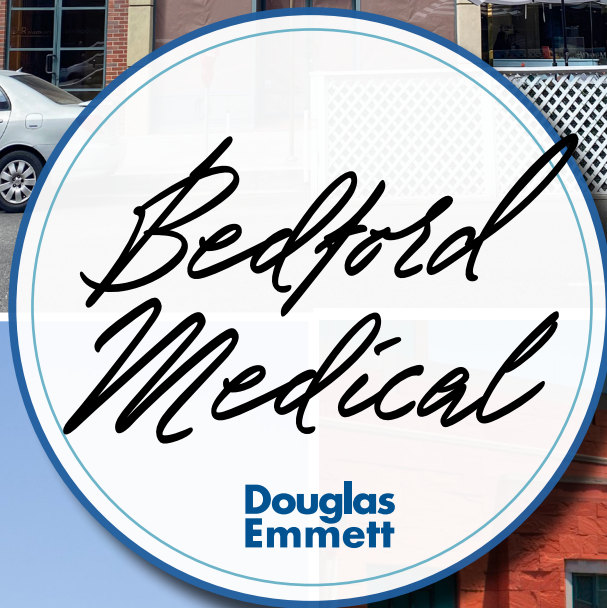




Douglas Emmett

Beverly Hills

The Bedford Beverly Hills medical portfolio is situated in the heart of the Golden Triangle. With their distinctive designs and unique architectural details, the buildings offer some of the most desirable medical offices and retail spaces in the country.

- Abundant and convenient parking & valet services.
- Outdoor courtyard space.
- Medical, dental, surgery center, psych space & multi-specialty suites available.
- Turnkey & build-to-suit options.
- Onsite professional management.

Availability

Building	Suite	RSF	Contiguous RSF	Availability
405 N Bedford	B01	2,463	4,622	9/1/2026
405 N Bedford	B03	2,159	4,622	Immediate
405 N Bedford	B200	850		Immediate
405 N Bedford	210	1,023		Immediate
416 N Bedford	100	1,049	2,135	10/1/2026
416 N Bedford	101	1,866		Immediate
416 N Bedford	102	1,086	2,135	Immediate
435 N Bedford	112	1,688		8/1/2026
435 N Bedford	201	479	3,915	Immediate
435 N Bedford	203	2,797	3,915	Immediate
435 N Bedford	205	639	3,915	90 days
435 N Bedford	210	1,170		Immediate
435 N Bedford	213	601		Immediate
435 N Bedford	313	419		Immediate
435 N Bedford	314	546		Immediate
435 N Bedford	405	1,262		Immediate
436 N Bedford	200	1,829		11/1/2026

