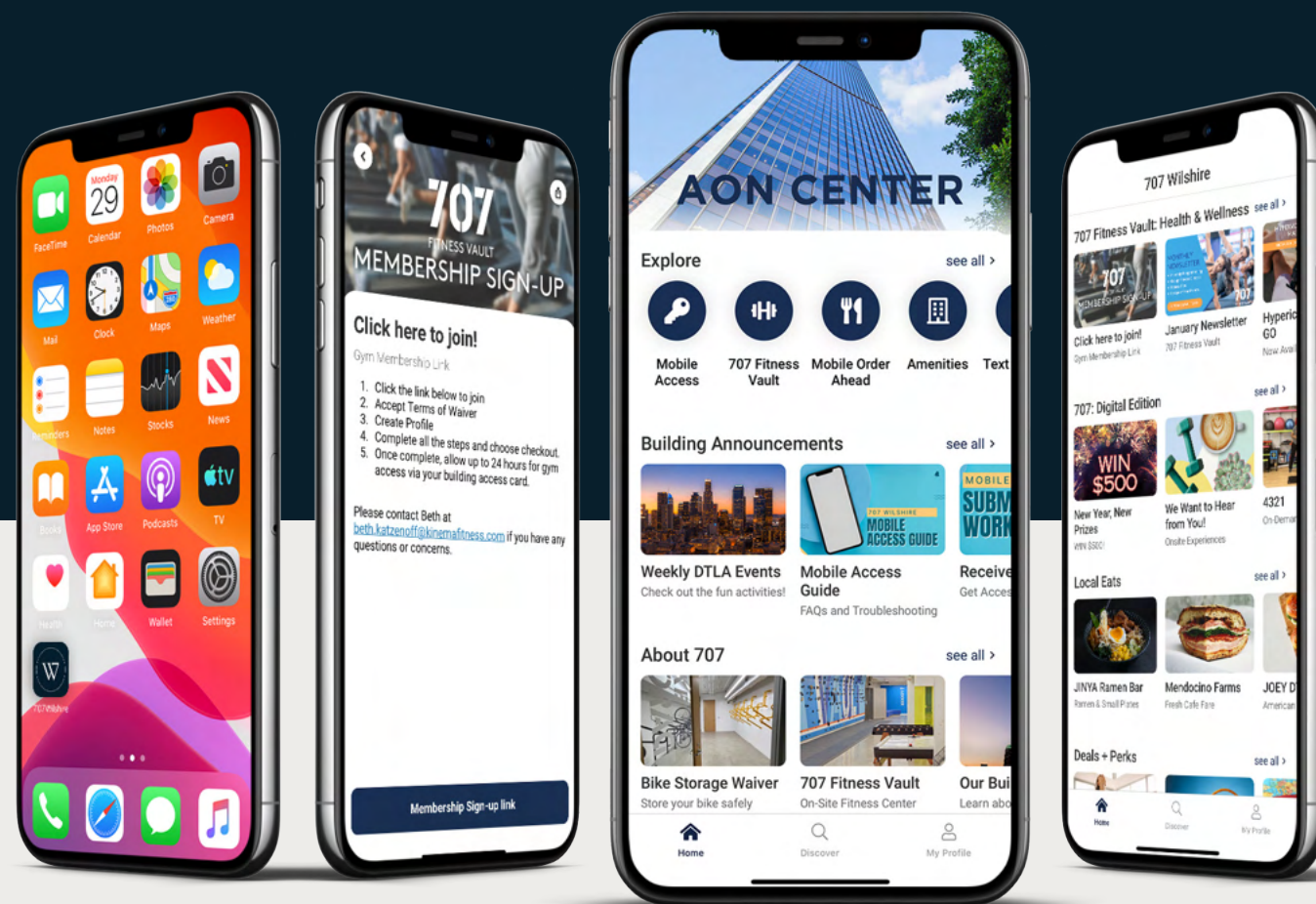
Aon Center is one block from The Bloc and two blocks away from FigAt7th. Both retail centers feature an array of restaurants & world-class brands, including:



THE AON CENTER MOBILE APP:

A CONNECTED WORKPLACE AT YOUR FINGERTIPS

Increase individual well-being, personal productivity and organizational effectiveness.



