



# AON CENTER

EXPERIENCE A  
DOWNTOWN L.A.  
ICON

*from Street to Sky*

707 Wilshire Boulevard | Los Angeles

CAROLWOOD



# WELCOME TO THE EPITOME OF MODERN SOPHISTICATION

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

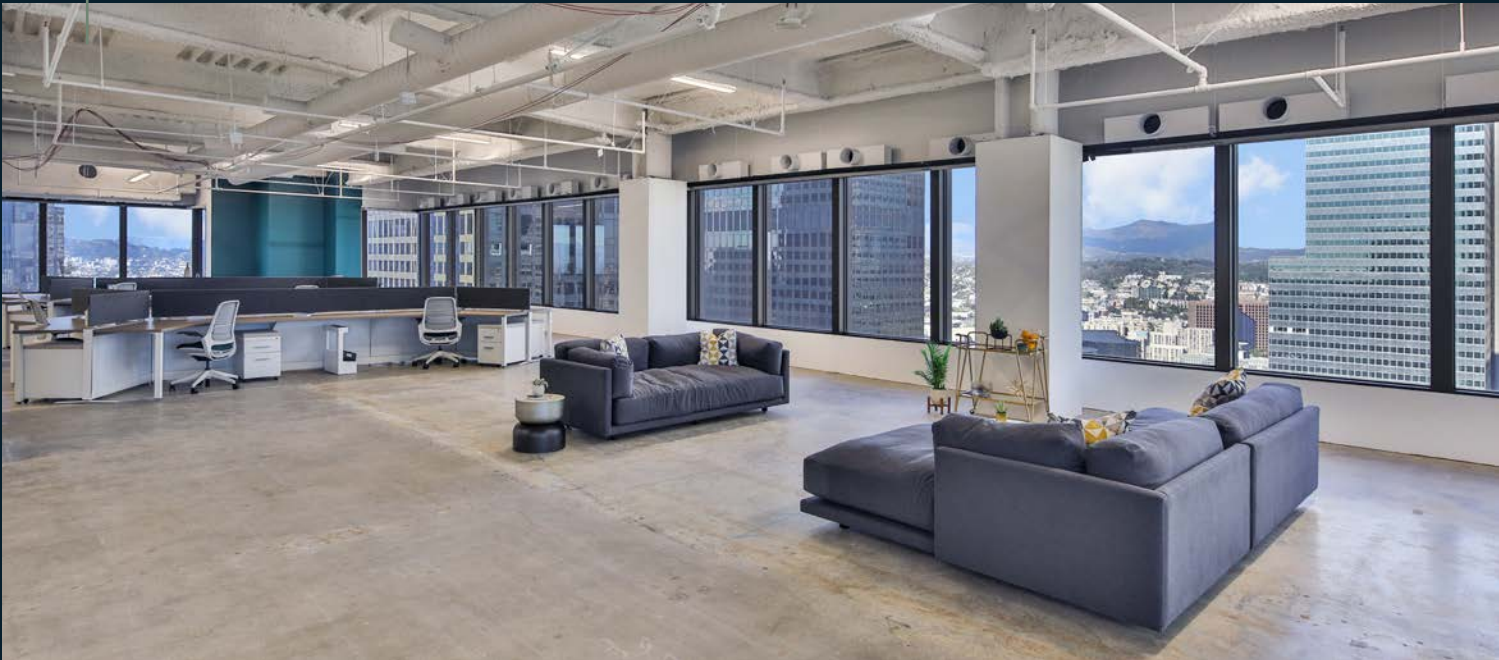


# HIGHLIGHTS

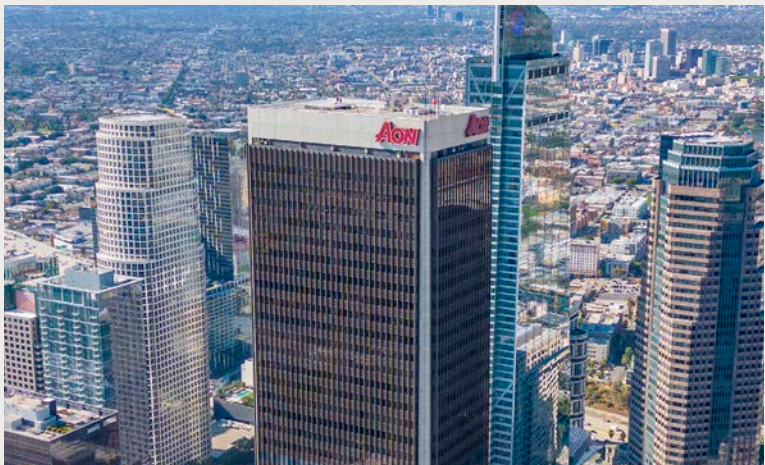
Bright lobby with dramatic window line



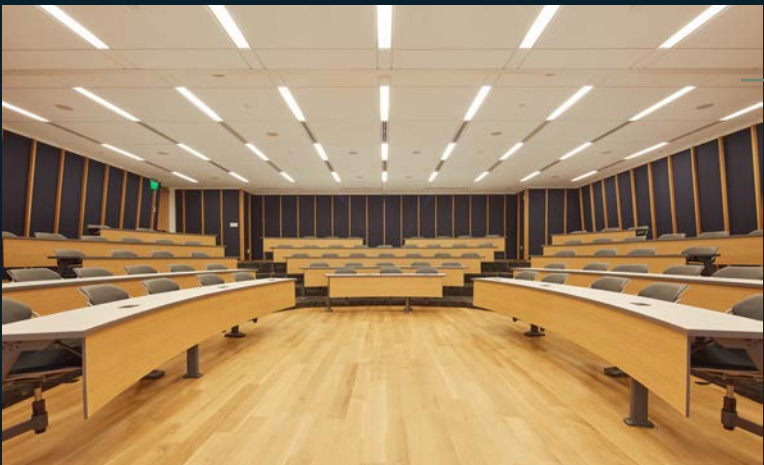
High-end second generation spaces ready for immediate occupancy



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 Santa Barbara

40 min

To LAX

5 min

To San Diego

50 min

To Newport Beach

