

FOR SALE

129 S LINDEN DRIVE

BEVERLY HILLS

TEAM
CONDON

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CUSHMAN &
WAKEFIELD

UNPRECEDENTED UNLIMITED HEIGHT HOTEL AND BRANDED RESIDENCES DEVELOPMENT

BEVERLY HILLS, CALIFORNIA



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129 S LINDEN DRIVE
BEVERLY HILLS



THE OPPORTUNITY

Cushman & Wakefield, Inc., as exclusive advisor, is pleased to present 129 S. Linden Drive, a rare opportunity to acquire one of the most compelling residential development sites in the Los Angeles Basin. Located along Wilshire Boulevard and directly across from Beverly Hills' iconic Golden Triangle, the site benefits from exceptional visibility, prestige, and proximity to one of the most globally recognized luxury markets in the world.

The approximately half-acre site has a clear path to finalize entitlements for an ultra-luxury mixed-use development allowing for up to ~311,000 gross square feet with no height restriction. The entitlement framework provides broad flexibility for a developer to execute a range of design and programmatic approaches, subject to a defined set of development parameters.

We have dreamt up two hypothetical site plans for this extraordinary opportunity, one an audacious, sky-high vision of unbridled luxury, and the other a refined alternative that channels the same elevated ambition into a more grounded and immediately actionable form. Both are purely illustrative, creative explorations of the site's possibilities rather than prescribed outcomes, yet each powerfully demonstrates the caliber of development this entitlement can support.

The first site plan is an unapologetically bold, high-density statement totaling approximately 311,000 gross square feet across 38 stories. The concept contemplates a vertically integrated program, with hotel uses occupying the lower and

mid-levels, activated by a dynamic ground-floor presence and curated amenity offerings, and a refined residential component above featuring a collection of large-format units, including a penthouse product, with dedicated resident amenities crowning the top floor. Accommodating 84 hotel rooms and 55 residential condominiums, this vision is inspired by the best-in-class luxury high-rise developments of Beverly Hills, sitting at the intersection of hospitality, residential living, and high fashion.

The second site plan brings the same ambition to a broader canvas. Rising 19 stories across a more expansive footprint, this concept delivers 165 apartment units and 73 hotel rooms, a program designed to maximize the site's potential while maintaining the refined character and elevated experience this location demands. Thoughtful design decisions at every level ensure the building delivers genuine luxury without excess, resulting in a development that is as compelling to deliver as it is to experience.

129 S. Linden Drive presents a once-in-a-generation opportunity to control a highly coveted development site and deliver a permanent landmark that will meaningfully shape the future character of Beverly Hills.

INVESTMENT HIGHLIGHTS



Unmatched Ultra-Luxury Residential Fundamentals

Beverly Hills stands as one of the most coveted residential markets globally, with condo pricing routinely exceeding \$4,000 per square foot, ultra-luxury product surpassing \$5,000 per square foot, and average single-family asking prices near \$8.2 million.



Market-Leading Hospitality Location

Beverly Hills consistently ranks among the top hotel markets in the nation and commands some of the highest average daily room rates in California. This project's scale, fully-approved entitlements, and ultra-luxury positioning place it to operate as a market leader at the top of both state and national benchmarks.



Once-in-a-Generation Opportunity to Deliver a Beverly Hills Landmark

No height restriction allows for the creation of a generational asset and one of the most iconic and tallest buildings in all of Beverly Hills.



Positioned Between Two of Los Angeles' Premier Office Markets

Situated between Beverly Hills and Century City, two of the strongest office submarkets in Los Angeles, the location benefits from proximity to top-tier rents and a concentration of leading firms across entertainment, finance, legal, and professional services. Together, these submarkets rank among the most important employment hubs in the nation.



Exceptional Luxury Retail Adjacency

The site is located just steps from Rodeo Drive, one of the world's most iconic luxury shopping corridors, which attracts approximately 7 million visitors annually and anchors Beverly Hills as a premier global destination.

