



equity
integrity
compassion
collaboration
accountability

Accelerating success.



FOR SUBLEASE



Premier DTLA Office Opportunity

Three highly efficient office floors in one of LA's most recognized office towers – AON Center.

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Elevators / Entryway



Reception / Lobby

Property Name
AON Center

Location
707 Wilshire Blvd. Los Angeles

Total Building Area
1,207,589 SF

Available Sublease Space

8th floor – 9,618 SF

9th floor – 19,477 SF

10th floor – 19,482 SF

Total 48,577 SF
(Divisible)

Asking Lease Rate
\$3.00 PSF Per Month FSG

Term – Appx 5 Years
Through – 2/29/2032

Available
60 Days

Energy Certifications
LEED Platinum Certified since 2010

AON Center

707 Wilshire Blvd.

A distinctive workplace in the heart of Downtown Los Angeles.

AON Center offers tenants a premier office experience with first-class amenities. Home to a distinguished tenant roster including financial services firms, banking institutions, law practices, consulting and professional services companies, and educational organizations, AON Center fosters a dynamic business ecosystem in the heart of Downtown Los Angeles. Tenants enjoy a modernized lobby and convenient access to a full-service bank, conference center, and a 90-seat auditorium for meetings and events. Wellness and convenience are prioritized with an on-site fitness center, bicycle storage facilities, multiple dining options, ample parking, and EV charging stations.



Floor to ceiling windows



Efficient Layout

Suite Highlights

- New High End Build Out completed in 2020
- Combination of Window Offices, Workstations & Meeting Rooms
- Highly Efficient Layout and Seat Counts
- Great Natural Light and DTLA Views
- Furniture is Available and Negotiable



Modern finishes

8th Floor

9,618 SF



Matterport virtual tour

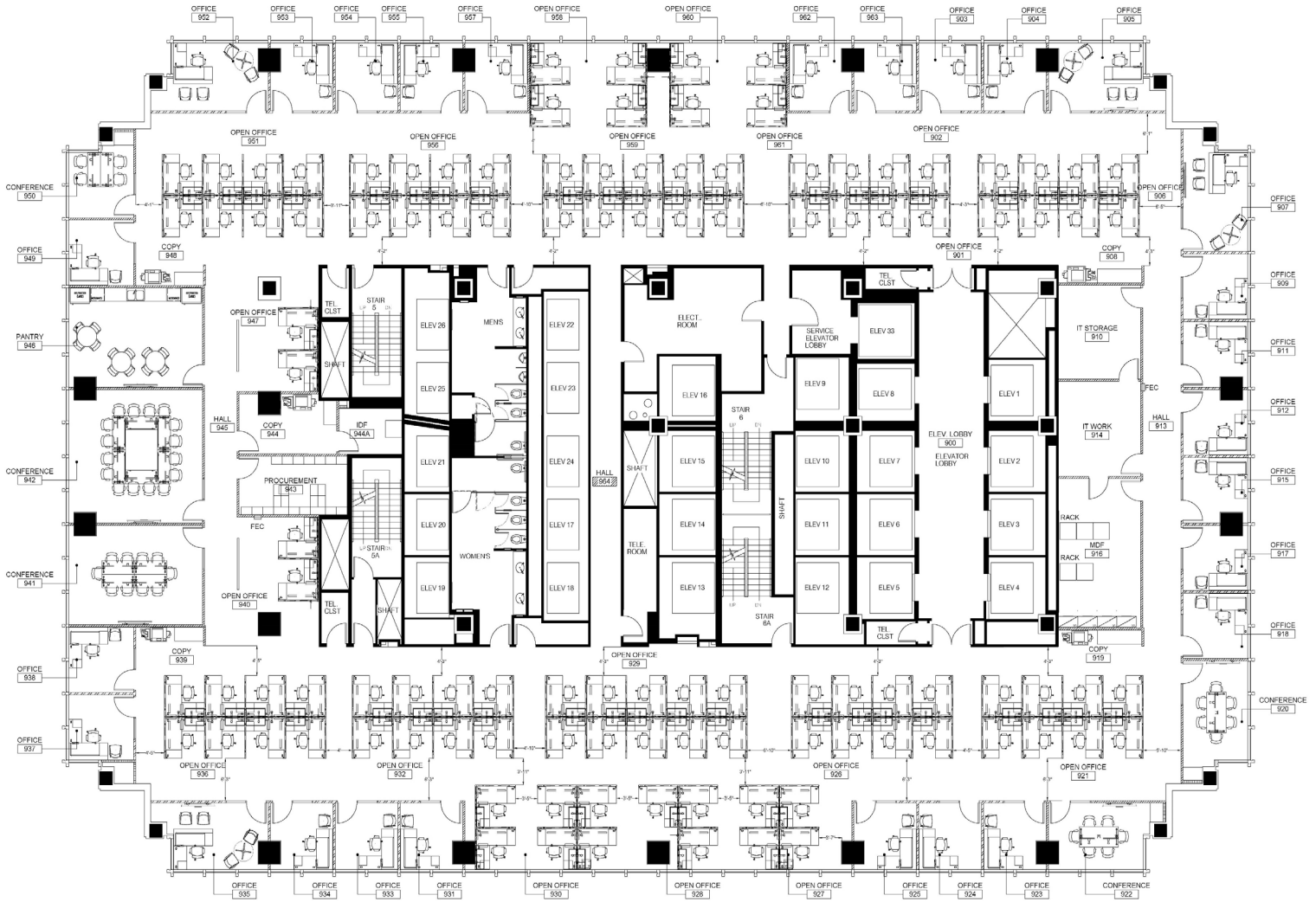
- 16 Window offices
- 2 Window Conference Rooms
- 50 Workstations
- 66 Seat Count = 145 SF Per Seat