20 min

\*Assumes travel by airbus chopper







# 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

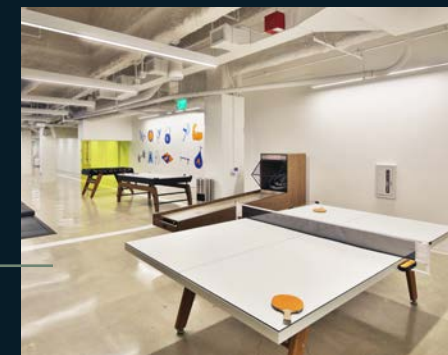
**Unique & historic**  
site of a former  
bank vault



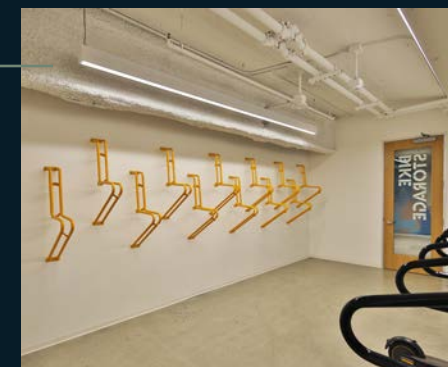
**Personal training &**  
complimentary group  
fitness classes



**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 Dtl
  - 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

- Los Angeles Library
- Angel's Flight Railway
- Bradbury Building
- Grand Central Market
- Maguire Gardens
- 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