PROPERTY OVERVIEW

MIXED-USE HIGH-RISE LAND DEVELOPMENT OPPORTUNITY

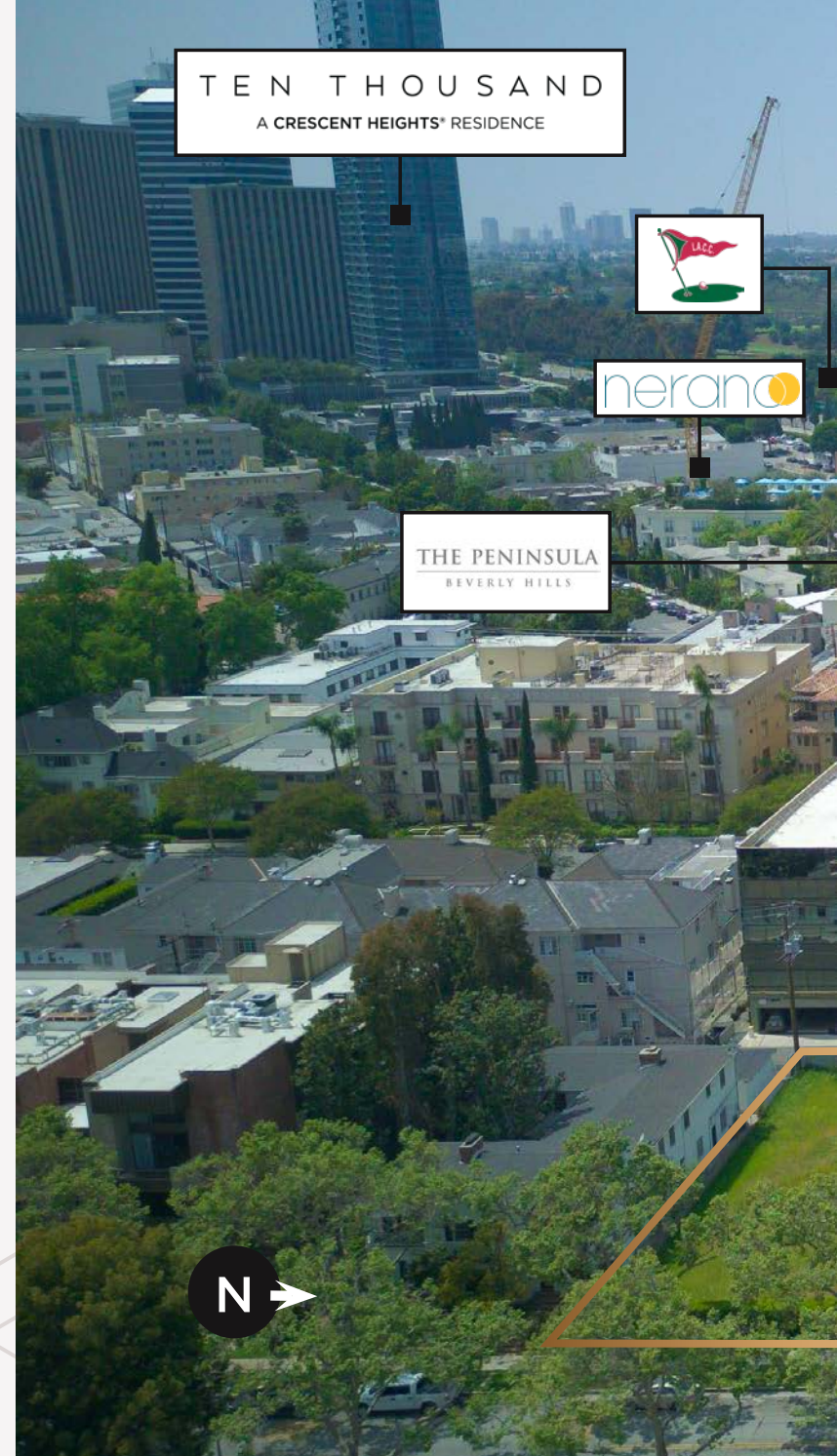
Address	129 S Linden Drive Beverly Hills, CA 90212
Property Type	Land
APN(s)	4328-009-021, 4328-009-007
Land Size	21,684 SF

