



A NEW DESIGN ICON

Designed by esteemed architecture firm, Bohlin Cywinski Jackson (BCJ), Ae'o sets a new standard in tower design and quality.

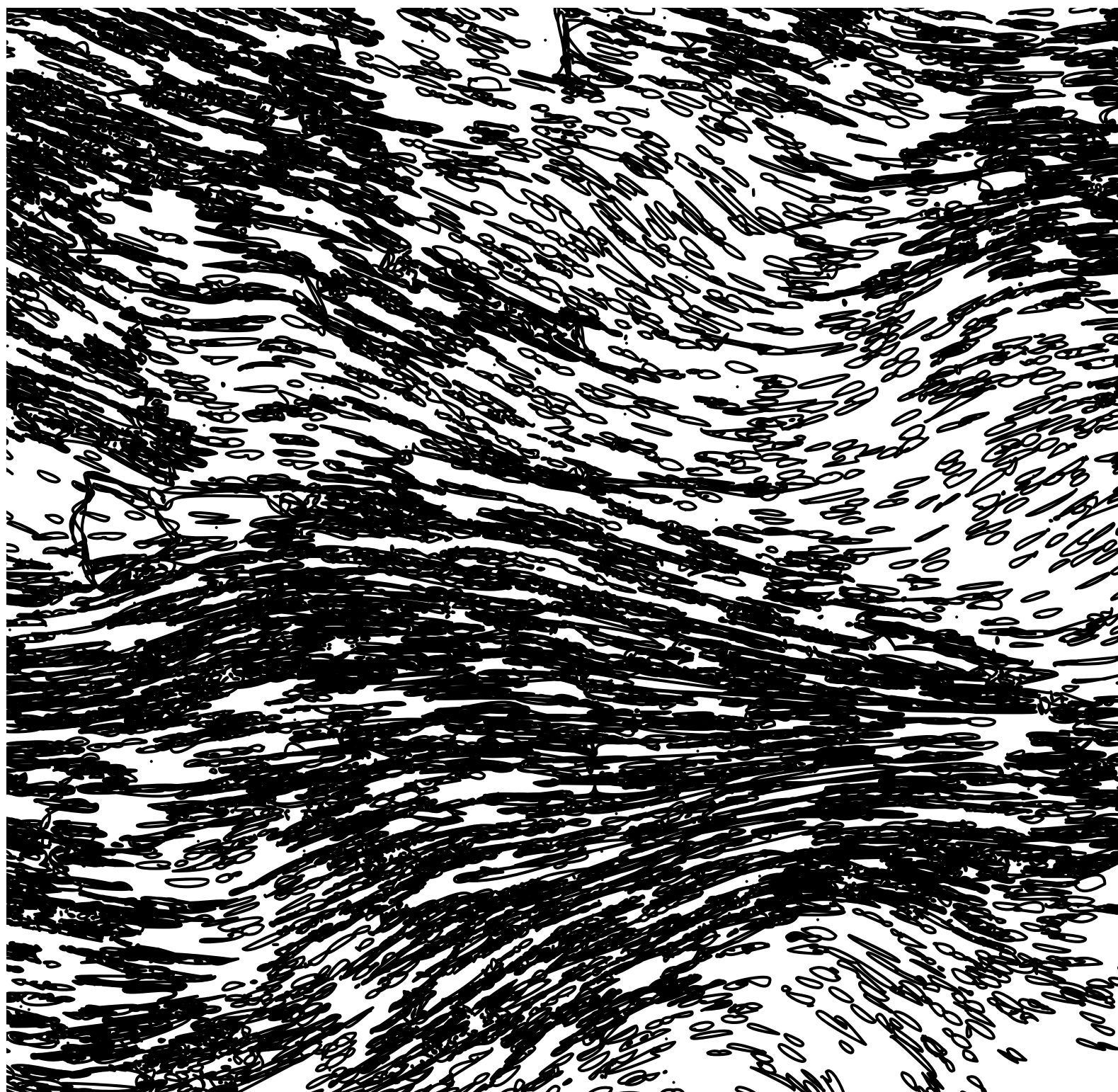
A PLACE FOR EVERYTHING

Ae'o offers exceptional amenities for those who want to live the ultimate modern Hawaiian lifestyle. Whether you want to exercise, entertain, eat, or simply relax, you can do so without ever leaving.

THE NEW CENTER OF HONOLULU

Located in a privileged position between downtown Honolulu and world-renowned Waikiki, Ward Village occupies 60 acres of prime coastal property. Both urban and scenic, it is the new epicenter of life in Hawaii.

