



THE

*Bedford
Beverly Hills*

MEDICAL PORTFOLIO

**Douglas
Emmett**



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
416 N Bedford	310	1,217		Immediate
435 N Bedford	106	524		Immediate
435 N Bedford	203	2,797	3,436	Immediate
435 N Bedford	205	639	3,436	90 days
435 N Bedford	210	1,170		Immediate
435 N Bedford	213	601		Immediate
435 N Bedford	310	884		9/1/2026
435 N Bedford	313	419		Immediate
435 N Bedford	408	447		Immediate
435 N Bedford	411	684		6/1/2026

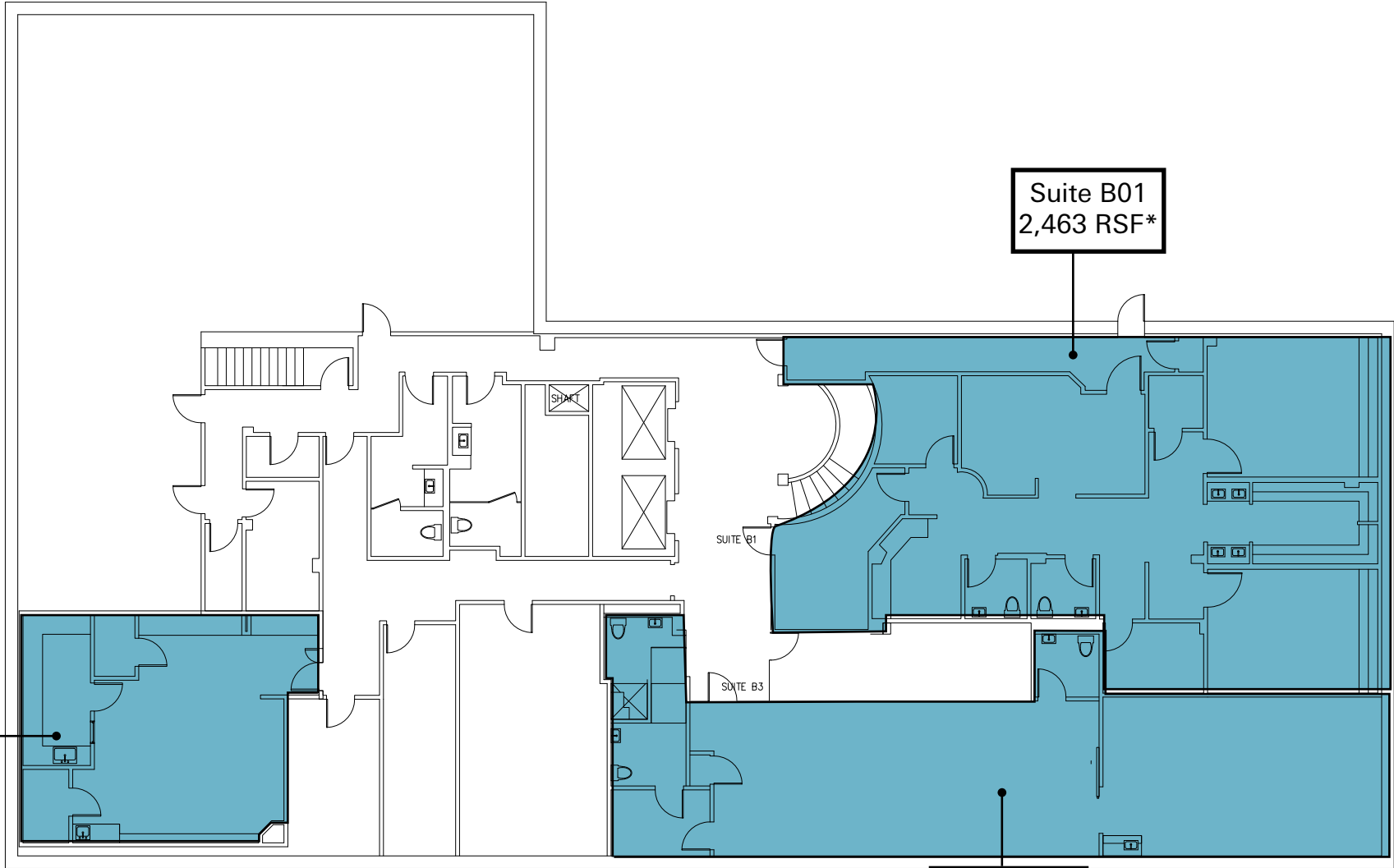


PREMIER MEDICAL SUITES



AVAILABILITIES | 405 N BEDFORD

Basement