ENTITLEMENTS OVERVIEW: 129 S LINDEN

Entitlement Summary	Mixed-Use (Hotel & Condos)
Height Limit	No Height Limit
Gross Floor Area	311,197 SF
Maximum Residential Units	200
Maximum Commercial SF Allocation	33%
Affordable Requirement*	7%-20%

The entitlements for this site are entirely flexible. Any design or development program may be pursued, provided it remains within the parameters outlined in the table above.

**The affordable housing requirement for each site plan is governed by AB 1893 and AB 130, and is calculated as a percentage of total residential units. As the number of units increases, so does the required affordable component.*



BEL AIR / HOLMBLY HILLS

ONE BEVERLY HILLS

the BEVERLY HILTON

WALDORF ASTORIA BEVERLY HILLS

alo

SANTA MONICA BLVD.

Spring Place THE GORES GROUP

129 S LINDEN



LINDEN DRIVE

WILSHIRE BLVD.

HYPOTHETICAL SITE PLANS

Presented below are two distinct development concepts, each taking a markedly different approach while remaining fully within the existing entitlements. The first concept maximizes height through a striking architectural expression, creating a bold vertical presence on the site. The second embraces a more expansive footprint, trading floors for a larger plate while equally maximizing the site's development potential. Both represent viable, thoughtfully considered paths forward for the project.

CONCEPT 1



A bold 38-story, 311,000 GSF tower featuring 84 hotel rooms and 55 residential condominiums. Hotel uses anchor the lower and mid-levels with an activated ground floor, while large-format residences and a penthouse collection crown the upper floors. The vision draws directly from the best-in-class luxury high-rises of Beverly Hills, sitting at the intersection of hospitality, residential living, and high fashion.