A E 'O



A E O N E W D E S I G N I C O N

Located at the corner of Queen and Kamake'e Streets, Ae'o is at the center of the new Honolulu. Its slender form is oriented towards both mauka (mountains) and makai (ocean), allowing for sweeping views from every residence. Ae'o offers an unprecedented level of amenities, and is conveniently connected to Hawaii's flagship Whole Foods Market. Here, residents experience the best of urban living in the heart of Ward Village.



The signature “wings” of the building are designed to afford a majority of Ae’o residences spectacular ocean views. These unique windows orient each unit so the interior experience becomes linked to the ocean beyond.





With a direct, covered, connection from the Ae'o tower and entrances on Kamake'e Street, the new Whole Foods Market offers two levels of shopping, cafés and dining spaces for residents and the neighborhood.



Council Crest Residence
Photograph by Nic Lehoux



Tsingtao Pearl Visitor Center
Photograph by Nic Lehoux



Uniqlo Flagship Store - Shanghai
Photograph by Nic Lehoux



Whistler Residence
Photograph by Nic Lehoux

D E S I G N
L I F E
B C J



Whistler Residence
Photograph by Nic Lehoux

BCJ PHILOSOPHY

In all of our surroundings there is great richness and power. Belief in the sensuality of place, the emotive qualities of materials, and the ability to give pleasure and insight, to comfort, and to transport, can produce humane and spirited architecture. It is our belief that exceptional architecture comes from the search for solutions which respond to the particular circumstances inherent in each situation.

Increasingly, we have come to see that, in a sense, circumstances are infinite and that working within any one set of habits is too limiting. We must be alive to the subtleties of place, whether manmade or natural; to the varied nature of humans and their particular activities; to the qualities of their institutions; and to the nature of the means with which we build. With both intellect and intuition, we seek solutions that respond to the web of circumstances at hand.

Over the years the interplay of architects within our practice and our responses to more complex and demanding programs and varied environments have broadened our view of the circumstances that affect our work. We are peeling away the layers of our habits and preconceptions. We require open-mindedness, willingness, gentleness - a soft, yet no-holds-barred approach.



Ko'olau
Mountains

Ala Moana
Beach Park

Ala Moana
Shopping Center

Waikiki

Diamond Head



WARD VILLAGE™

Kewalo
Harbor

OCCUPYING A PRIVILEGED POSITION
BETWEEN DOWNTOWN HONOLULU AND WAIKIKI,
WARD VILLAGE IS POISED TO BECOME THE NEW
CENTER OF HONOLULU.

SET ON 60 ACRES OF COASTAL PROPERTY,
AND NOW THE STEWARD OF KEWALO HARBOR,
WARD VILLAGE WILL FEATURE PUBLIC SPACES
AND BUILDINGS FROM SOME OF THE WORLD'S
LEADING ARCHITECTS.

WARD

VILLAGE



PLANNED
RAIL STATION

 4 Mins
(0.12 mi)

*14 minutes by rail to Honolulu
International Airport*

KEWALO
HARBOR

 5 Mins
(0.2 mi)


GATEWAY
TOWERS

 3 Mins
(0.16 mi)

WARD
THEATRES

 2 Mins
(0.1 mi)

WAIEA

 2 Mins
(0.08 mi)

ANAHA

 1 Mins
(0.02 mi)

WHOLE FOODS
MARKET

 1 Min
(0.0 mi)

ALA MOANA
BEACH PARK

 5 Mins
(0.2 mi)

ALA MOANA
SHOPPING CENTER

 10 Mins (0.5 mi)

Ala Moana Beach Park

Located in the heart of Honolulu, this vibrant 120-acre park provides a perfect setting for family activities, water sports, and recreation. Here, a reef-protected clear blue lagoon meets soft white sand and grassy, palm-filled greenbelts where visitors can run, swim, play tennis, barbecue, and relax from morning until evening.

 5 Mins (0.2 mi)



Ala Moana Shopping Center

This world-renowned outdoor shopping center is home to over 290 restaurants and shops, including top luxury brands like Chanel, Louis Vuitton, Hermès, Burberry, and Cartier. Visitors can shop against a backdrop of lush tropical landscaping and picturesque koi ponds.

 10 Mins (0.5 mi)



Kewalo Harbor

In a prime waterfront location, this 30-acre revitalized harbor is Honolulu’s center for boating and water sports. Managed and operated by The Howard Hughes Corporation, Kewalo Harbor is the perfect place to charter a boat and experience Honolulu from the ocean.

5 Mins (0.2 mi)



Ward Village Shops & Theatres

Ward Village is home to Hawaii’s largest movie theatre, in addition to over 135 unique retail and dining experiences. Just outside their homes, residents can explore a mix of prestigious national brands and locally made products that reflect the culture and history of Hawaii.