Lounge area

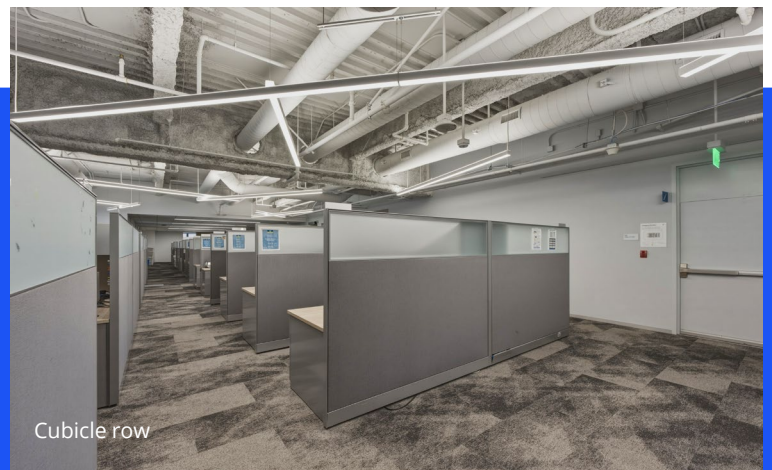
9th Floor

19,477 SF



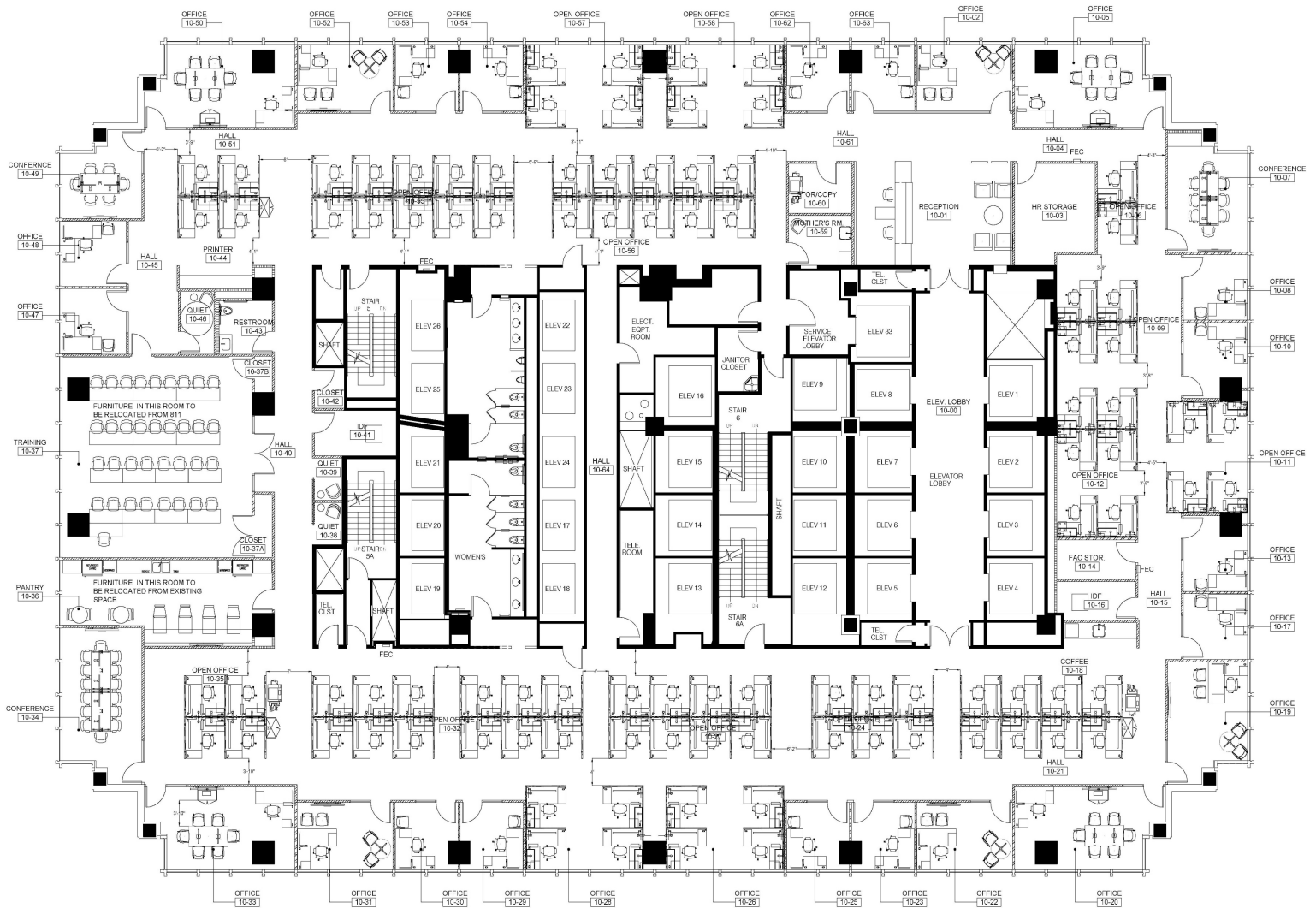
[Matterport virtual tour](#)