CONCEPT OPTION 1: 38-STORY TOWER

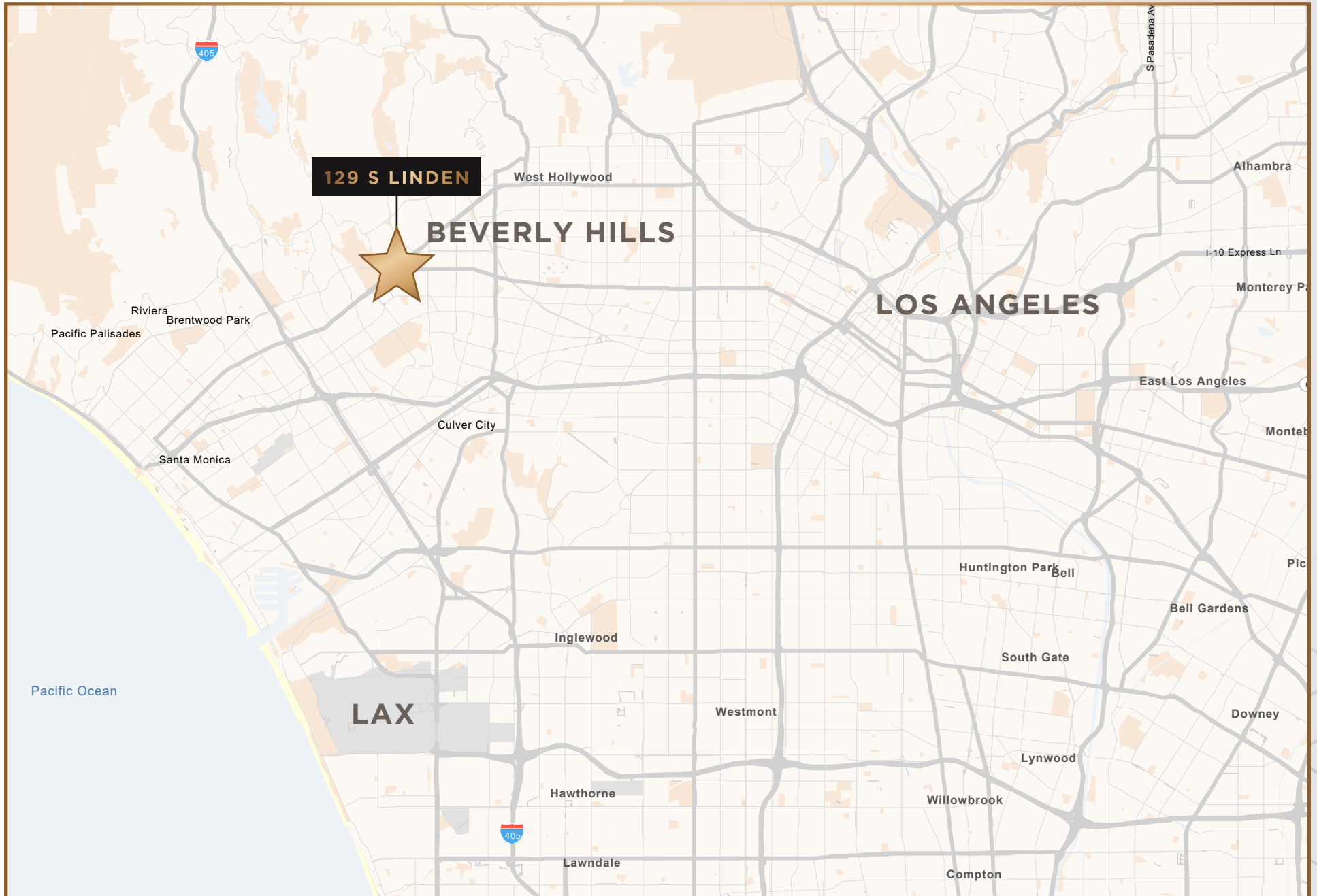


CONCEPT 2

A 19-story development spanning a more expansive footprint, delivering 165 apartment units and 73 hotel rooms across a larger floor plate. A thoughtfully activated ground floor anchors the program, with residential and hotel uses stacked above to maximize the site's full potential. The design pursues genuine luxury through restraint, resulting in a development that is as compelling to own as it is to experience.