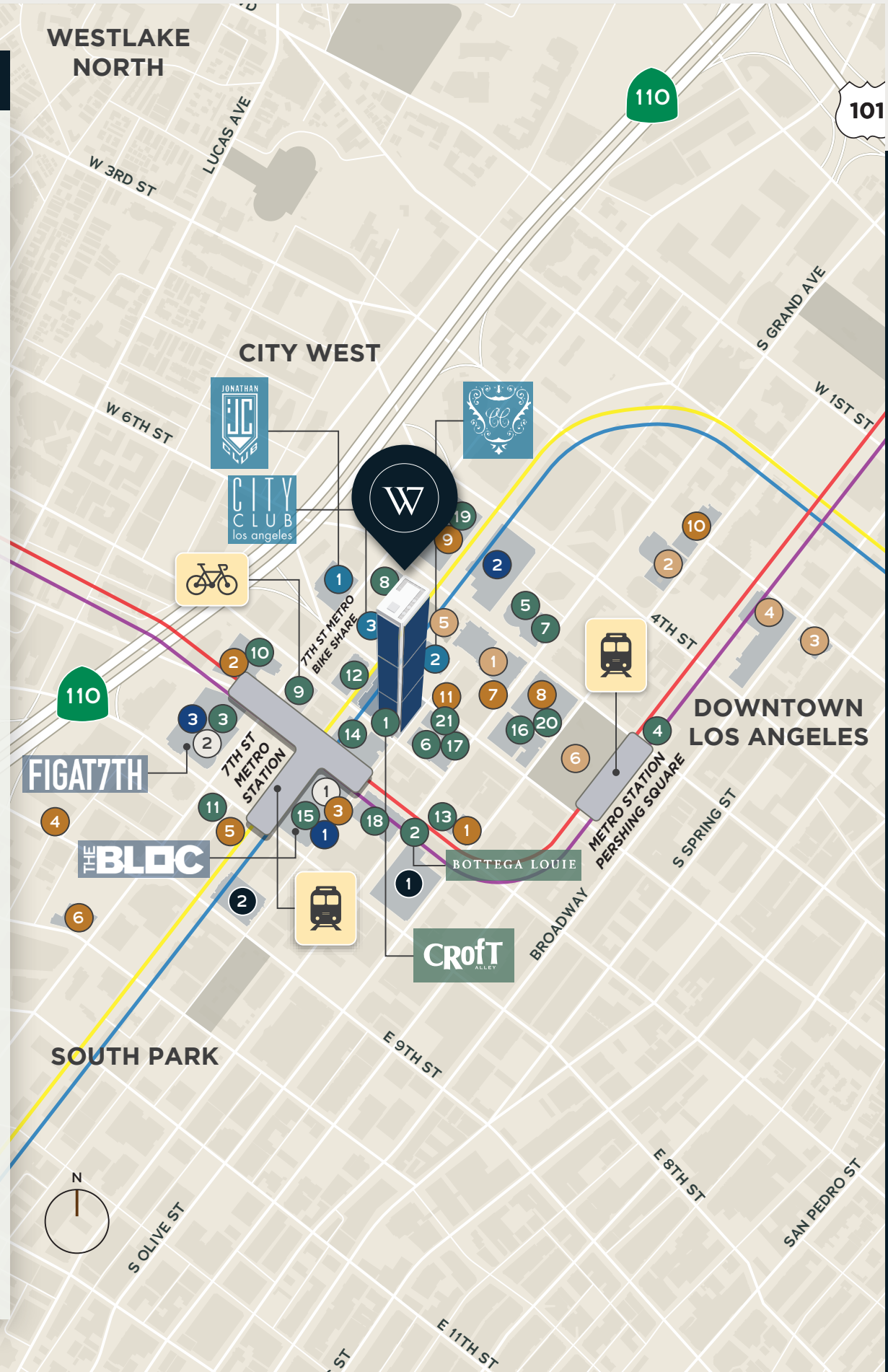
- 1. Hotel Per La, Autograph Collection
- 2. Intercontinental Hotel
- 3. Sheraton Grand Los Angeles
- 4. Hotel Indigo
- 5. The Wayfarer Hotel by Hilton
- 6. Hotel Figueroa
- 7. Hilton Downtown
- 8. Biltmore Los Angeles
- 9. Westin Bonaventure Hotel
- 10. Omni Los Angeles Hotel
- 11. Delphi Hotel