Suite B01
2,463 RSF*

Suite B200
850 RSF

Suite B03
2,159 RSF*

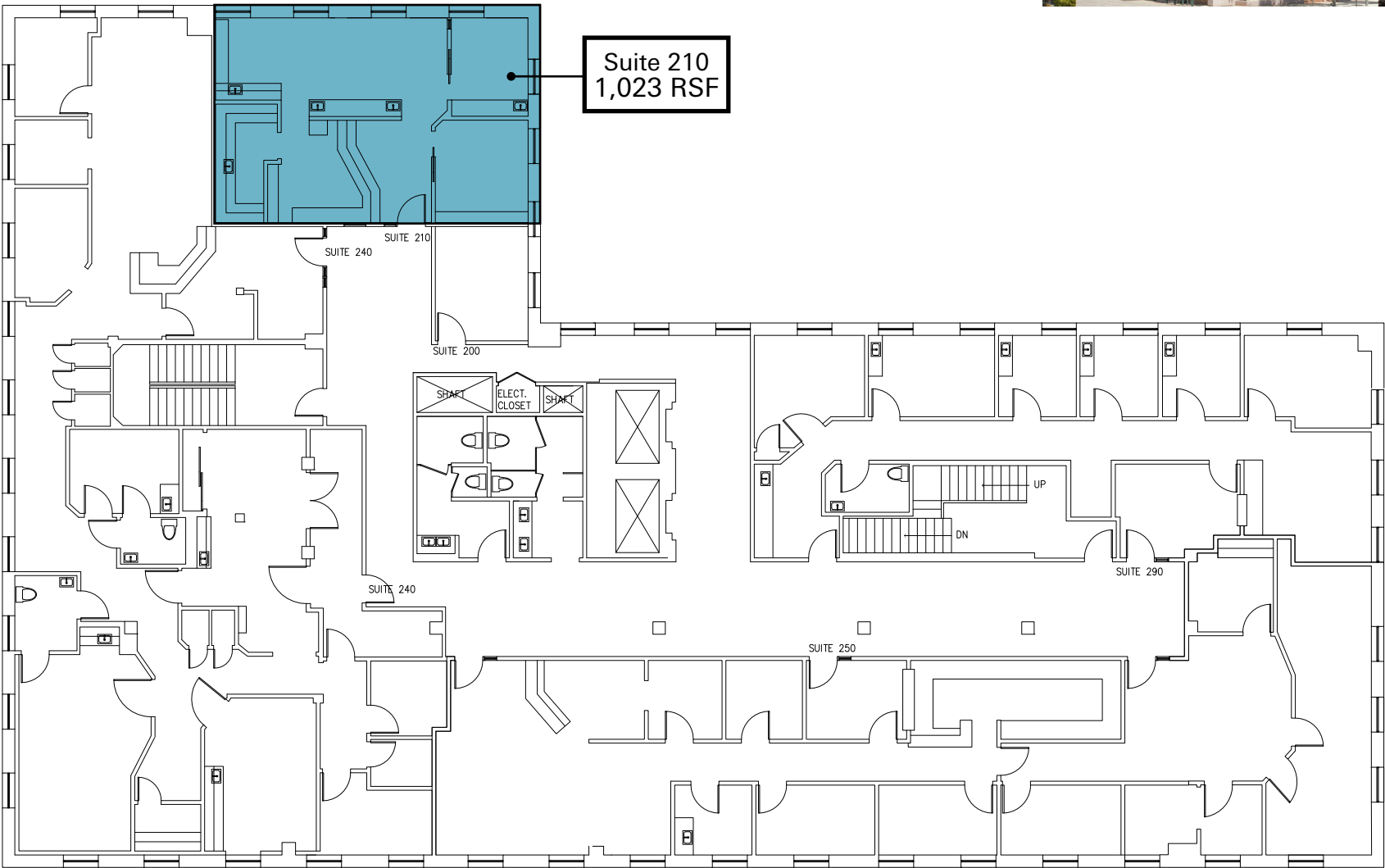
**Up to 4,622 RSF contiguous*

BRIGHTON WAY

BEDFORD DRIVE

AVAILABILITIES | 405 N BEDFORD

2nd Floor



Suite 210
1,023 RSF

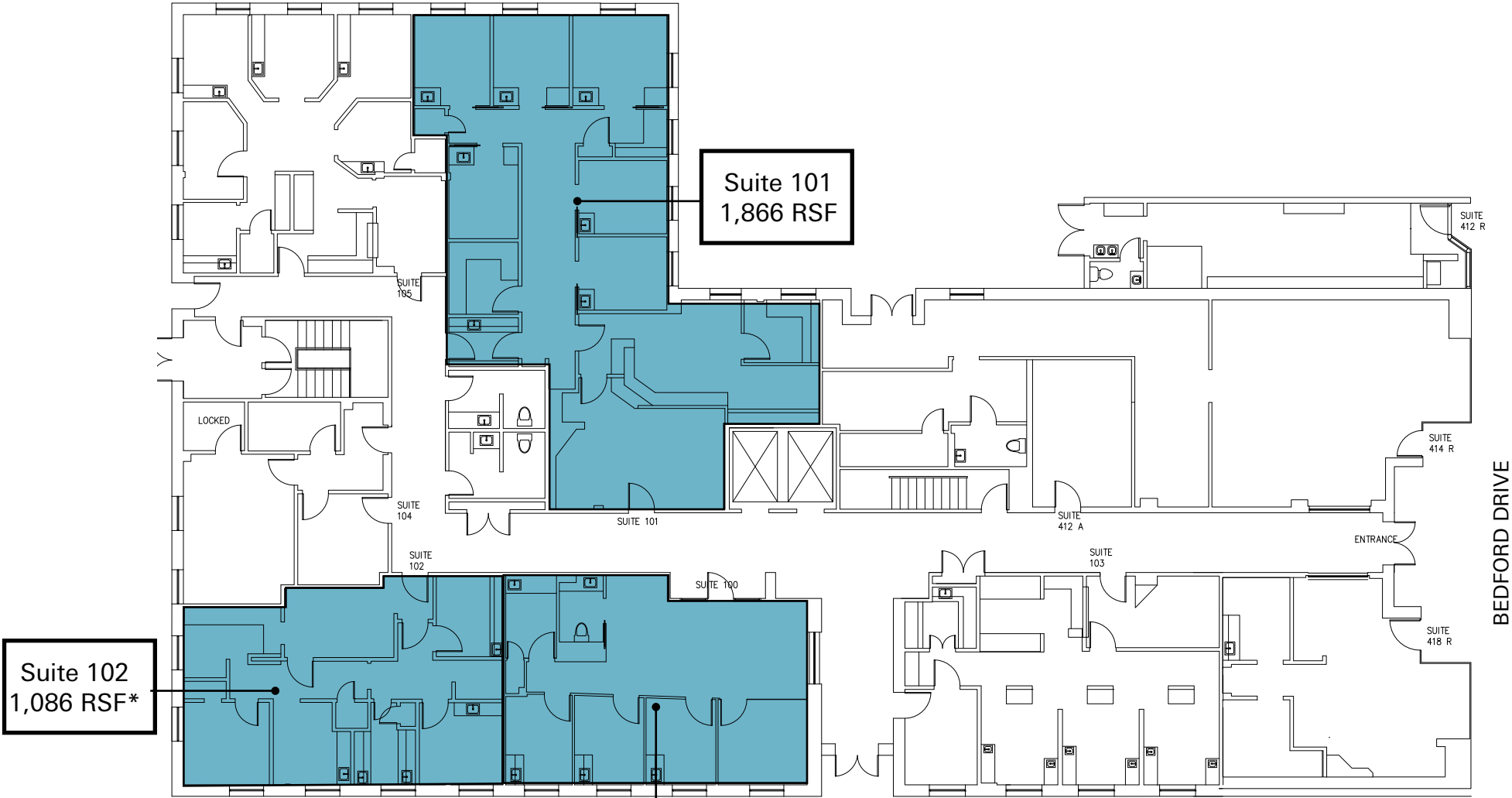


BEDFORD DRIVE

BRIGHTON WAY