LOCATION OVERVIEW



AERIAL VIEW





RESTAURANTS

Spago
Beverly Hills

Steak
48

AVRA
estiatorio

EST. 1915
NEW YORK CITY
DANTE
Beverly Hills

Wally's

RETAILERS

CHANEL

BALENCIAGA

GUCCI

HERMÈS
PARIS

EREWHON

LOUIS VUITTON

PRADA

PANDARIN ORIENTAL
RESIDENCES
BEVERLY HILLS

HOSPITALITY

BW
BEVERLY WILSHIRE
Beverly Hills
A FOUR SEASONS HOTEL

THE
MAYBOURNE
BEVERLY HILLS

The Beverly Hills Hotel

W
WALDORF ASTORIA®
BEVERLY HILLS

1975
L'ERMITAGE
BEVERLY HILLS

LOCATION HIGHLIGHTS

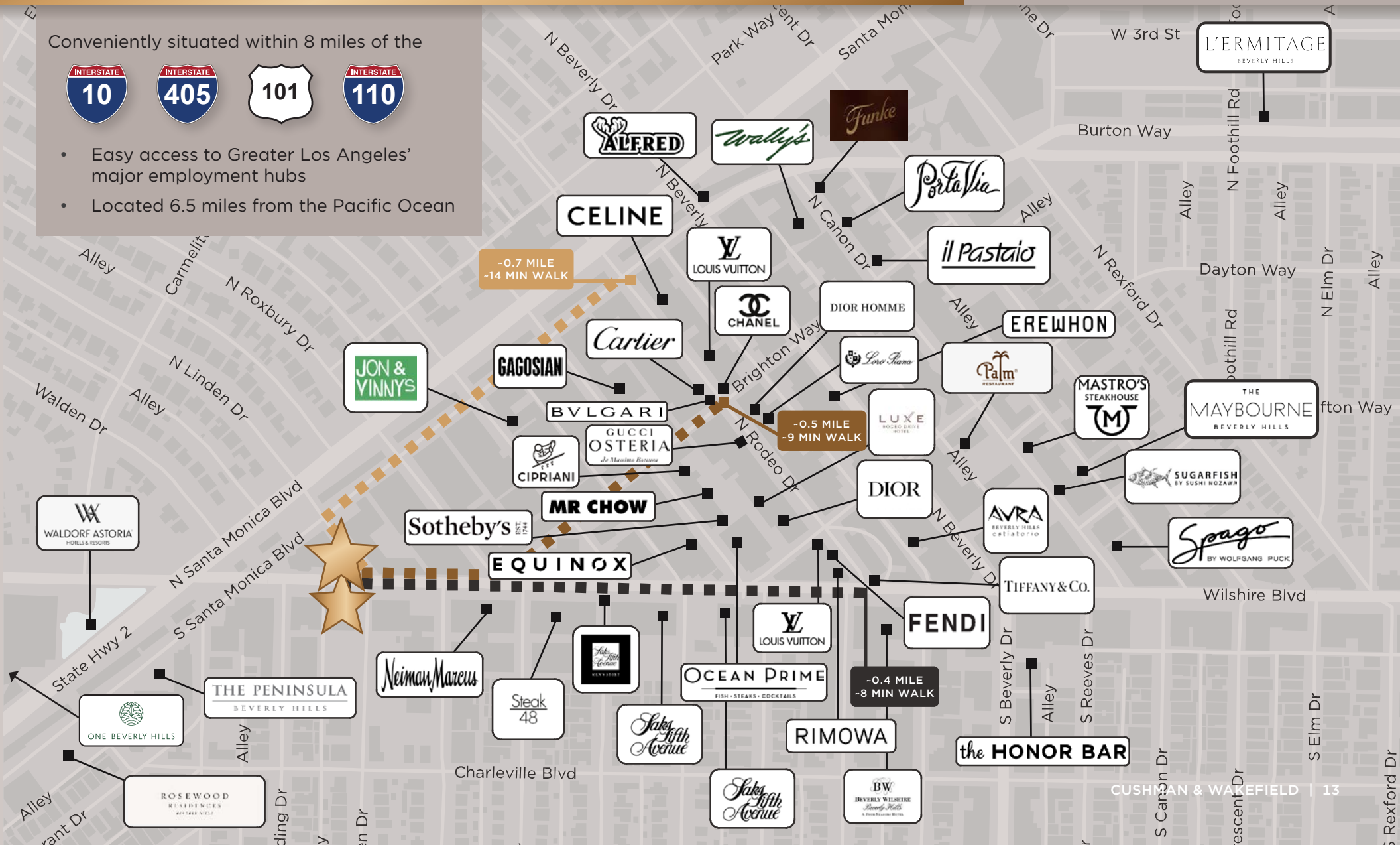
DRIVE TIMES

15 MIN DRIVE TO HOLLYWOOD WALK OF FAME	20 MIN DRIVE TO SANTA MONICA PIER	30 MIN DRIVE TO LAX	45 MIN DRIVE TO HOLLYWOOD- BURBANK AIRPORT	45 MIN DRIVE TO SOUTHBAY
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Conveniently situated within 8 miles of the



- Easy access to Greater Los Angeles' major employment hubs
- Located 6.5 miles from the Pacific Ocean