 2 Mins (0.1 mi)

Community Events

As the new center of Honolulu, Ward Village is home to regular community and cultural events. Residents and visitors can shop at outdoor farmers markets, participate in yoga sessions, and attend free concerts throughout the year. Once a month, outdoor film screenings take place in the courtyard of the iconic IBM Building.

 5 Mins (0.2 mi)



Whole Foods Market

Honolulu’s flagship Whole Foods Market is located in the heart of Ward Village. Residents and visitors can shop for an impressive selection of fresh, local produce and high-quality imported products, while enjoying the market’s cafés, bars, and restaurants.

 1 Mins (0.0 mi)





Kewalo Harbor—which is being improved and redeveloped by The Howard Hughes Corporation—offers some of Oahu's best fishing and is a celebrated hub for recreational water sports.



A PLACE
FOR
WHOLE
FOODS
MARKET



WHOLE FOODS MARKET

As “America’s Healthiest Grocery Store,” Whole Foods Market has changed the way we shop for, cook, and consume food. Given that health, wellness, and sustainability are core parts of the lifestyle at Ward Village, it follows that Hawaii’s flagship Whole Foods Market would be located at Ae’o —in the heart of the neighborhood.



At Ward Village, the community revolves around sustainable, conscientious living. From the LEED-certified buildings to the extensive exercise facilities and outdoor activities, this is a place where health and wellness are an integral part of daily life. The new Whole Foods Market completes this picture by providing the highest level of healthy food to the neighborhood. Here, residents and visitors can shop an extensive range of fresh local produce and organic groceries, including products from celebrated Hawaiian brands. Meanwhile, local farmers will have a place to consistently sell their products, spread awareness of their important work, and connect with those in their community.

In addition to being a go-to destination for groceries, the Whole Foods Market will also offer numerous in-store dining options where people can get together or stop in for a quick meal throughout the day. In this sense, it’s both a convenient resource and a community gathering place.

Ideally situated on Queen and Kamake’e Streets, the Whole Foods Market is conveniently located to serve the whole Honolulu community. Easily accessible by foot and car, Whole Foods Market will enhance how residents of Honolulu shop, eat, and entertain.





A PLACE TO: RETREAT RELAX WORKOUT DINE SWIM PLAY

THE AMENITY DECK

1. Fitness pool with generous ocean views
2. Dedicated family activity area with family pool
3. Generous outdoor children's play area
4. Covered outdoor dining pavilions and cabanas ideal for intimate gatherings
5. Impressive climate-controlled gym with outdoor workout spaces with ocean views
6. Guest Suites available to host visiting family and friends
7. Wellness Center with steam and sauna rooms and spa treatment area
8. Private movie theater
9. Lounge/Karaoke room for events and parties
10. Intimate private dining room with catering kitchen for cooking
11. Large dog-run area

An architectural rendering of a modern high-rise building's rooftop terrace. The terrace features a large, white, slatted pergola structure supported by white columns. A wooden bar with a glass railing is situated on the left, with several people standing and sitting nearby. The terrace overlooks a vast ocean with a few sailboats and a coastal cityscape with greenery and buildings in the distance. The sky is blue with some clouds.

SKY

WHILE ROOFTOPS ARE OFTEN RESERVED FOR PRIVATE RESIDENCES, THE AE'O SKY TERRACE IS OPEN TO ALL RESIDENTS OF THE BUILDING. WITH ITS COASTAL LOCATION AND EXQUISITE VIEWS OF THE PACIFIC, IT IS ONE OF THE MOST SPECTACULAR PLACES TO ENTERTAIN IN ALL OF HONOLULU.

TERRACE

FITNESS POOL

The amenity deck features a 25-meter fitness pool with views of the Pacific. A fully appointed terrace offers lounges, private cabanas, and dining areas where residents can unwind and entertain.



Coming home to Ae'ō will never be mundane with a dramatic arrival experience. The private driveway leads to a covered porte-cochère that provides a sense of protection and privacy. A sculptural timber wall extends from the exterior into the lobby, contrasting with the lush native plants that surround the building's entrance.





Ae’o is the name of the Hawaiian stilt bird and connects to the history of the land it sits on, which was originally the ‘ili of Kukuluae’o when the Ward family purchased it in the 1870’s. Ae’o will include 466 residences and over 60,000 total square feet of retail. The project is located on the corner of Queen and Kamake’e Streets, adjacent to the state’s premiere theater at Ward Entertainment Center. Ae’o will include the highly-anticipated flagship Whole Foods Market and other unique retailers along the re-envisioned Halekauwila Street that will lead to the future planned 4-acre park situated in the heart of Ward Village.