- 32 Window offices
- 5 Window Conference Rooms
- 88 Workstations
- 120 Seat Count = 145 SF Per Seat



Cubicle row

10th Floor — 19,482 SF



Matterport virtual tour

- 25 Window offices
- 3 Window Conference Rooms
- 86 Workstations
- 111 Seat Count = 145 SF Per Seat



Break room / Kitchen



8th floor break room



8th floor break room



9th floor office / small conference room



9th floor coffee station



9th floor small conference room



9th floor cubicle area



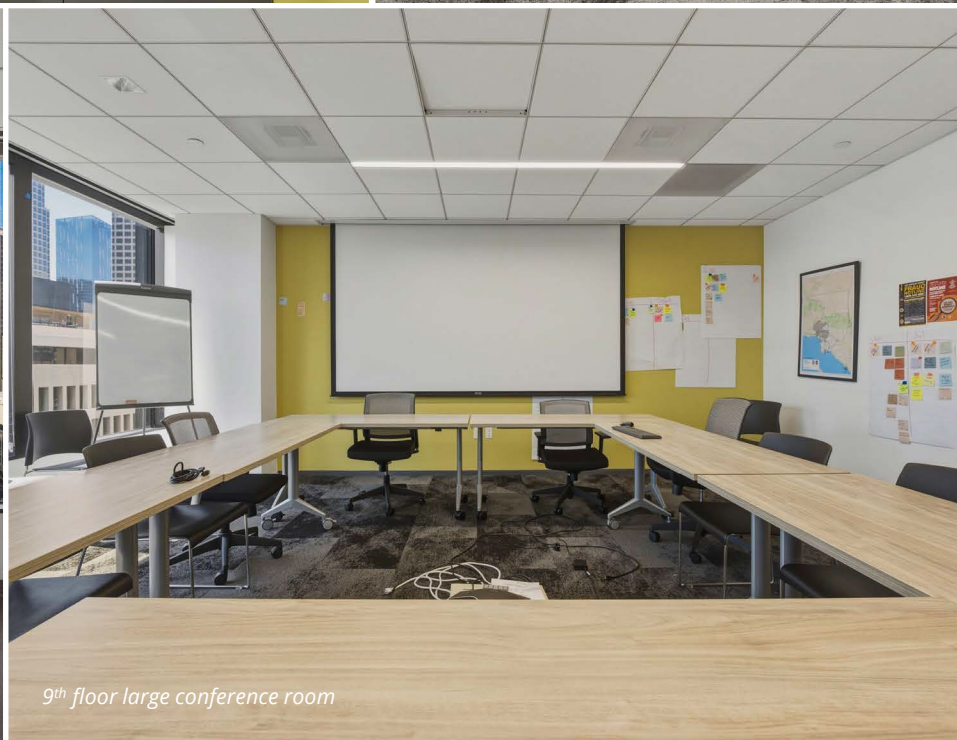
9th floor printer area