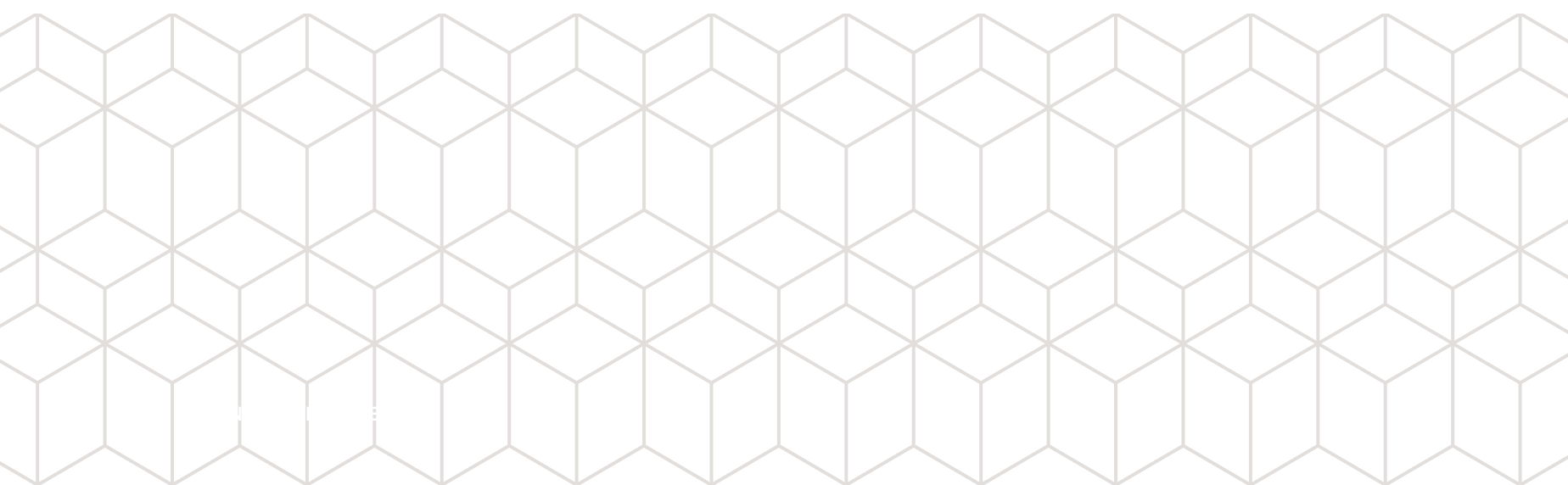
ONE BEVERLY HILLS

\$4.3 Billion Vote of Confidence in the Market

129 S Linden sits immediately adjacent to One Beverly Hills, the most significant luxury mixed-use development underway in the United States and one of the most ambitious privately funded real estate projects in North America. In March 2026, sponsors Cain International and Eldridge Industries finalized \$4.3 billion in construction financing led by J.P. Morgan (\$2.8 billion senior loan) and VICI Properties (\$1.5 billion mezzanine) — among the largest real estate financing transactions of the past decade.

Spanning 17.5 acres at the intersection of Wilshire and Santa Monica Boulevards, One Beverly Hills will introduce Aman's first West Coast urban hotel, branded residences, and private members' club, connecting the iconic Beverly Hilton and the Waldorf Astoria Beverly Hills into a single master planned campus. Designed by Foster + Partners, the development encompasses 10 acres of botanical gardens, up to 200 Aman-branded residences, and a retail and dining program anchored by Dolce & Gabbana, Casa Tua Cucina, and Los Mochis. Vertical construction commenced in autumn 2025, with phased delivery beginning in 2028.

The institutional scale of this commitment — backed by two of the world's most sophisticated capital allocators — is unambiguous validation of Beverly Hills as a premier global destination for luxury hospitality and residential investment. Investments of this magnitude do not occur in isolation; they catalyze surrounding submarkets, compress cap rates, and set new pricing benchmarks for every asset in proximity. 129 S Linden is uniquely positioned to capture that halo effect from day one.