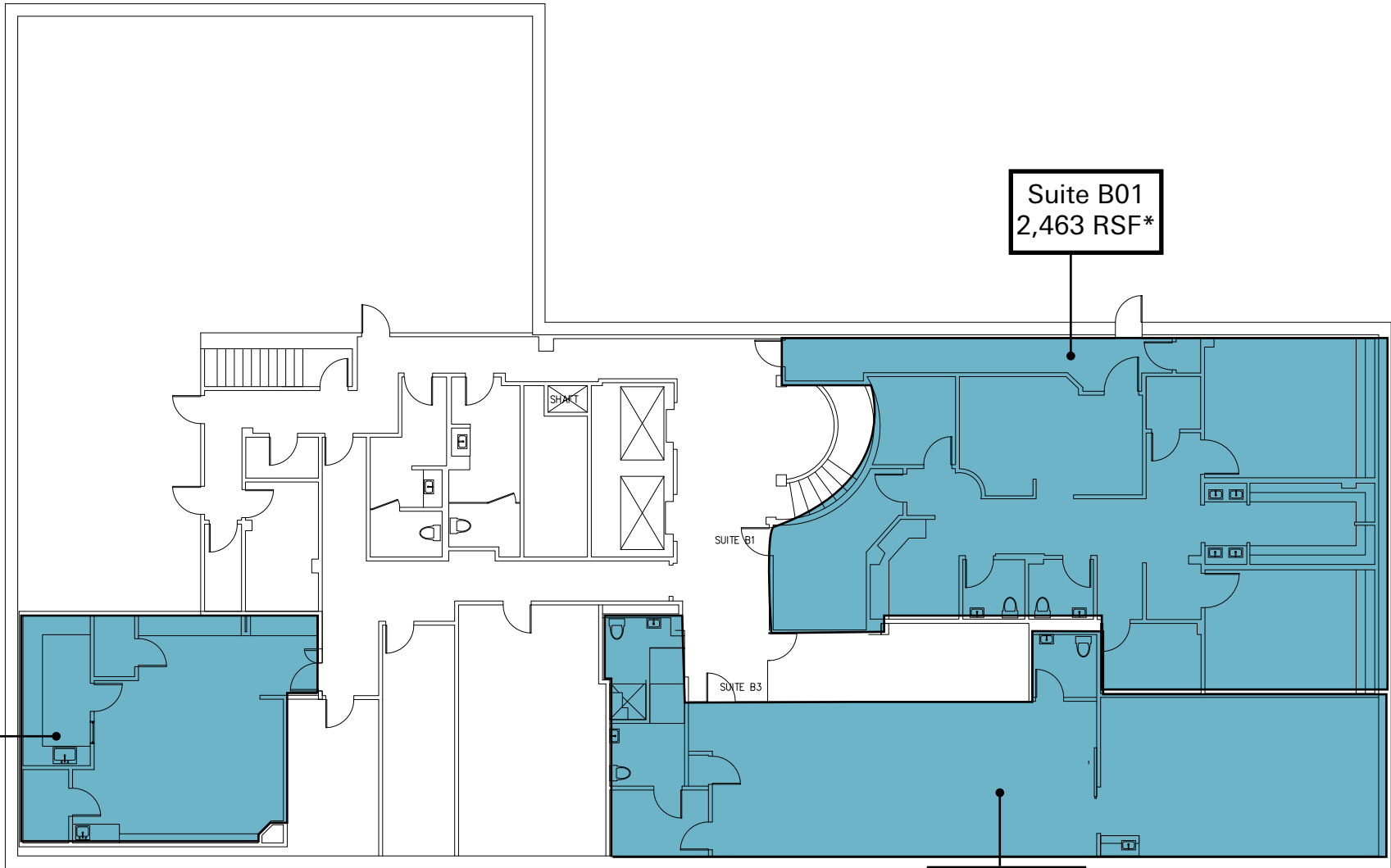


PREMIER MEDICAL SUITES



AVAILABILITIES | 405 N BEDFORD

Basement



Suite B200
850 RSF

Suite B01
2,463 RSF*

Suite B03
2,159 RSF*

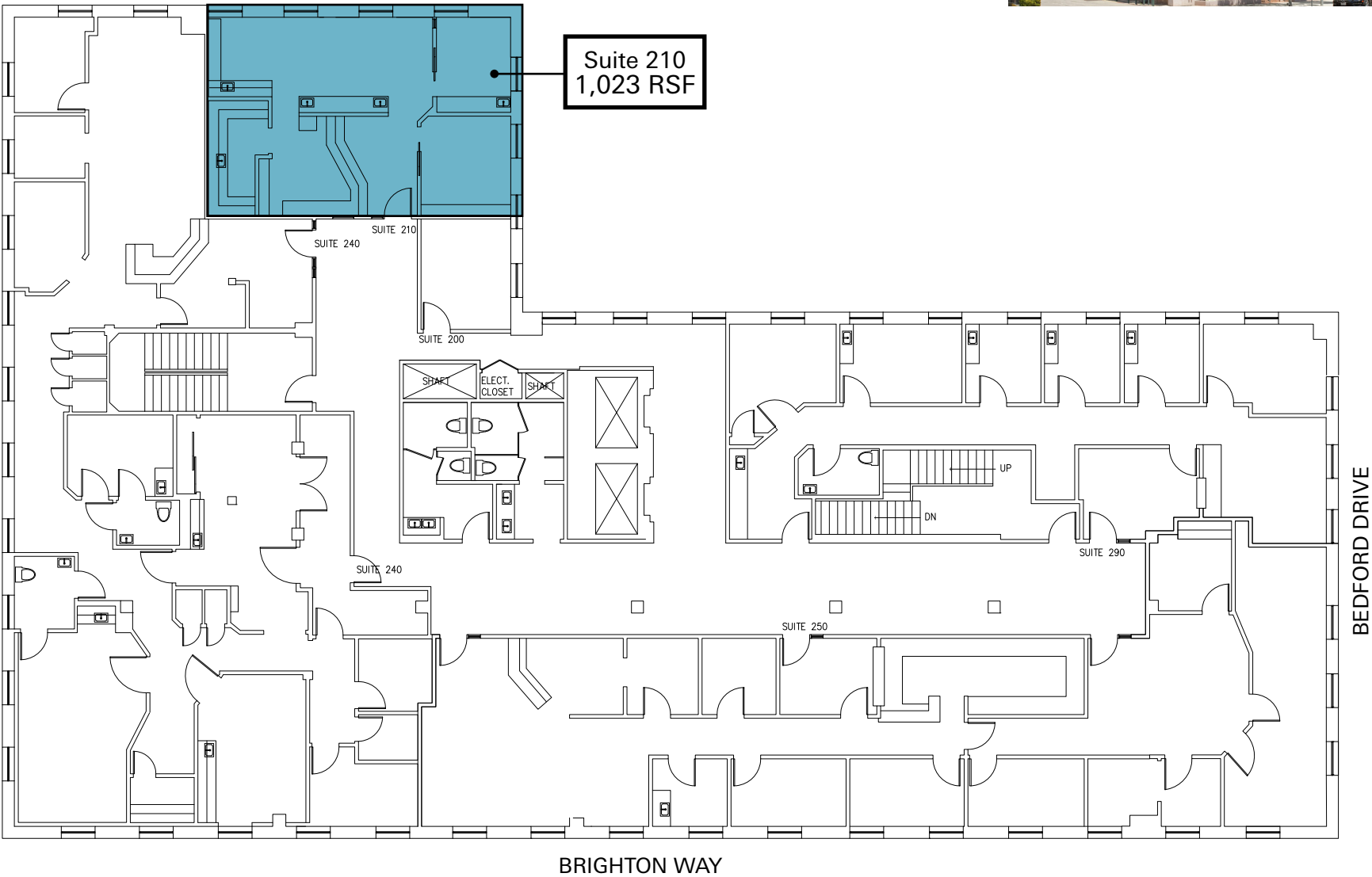
