



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	408	447		Immediate
435 N Bedford	411	684		6/1/2026

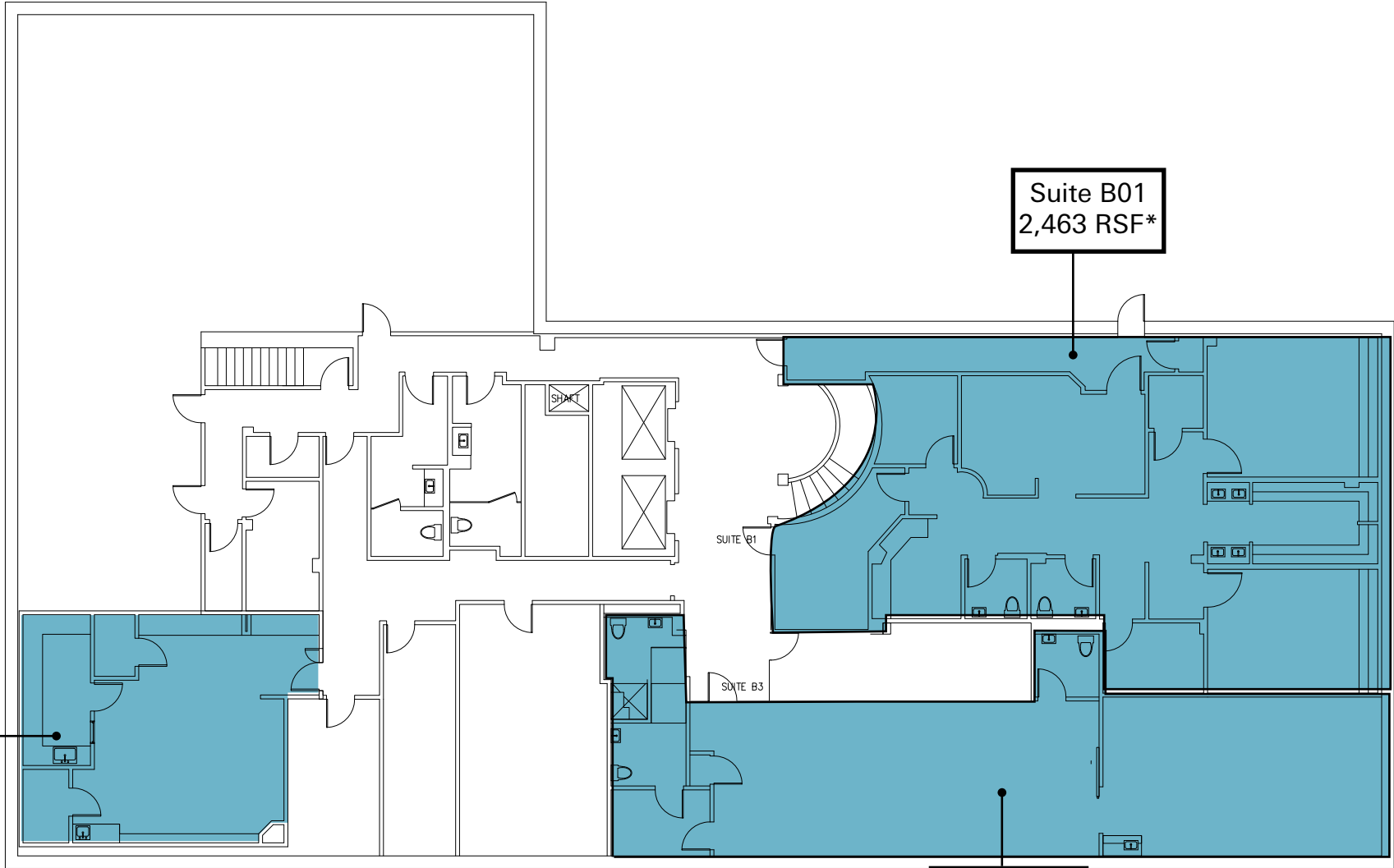


# PREMIER MEDICAL SUITES



# AVAILABILITIES | 405 N BEDFORD

## Basement



Suite B01  