16 | 129 S LINDEN DRIVE



CENTURY CITY

Westfield
CENTURY CITY

TEN THOUSAND
A CRESCENT HEIGHTS® RESIDENCE

nerano

ROSEWOOD
RESIDENCES
BEVERLY HILLS

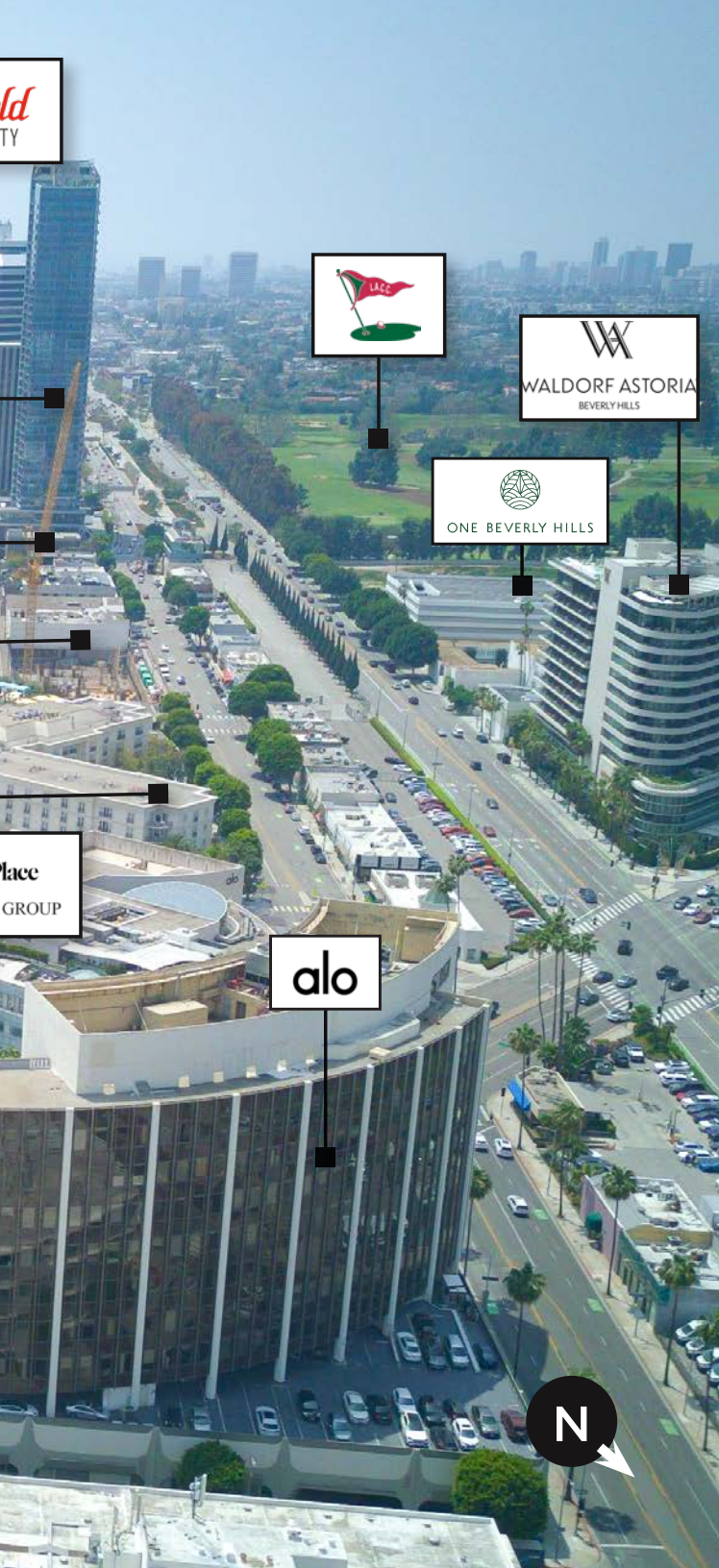
THE PENINSULA
BEVERLY HILLS

129 S LINDEN

Spring P
THE GORES

LINDEN DRIVE

WILSHIRE BLVD.



TRANSACTION GUIDELINES

The offering of **129 Linden** is being conducted exclusively by **Cushman & Wakefield**. All questions and Inquiries should be directed to the Cushman & Wakefield representatives. Prospective Investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors in arranging on-site inspections and answering any questions related to Information contained in this Memorandum. The prospective buyer will be selected by Seller In its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing periods
- Source of both equity and debt (if applicable) for the transaction

129 S LINDEN DRIVE

BEVERLY HILLS

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