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

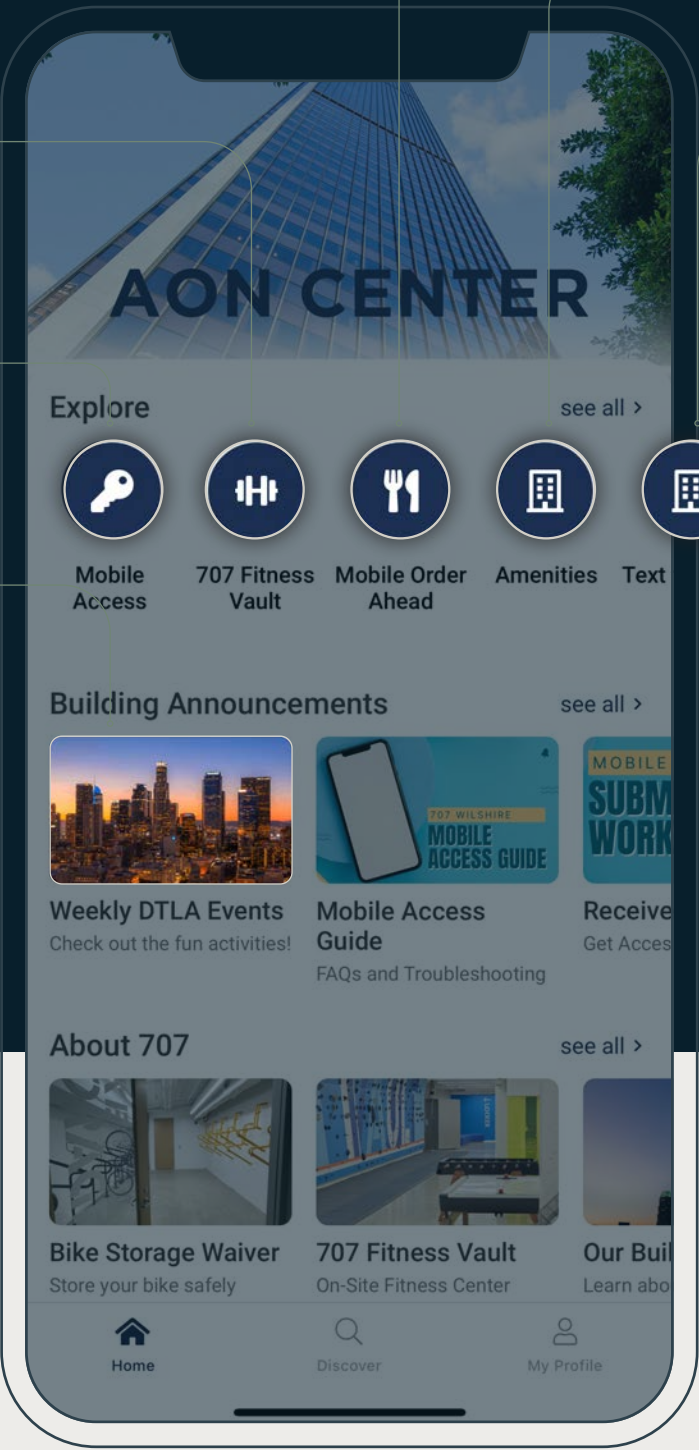
Book private  
training sessions  
and complimentary  
group classes at  
our on-site 707  
Fitness Vault