Order food and beverages from both building and neighborhood businesses

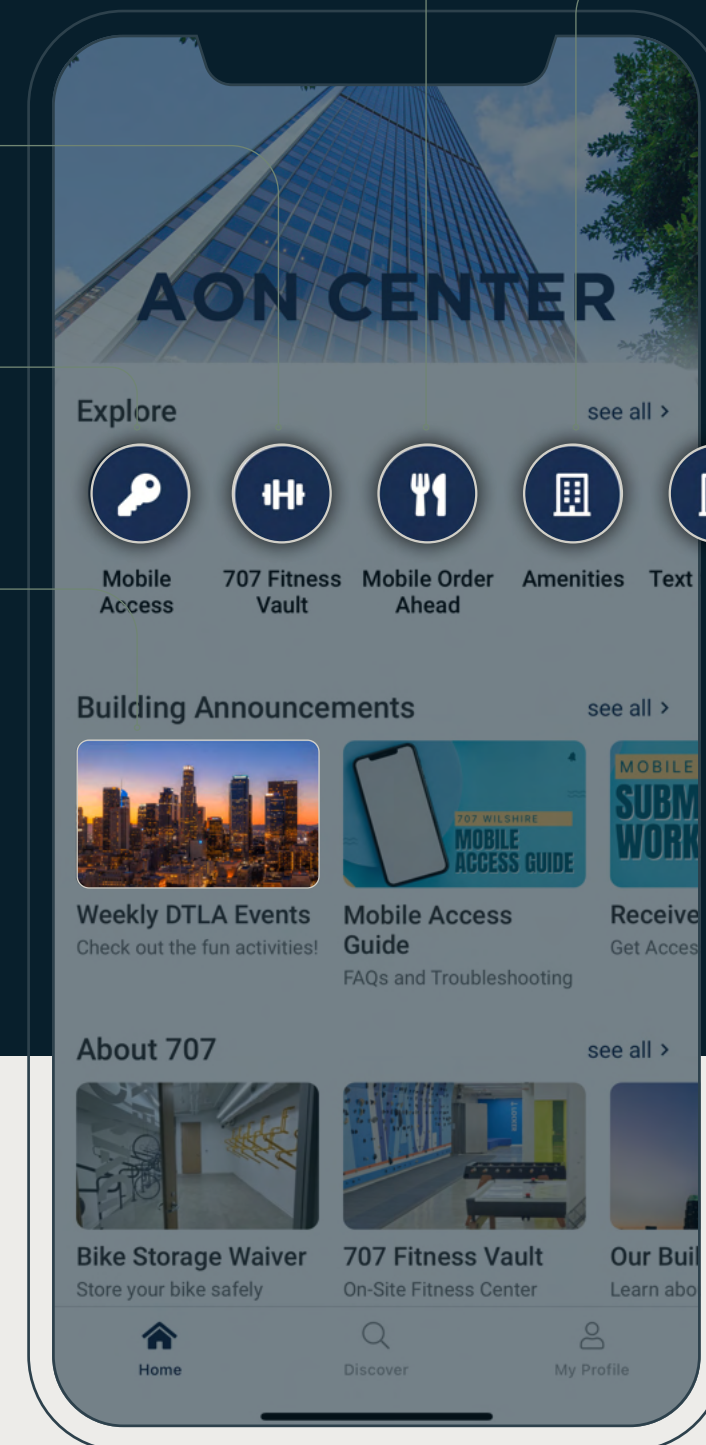
Book private training sessions and complimentary group classes at our on-site 707 Fitness Vault

Secure, touch-free building access

Opportunities for tenants to connect in new, exciting ways via the weekly event calendar

Contact the valet to save time and be on your way

Enable a hassle-free commute by connecting tenants to transit options



Digital contests and games to win prizes

GET IN
TOUCH

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