9th floor cubicles



9th floor office



9th floor large conference room



9th floor break room



9th floor office



10th floor reception / lobby



10th floor



10th floor conference room



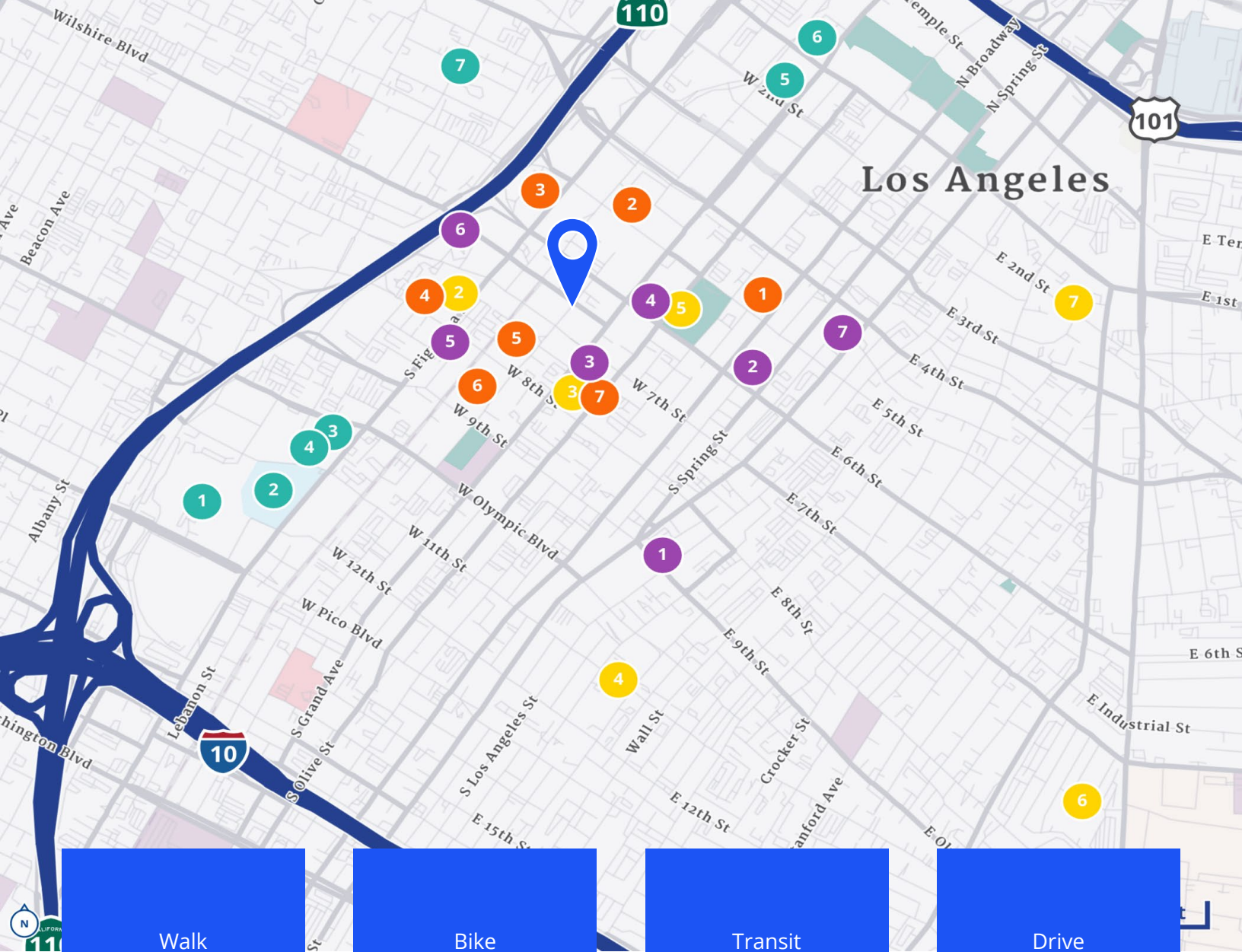
10th floor office



10th floor office



10th floor break room



Walk
score
99

Bike
score
85

Transit
score
100

Drive
score
7/10

Restaurants, Cafés and Breweries

- 1 Amante Restaurant
- 2 Blu Jam Cafe
- 3 Bottega Louie
- 4 Water Grill
- 5 Fogo de Chao
- 6 Harbor House
- 7 Kazu Nori DTLA