AVAILABILITIES | 416 N BEDFORD

1st Floor



Suite 102
1,086 RSF*

Suite 101
1,866 RSF

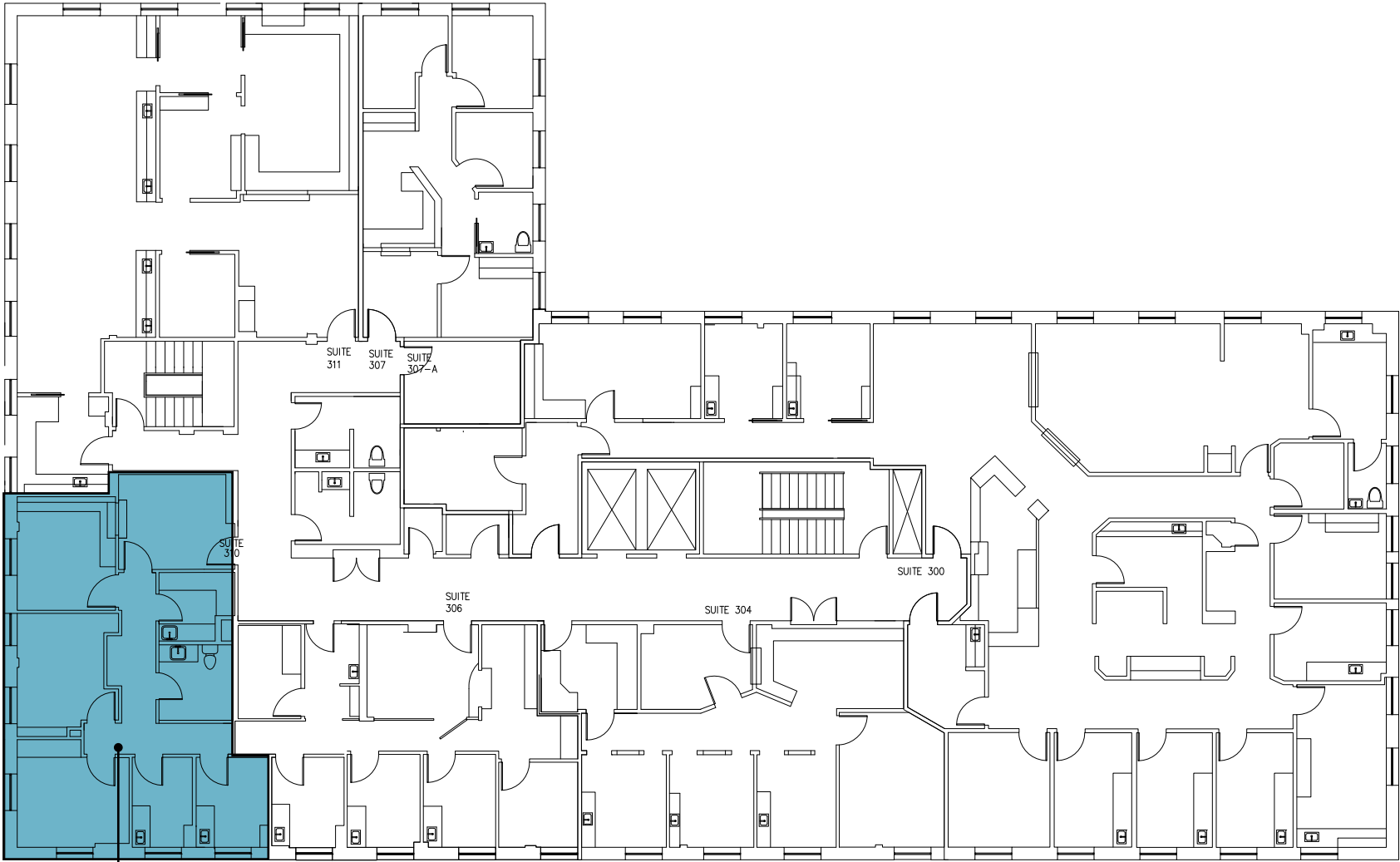
Suite 100
1,049 RSF*
Avail 10/1/26

**Up to 2,135 RSF contiguous*

BEDFORD DRIVE

AVAILABILITIES | 416 N BEDFORD

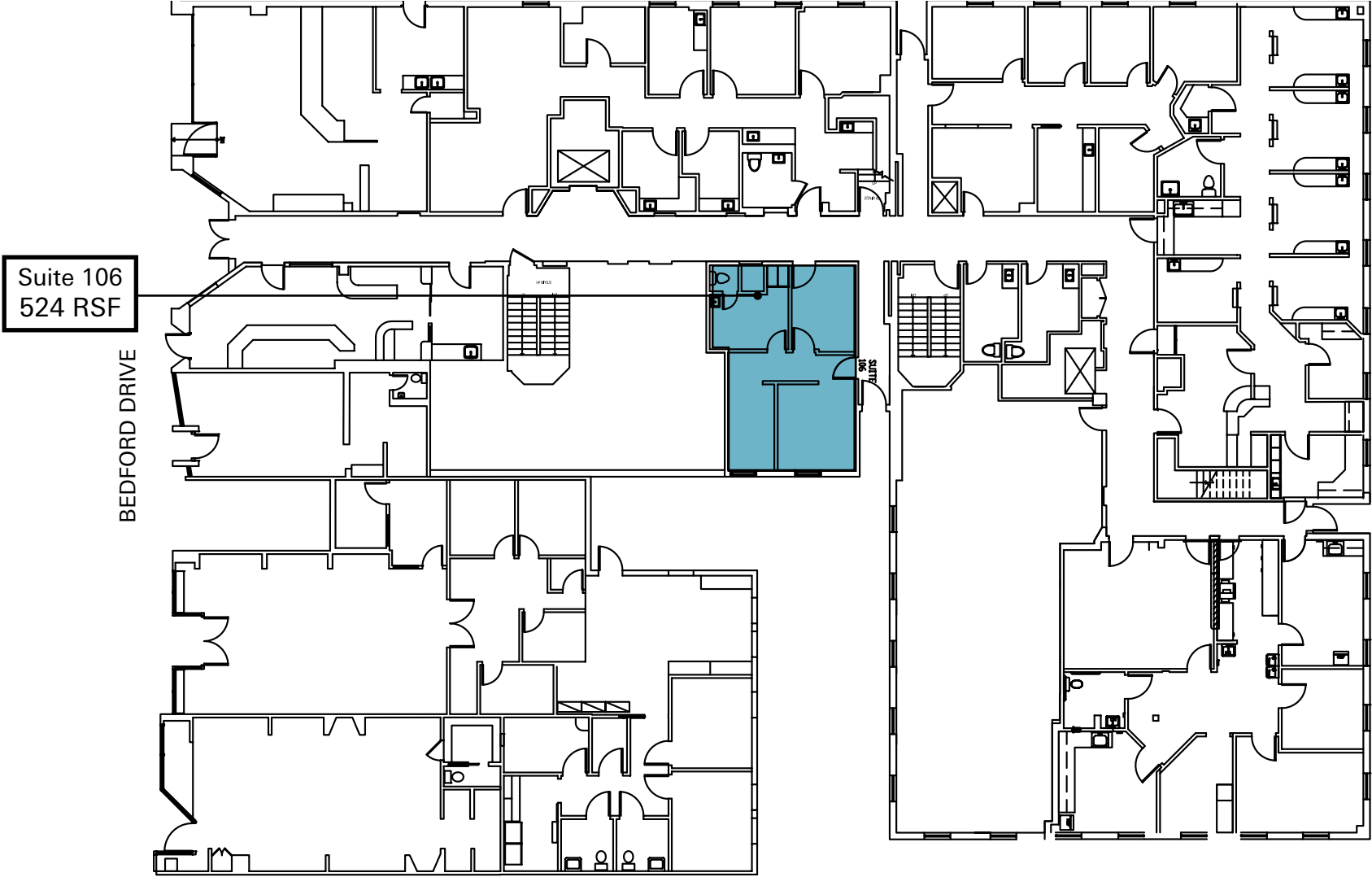