BRIGHTON WAY

BEDFORD DRIVE

**Up to 4,622 RSF contiguous*

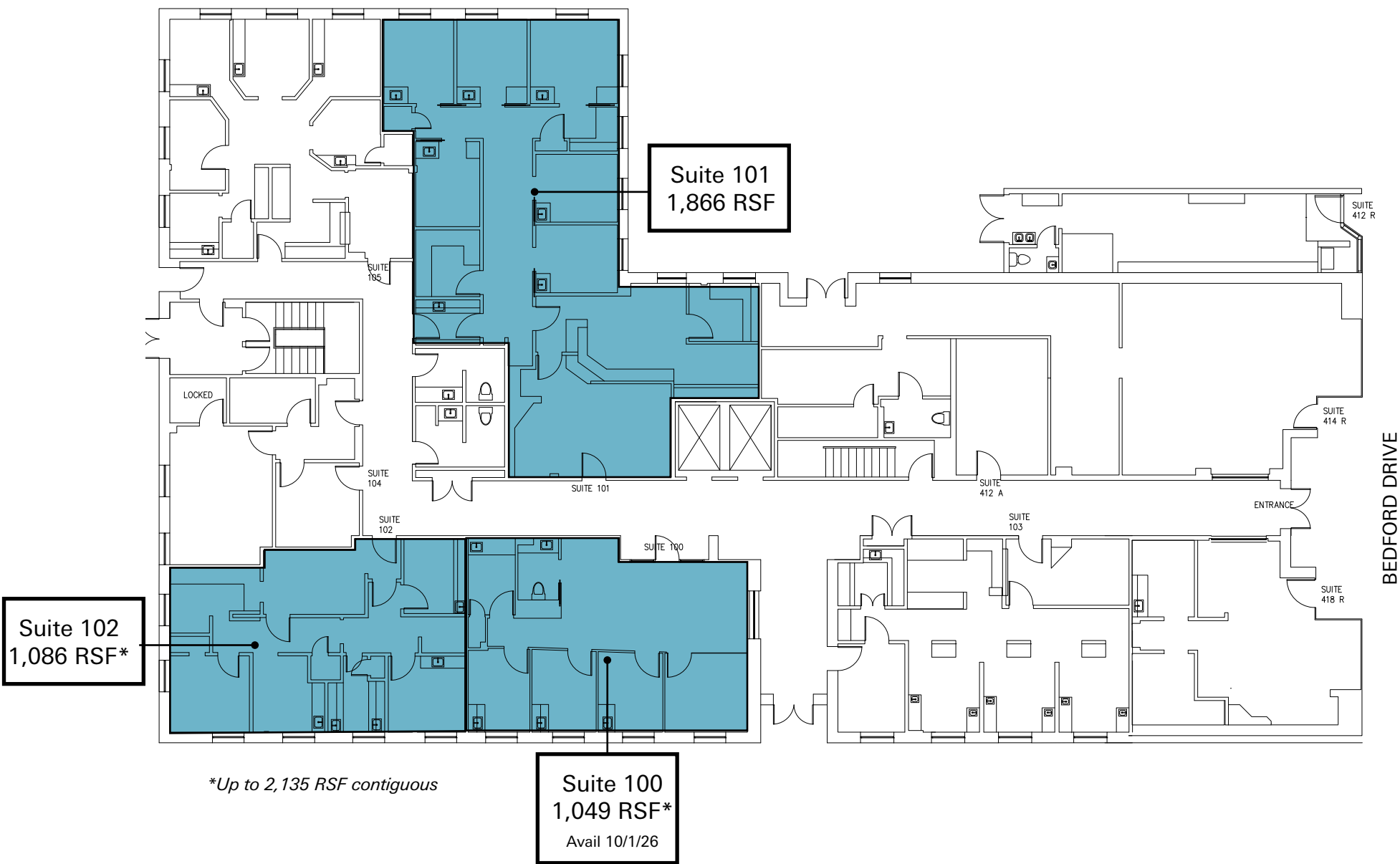
AVAILABILITIES | 405 N BEDFORD

2nd Floor



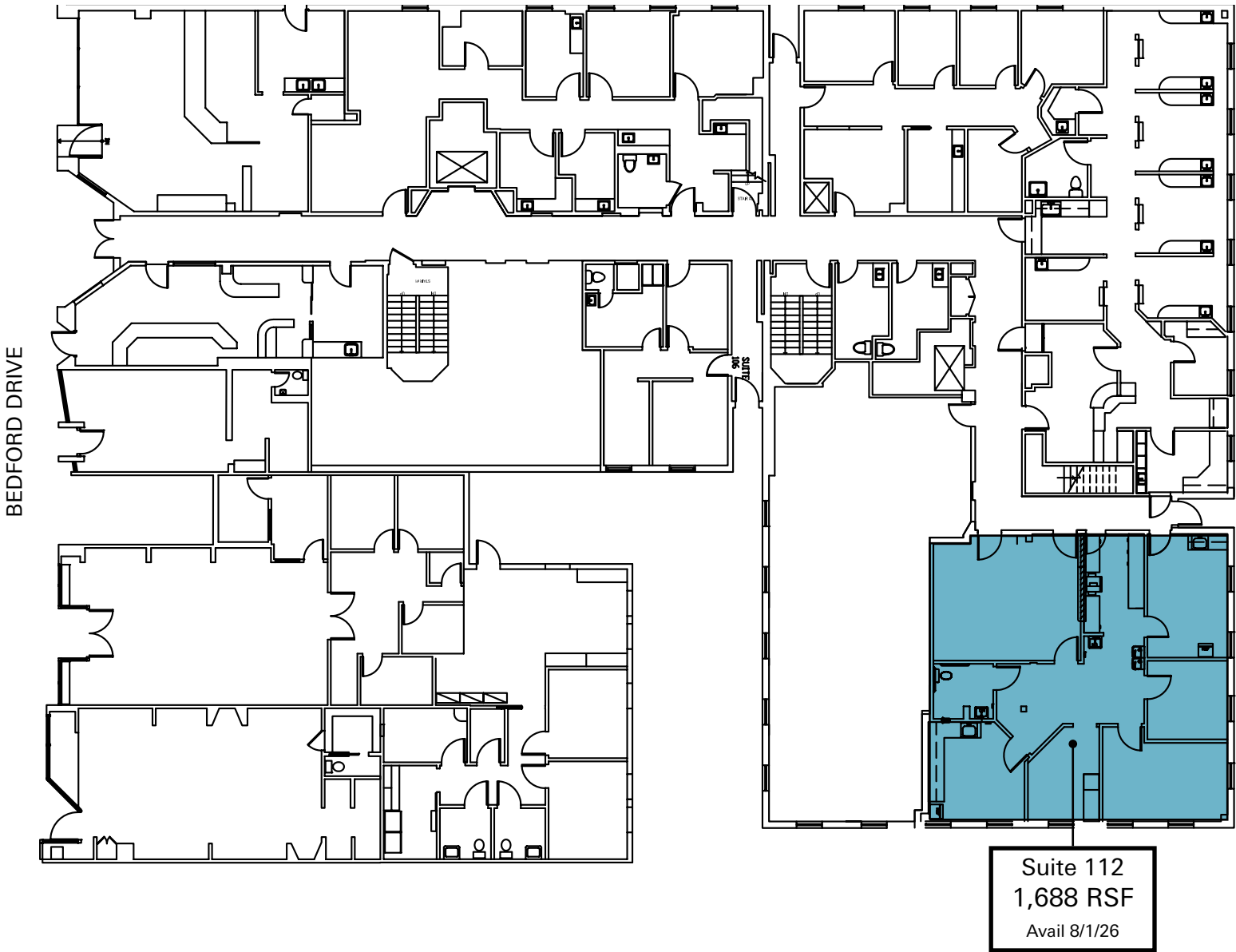
AVAILABILITIES | 416 N BEDFORD

1st Floor



