

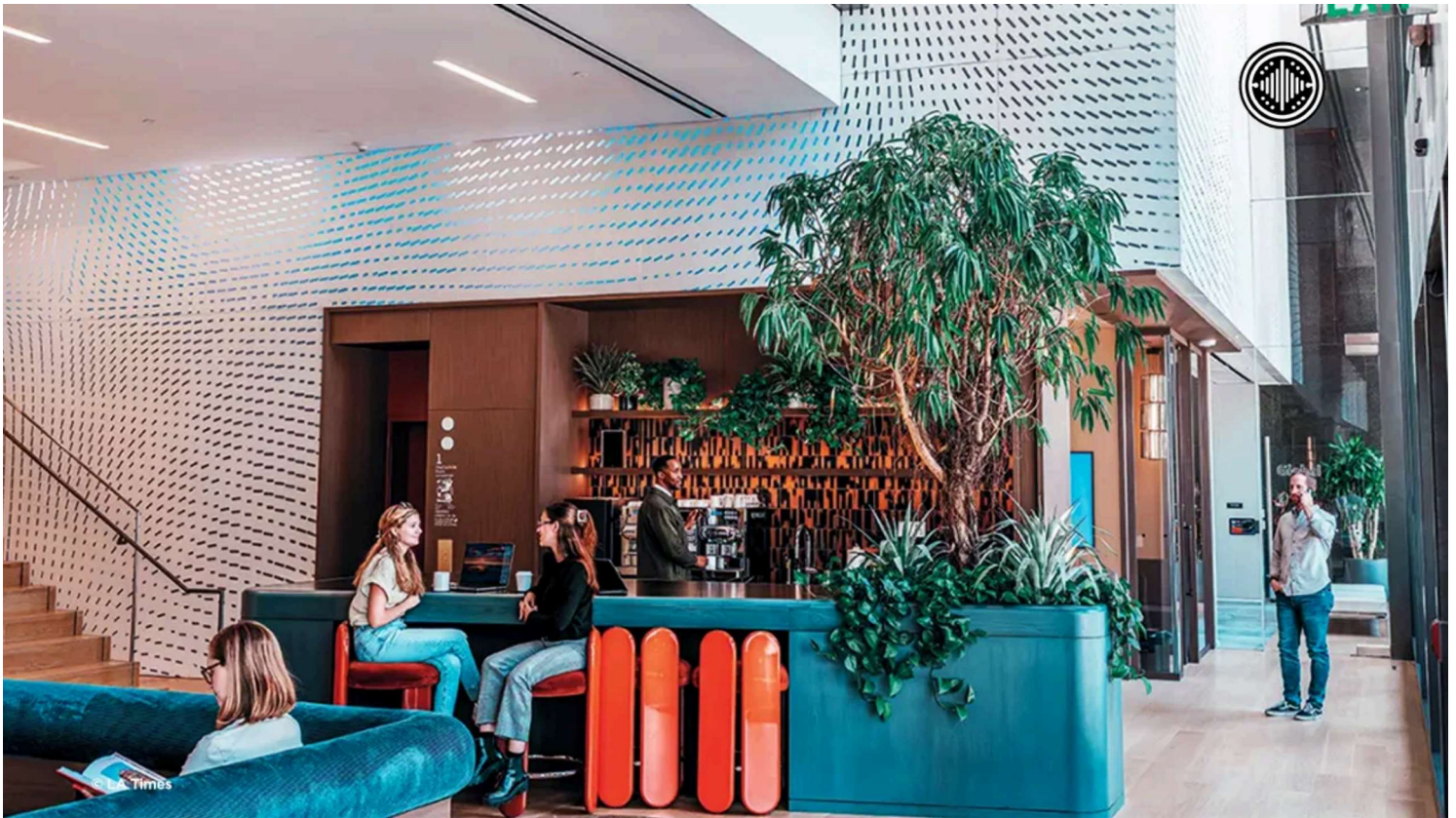
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JLL Unveils Sleek New Downtown LA Office with Emphasis on Wellness and Flexibility

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Global brokerage firm JLL has unveiled a freshly redesigned office space in Downtown Los Angeles. The space embraces a modern layout tailored for today's hybrid work environment. The new workspace on the 13th floor represents a bold departure from traditional office norms with its indoor-outdoor integration, employee-focused amenities, and flexible design strategy.

The Downtown Los Angeles (DTLA) office, now significantly downsized from 26,000 square feet to 14,000 square feet, was reimaged in partnership with architecture firm Gensler.

This strategic consolidation enabled the company to invest in premium features without increasing overall costs. One standout addition is the “loggia,” a covered outdoor space seamlessly connected to the interior, giving employees access to fresh air without leaving the floor.

“We were looking at alternatives because work patterns have shifted,” said Charlie Smith, senior managing director and broker lead for the Los Angeles region. “It’s really important, especially for the younger generation. We designed it with an indoor-outdoor feel with a loggia area. Everyone is super happy and really enjoys it.”

The redesigned space also ditched assigned seating in favor of a more flexible setup. Workers now have access to private booths for confidential calls, shared tables for collaboration, and lounge-style seating for informal gatherings. To make the office more welcoming, JLL removed the traditional front desk and created a hotel-style lobby that now serves as a versatile event space.

Workplace Evolution

As companies across the U.S. adapt to new work trends, office design has become a critical tool for both retention and performance. Smith noted that JLL briefly considered shutting down its DTLA location but ultimately decided to stay due to its strong business presence in the area and the long-term value of the building. “I’m super optimistic about downtown,” he said. “Seven buildings traded with new owners who have a lower basis and will be able to spend capital. Not having an office here was a nonstarter.”

Design firm Gensler sees a clear shift in what workers expect from their offices. Gensler’s studio director, Mary Faria, said companies invest in three key areas: food, fun, and wellness. This includes on-site beverage stations with cold brew and kombucha, game rooms with consoles and dart boards, and wellness areas like prayer rooms and outdoor terraces. “Offices need to make people feel great about being there. In some ways, they feel like a boutique hotel or social club,” Faria said.

She added that features like roll-up garage doors and rooftop pickleball courts have become highly desirable for companies looking to bring employees back in. For high-rise offices, balconies and window bays offer a similar escape. “It’s a big refresher without having to go down 40 floors,” she added.

According to a Gallup survey, more than half of U.S. employees now work in a hybrid model. JLL's updated office offers a case study in how businesses can modernize without losing their foothold in key urban markets.