LOCATION

SITUATED IN THE HEART OF ONE OF HONOLULU’S MOST EXCITING NEW COMMUNITIES

- | | |
|--|---|
| <i>Located conveniently above Hawaii’s new flagship Whole Foods Market</i> | <i>Situated in Honolulu’s most walkable and bike-friendly community</i> |
| <i>Two blocks from Ala Moana Beach Park and Kewalo Harbor</i> | <i>The only LEED-ND Platinum neighborhood in Hawaii</i> |
| <i>One block from a 4-acre park in the center of Ward Village</i> | <i>135 diverse shops, boutiques, and restaurants nearby</i> |
| <i>Adjacent to Ward Entertainment Center, a 16-plex theater</i> | <i>Privately patrolled neighborhood</i> |

BUILDING FEATURES

THOUGHTFULLY DESIGNED BY AWARD-WINNING ARCHITECTURAL FIRM BOHLIN CYWINSKI JACKSON

- | | |
|--|--|
| <i>Stunning full and partial ocean views from every residence</i> | <i>Modern arrival experience with private residential porte-cochère, front desk and entry lounge</i> |
| <i>Unique residence customization options available</i> | <i>Direct, covered connection to Whole Foods Market from residential elevators</i> |
| <i>Wide range of floor plan options including studios, 1, 2, and 3 bedrooms, and penthouse units</i> | <i>Targeting LEED (Leadership in Energy & Environmental Design) certification</i> |
| <i>Rich hardwood floors in living room and kitchen areas</i> | |

AMENITIES

EXCEPTIONAL INDOOR AND OUTDOOR AMENITY EXPERIENCES FEATURE STUNNING OCEAN VIEWS AND A UNIQUE ROOFTOP TERRACE

- | | |
|---|---|
| <i>Spectacular rooftop terrace with panoramic ocean and sunset views for private gatherings and parties</i> | <i>Three Guest Suites available to host visiting family and friends *</i> |
| <i>Lap pool with generous ocean views</i> | <i>Wellness Center with steam and sauna rooms and spa treatment area</i> |
| <i>Dedicated family activity area with family pool and generous outdoor children’s play area</i> | <i>Private movie theater</i> |
| <i>Covered outdoor dining pavilions and cabanas ideal for pau hana celebrations and intimate gatherings</i> | <i>Lounge/Karaoke room for events and parties</i> |
| <i>Impressive climate-controlled gym with outdoor workout spaces and ocean views</i> | <i>Intimate private dining room with catering kitchen for cooking</i> |
| | <i>Surfboard and bicycle storage areas</i> |
| | <i>Large dog-run area</i> |

* Subject to applicable cleaning fee



A E ' O H O M E

Designed by innovative and eco-conscious architects, BCJ, Ae'o is framed by Oahu's beloved Ko'olau mountains and offers calming views of Kewalo Harbor. Interiors are airy and modern, and incorporate natural materials like timber and stone that relate to the local landscape. The bright, fresh feel of the residences provides an ideal neutral backdrop for art, furniture, and other personal touches.

The signature living rooms at Ae'ō are designed to showcase views and invite the ocean into the everyday.



FORM



FUNCTION



Designed by BCJ with meticulous attention to detail, every residence at Ae'ō reflects the experience of living in a private home. Though part of a dynamic community, Ae'ō residents benefit from complete privacy and interior details that elevate everyday experiences.

Ingenious storage solutions help to maximize space and prevent clutter. Floor-to-ceiling windows provide ample light and create a feeling of openness. Custom kitchen layouts allow residents to personalize their spaces. Top-quality European fixtures and fittings provide a stunning aesthetic statement, but are also designed for convenience and ease of use.

**AE'Ō IS NOT ONLY A
BEAUTIFUL PLACE TO
LIVE—
IT'S A CONTEMPORARY,
URBAN EXPERIENCE.**

MATERIAL



DIFFERENCE

At Ae'ō, residents have a rare opportunity to customize their homes to suit their distinct tastes and lifestyles. Beyond simply the choice of a dark or light color scheme, they can create spaces that reflect their unique sensibilities. Schemes range from classic to contemporary, and incorporate custom cabinetry by BCJ.

A variety of kitchen configurations and layouts are available, but each offers a streamlined aesthetic that maximizes form and function. Stainless-steel Bosch appliances set a sleek, minimalist tone, and European fixtures create a feeling of modern elegance.

High-quality stone finishes and natural timbers lend a sense of warmth, and interiors provide an elegant blank canvas where residents can truly make their mark. Whether they want to create serene spaces in which to display art or dynamic spaces in which to entertain, their vision can be brought to life at Ae'ō.



Howard Hughes