AVAILABILITIES | 435 N BEDFORD

1st Floor



BEDFORD DRIVE

Suite 210
1,170 RSF

Suite 203
2,797 RSF*

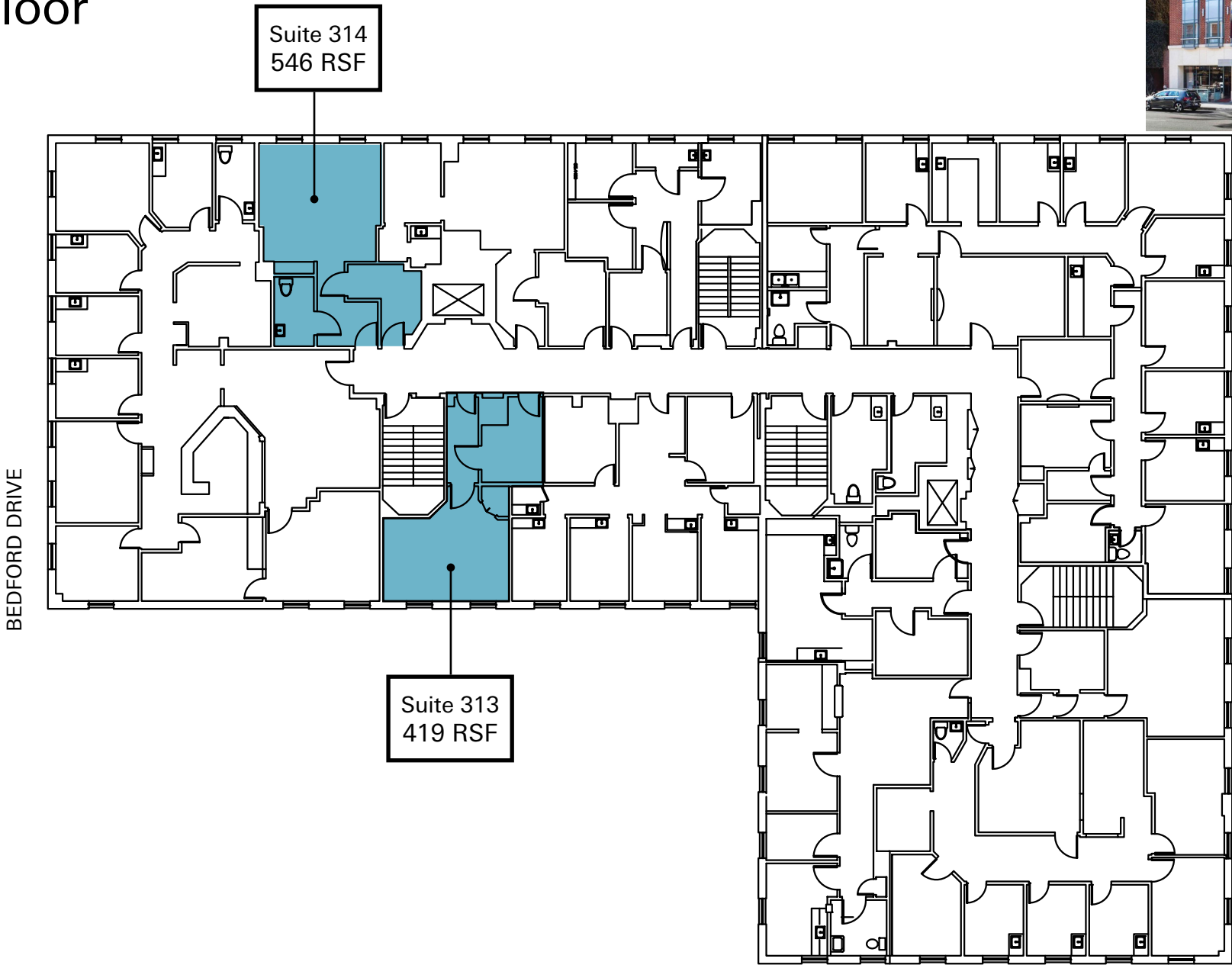
Suite 201
479 RSF*

Suite 213
601 RSF



AVAILABILITIES | 435 N BEDFORD

3rd Floor