Secure, touch-free  
building access

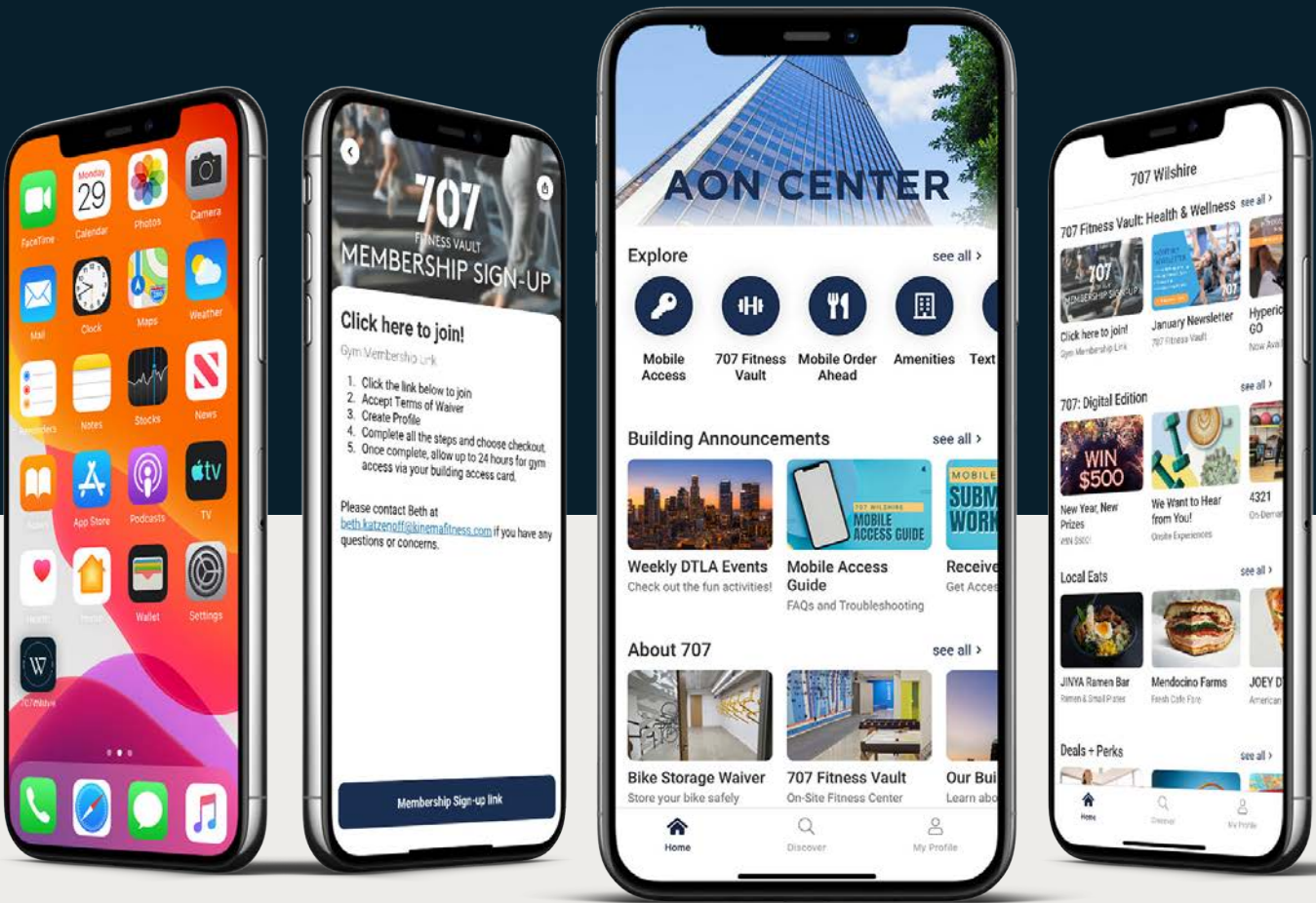
Opportunities for  
tenants to connect in  
new, exciting ways  
via the weekly event  
calendar

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

## Integrated Advisory Services Team

Matthew Heyn

Vice Chair

Lic. 01306148

Dir. +1 818 334 1860

[matt.heyne@colliers.com](mailto:matt.heyne@colliers.com)

Ian Gilbert

Executive Vice President

Lic. 01908014

Dir. +1 310 622 1902

[ian.gilbert@colliers.com](mailto:ian.gilbert@colliers.com)



865 S Figueroa Street  
Suite 3500  
Los Angeles, CA 90071  
[colliers.com](http://colliers.com)

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