3rd Floor



Suite 310
1,217 RSF

AVAILABILITIES | 435 N BEDFORD

1st Floor



AVAILABILITIES | 435 N BEDFORD

2nd Floor

**Up to 3,436 RSF contiguous*

Suite 205
639 RSF*
Avail within 90 days

Suite 210
1,170 RSF

Suite 203
2,797 RSF*

Suite 213
601 RSF

BEDFORD DRIVE



AVAILABILITIES | 435 N BEDFORD

3rd Floor

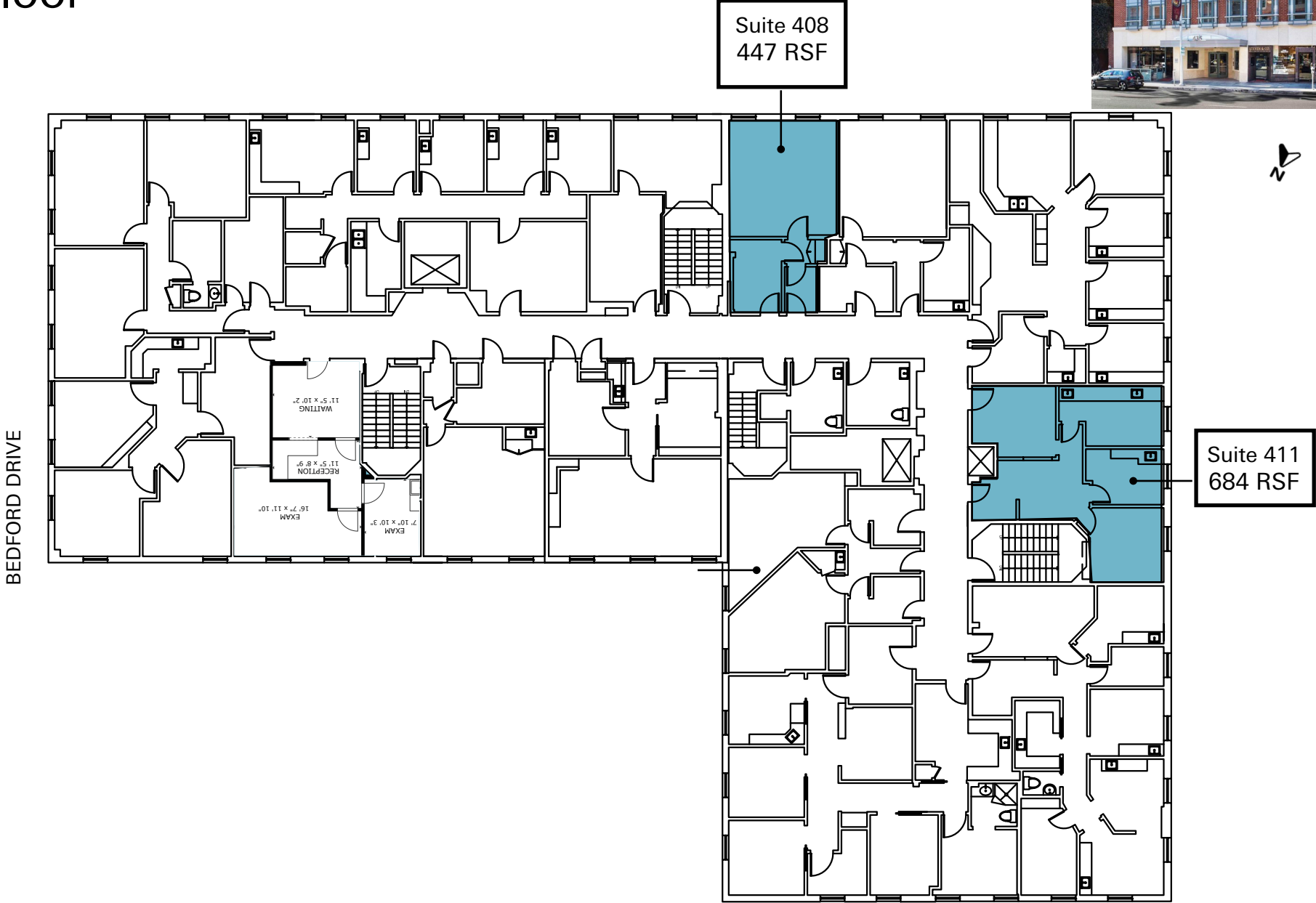


Suite 313
419 RSF

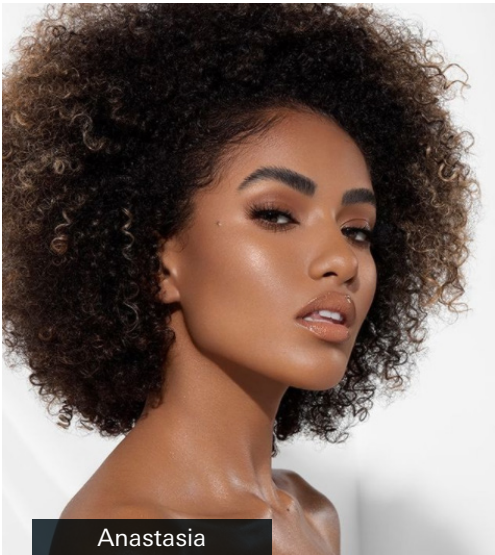
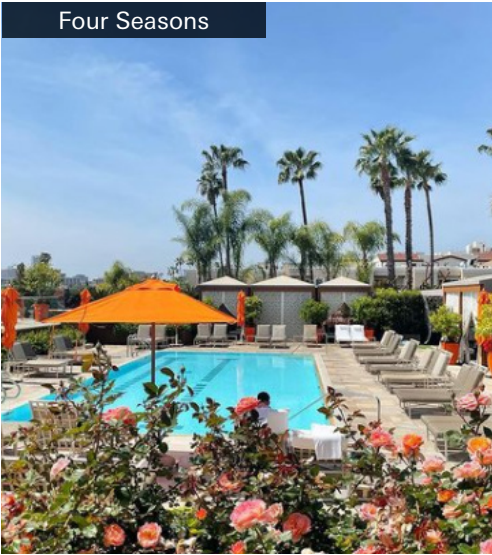
Suite 310
884 RSF
Avail 9/1/26

AVAILABILITIES | 435 N BEDFORD

4th Floor



AREA NEIGHBORS



AMENITY MAP



STEVEN SALAS