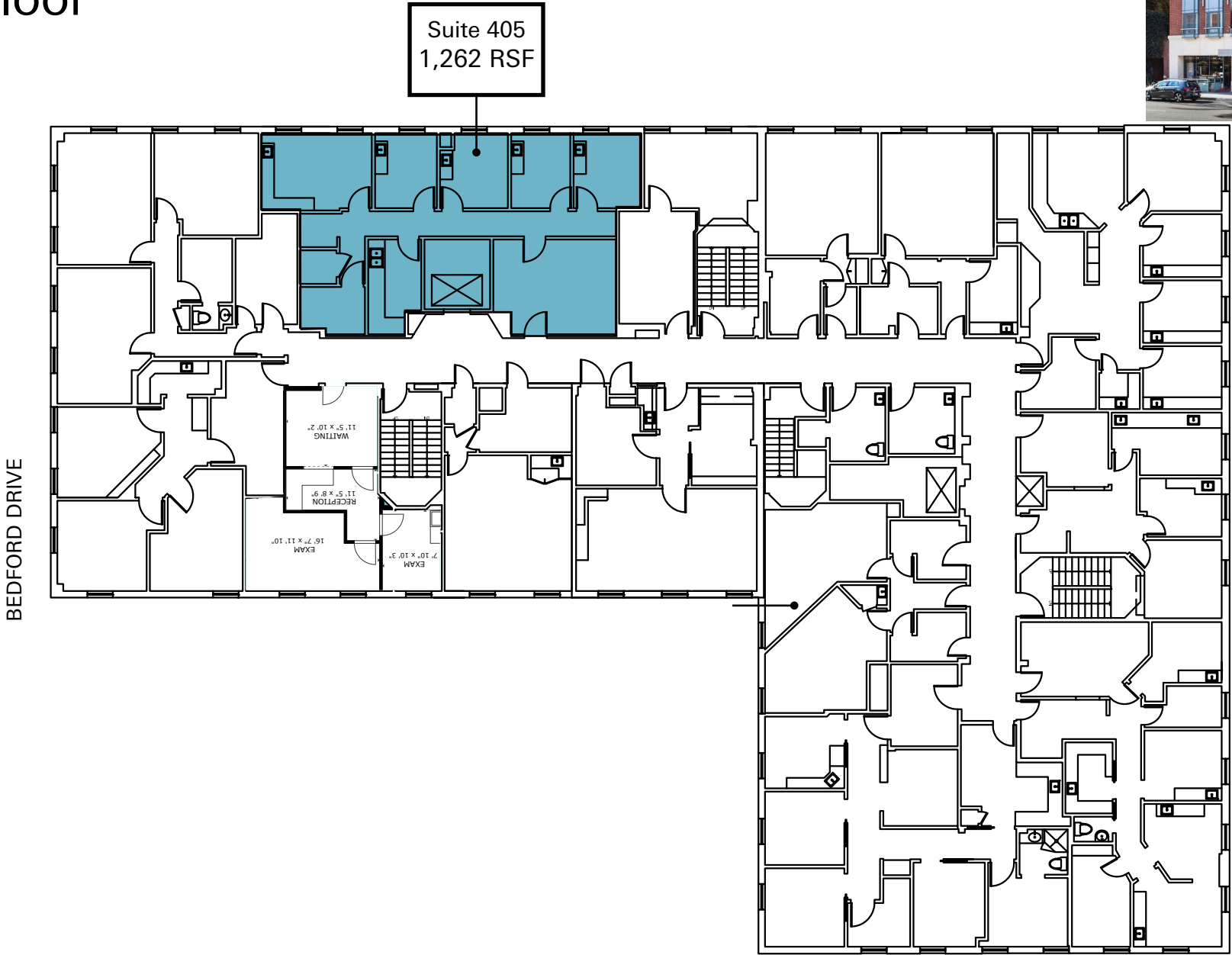


Suite 314
546 RSF

Suite 313
419 RSF

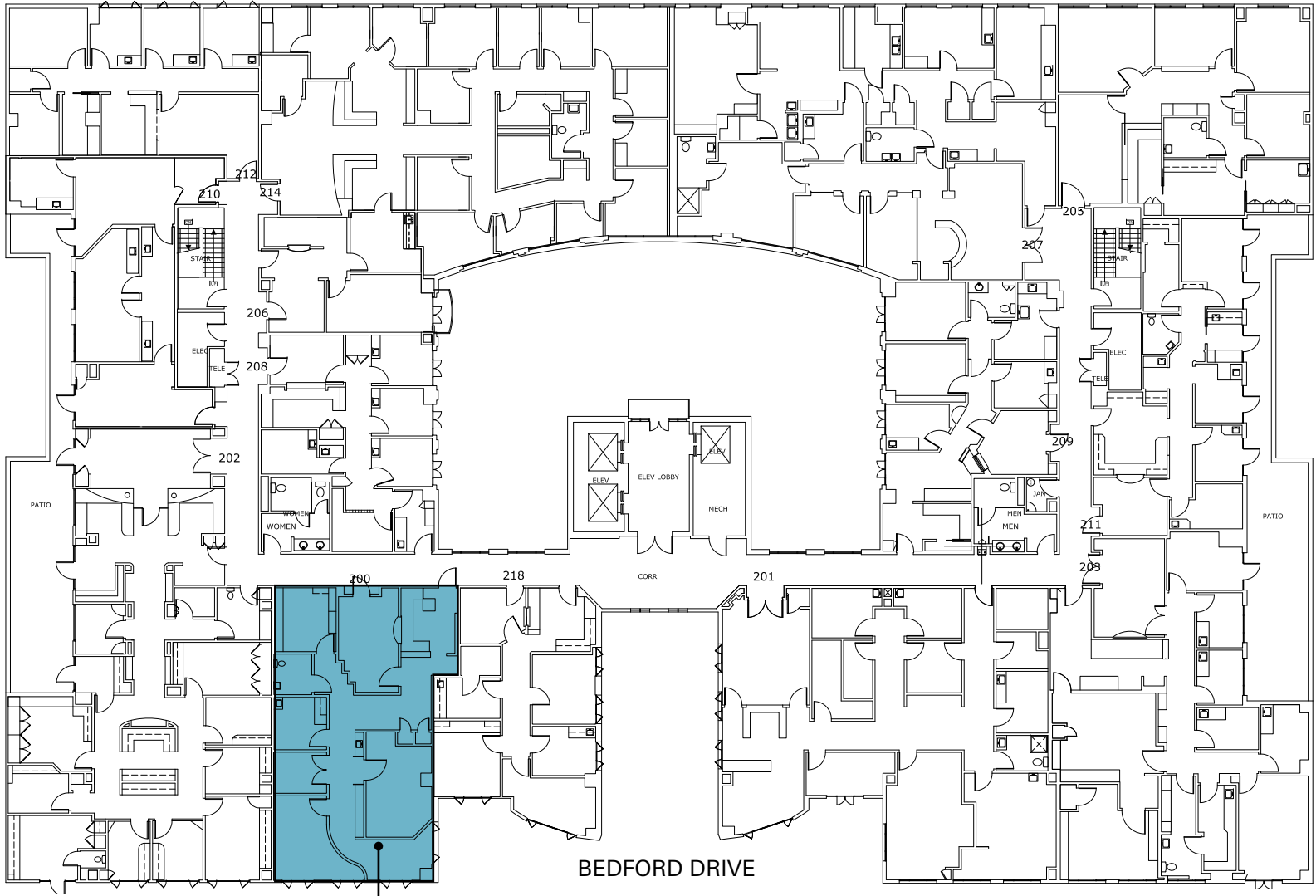
AVAILABILITIES | 435 N BEDFORD

4th Floor



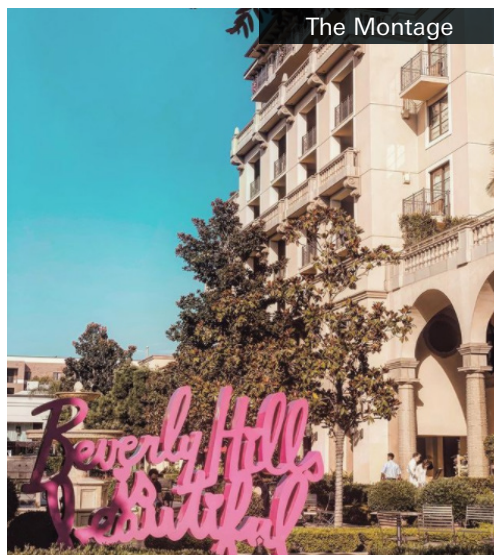