Fitness, Personal Services

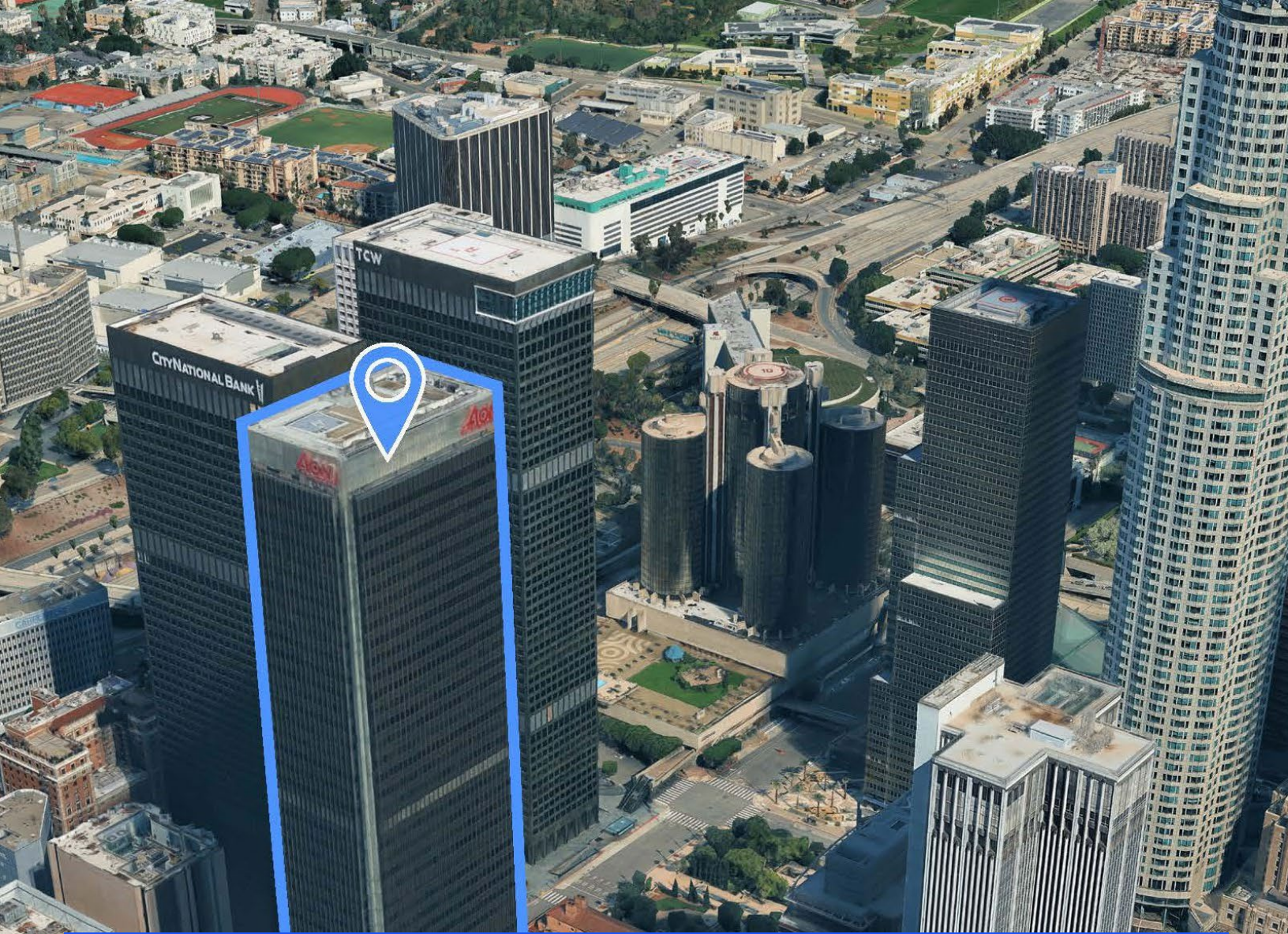
- 1 Planet Fitness
- 2 Equinox
- 3 Orange Theory
- 4 EOS Fitness
- 5 LA Fitness
- 6 Core Power Yoga
- 7 BECOME Fitness

Arts & Entertainment

- 1 LA Convention Ctr
- 2 Crypto.com Arena
- 3 L.A. Live
- 4 Grammy Museum
- 5 Disney Concert Hall
- 6 LA Opera
- 7 LA Center Studios

Shopping

- 1 The Bloc
- 2 FIGat7th
- 3 Whole Foods
- 4 Fashion District
- 5 Pershing Square
- 6 ROW DTLA
- 7 Japanese Village Plaza



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