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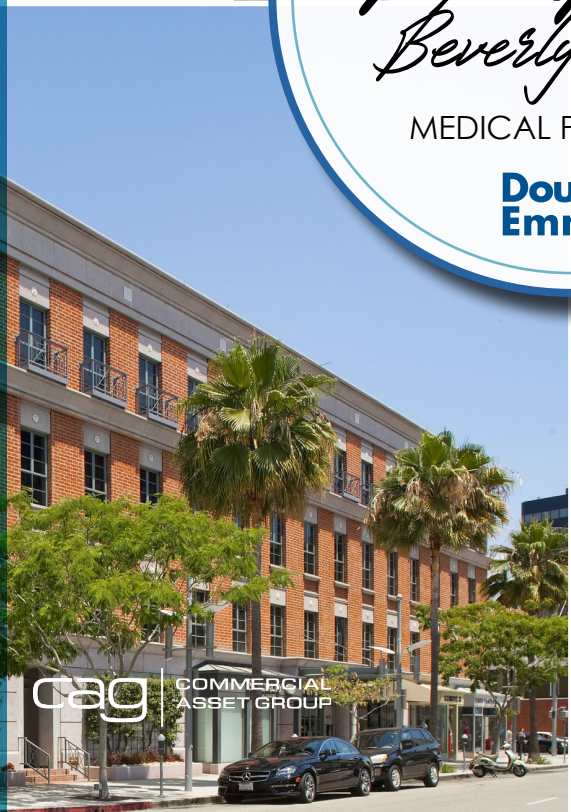
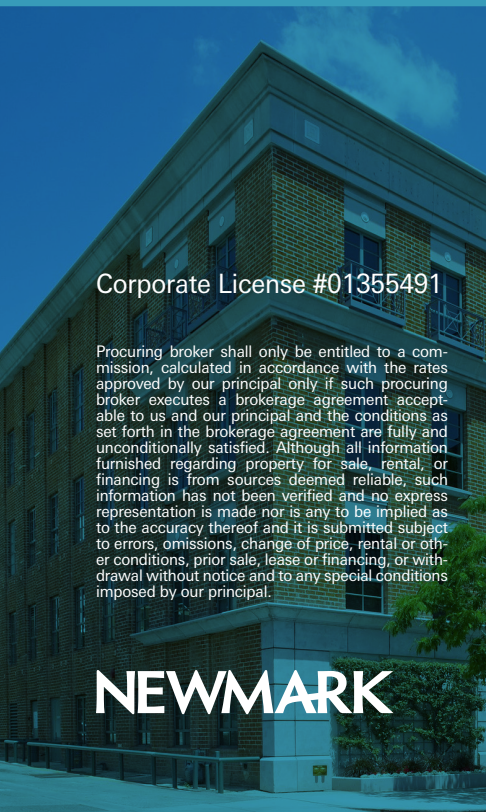
KELLY VALDEZ

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THE
*Bedford
Beverly Hills*
MEDICAL PORTFOLIO
**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