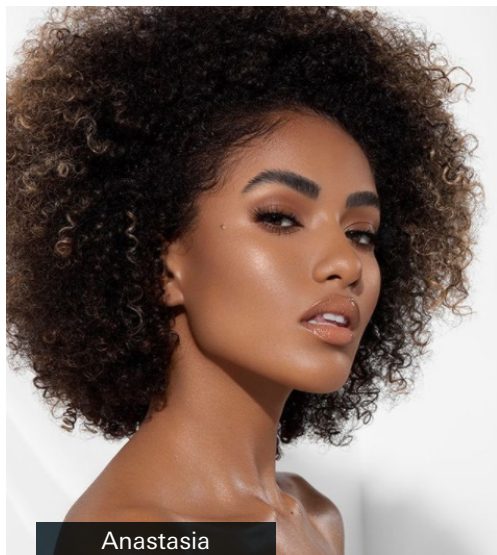
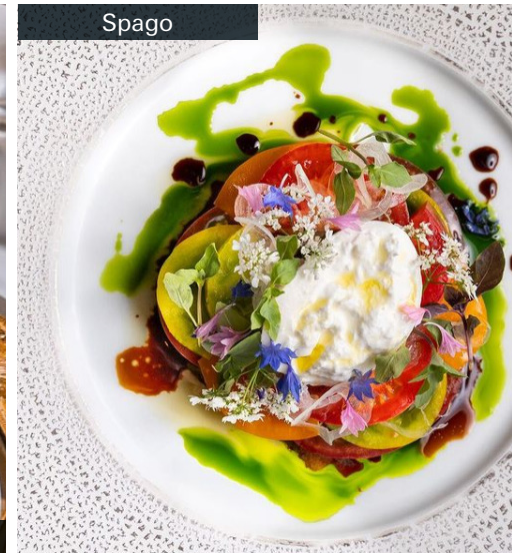
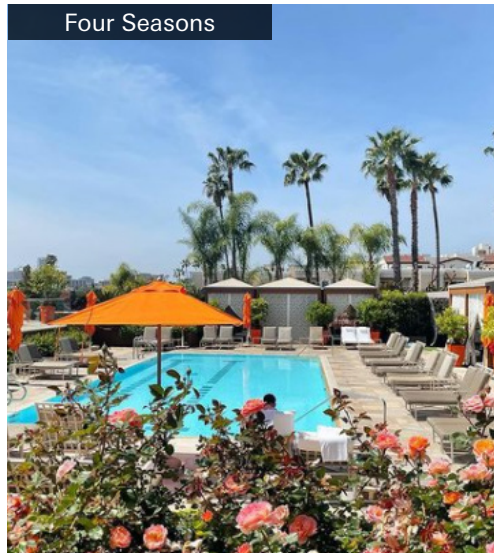
AVAILABILITIES | 436 N BEDFORD

2nd Floor



Suite 200
1,829 RSF

AREA NEIGHBORS



AMENITY MAP



STEVEN SALAS

Senior Managing Director
Newmark

t 310-407-6569

steven.salas@nmrk.com

CA RE Lic. #01232955

DANIEL CHIPRUT

Executive Vice President
Commercial Asset Group

t 310-800-7955

daniel@cag-re.com

CA RE Lic. #01808709

KELLY VALDEZ

Director

Newmark

t 213-596-2239

kelly.valdez@nmrk.com

CA RE Lic. #01963632

*Bedford
Medical*

**Douglas
Emmett**

Corporate License #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

CAG COMMERCIAL
ASSET GROUP