2,463 RSF\*

Suite B200  
850 RSF

Suite B03  
2,159 RSF\*

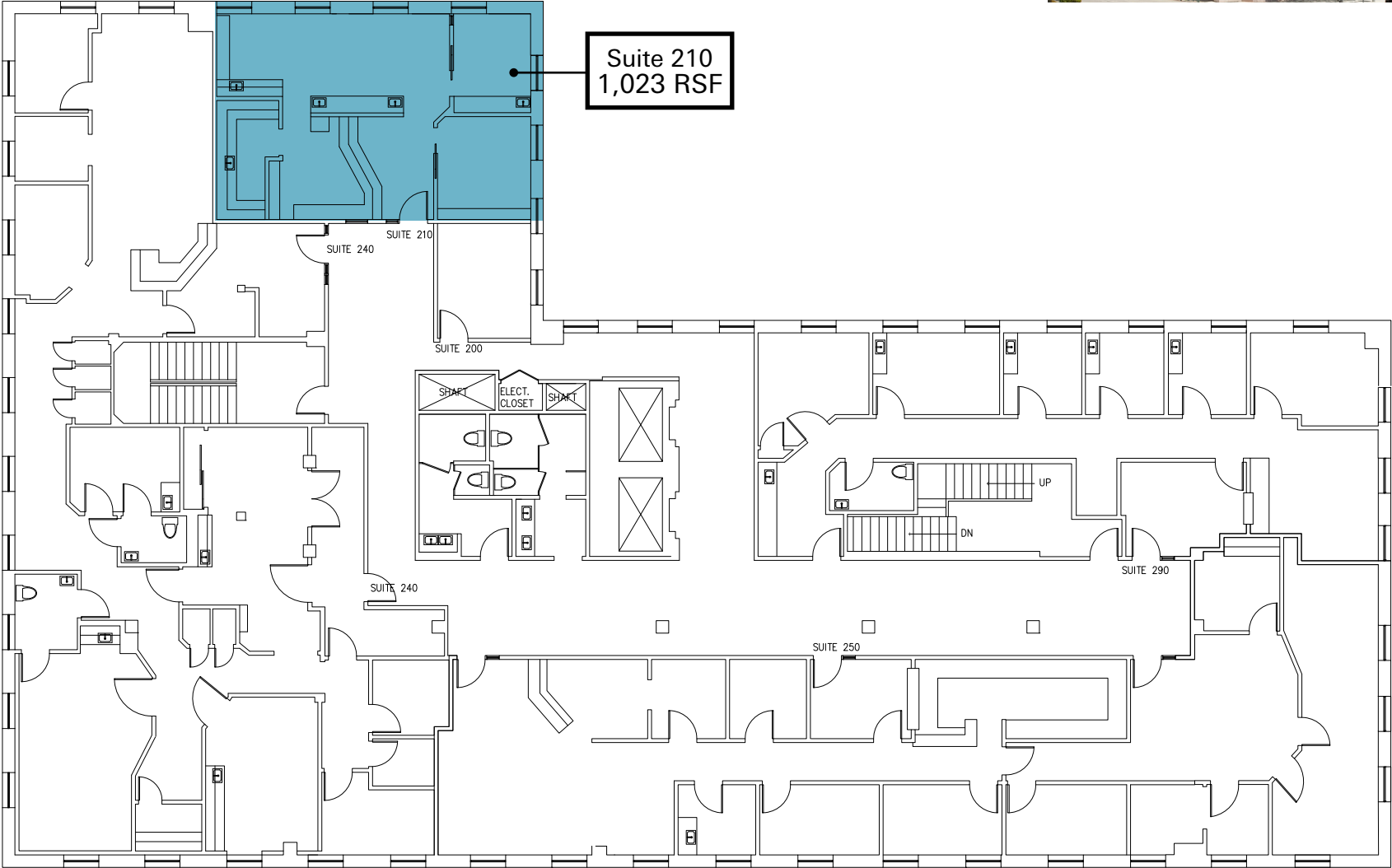
*\*Up to 4,622 RSF contiguous*

BRIGHTON WAY

BEDFORD DRIVE

# AVAILABILITIES | 405 N BEDFORD

## 2nd Floor



Suite 210  
1,023 RSF

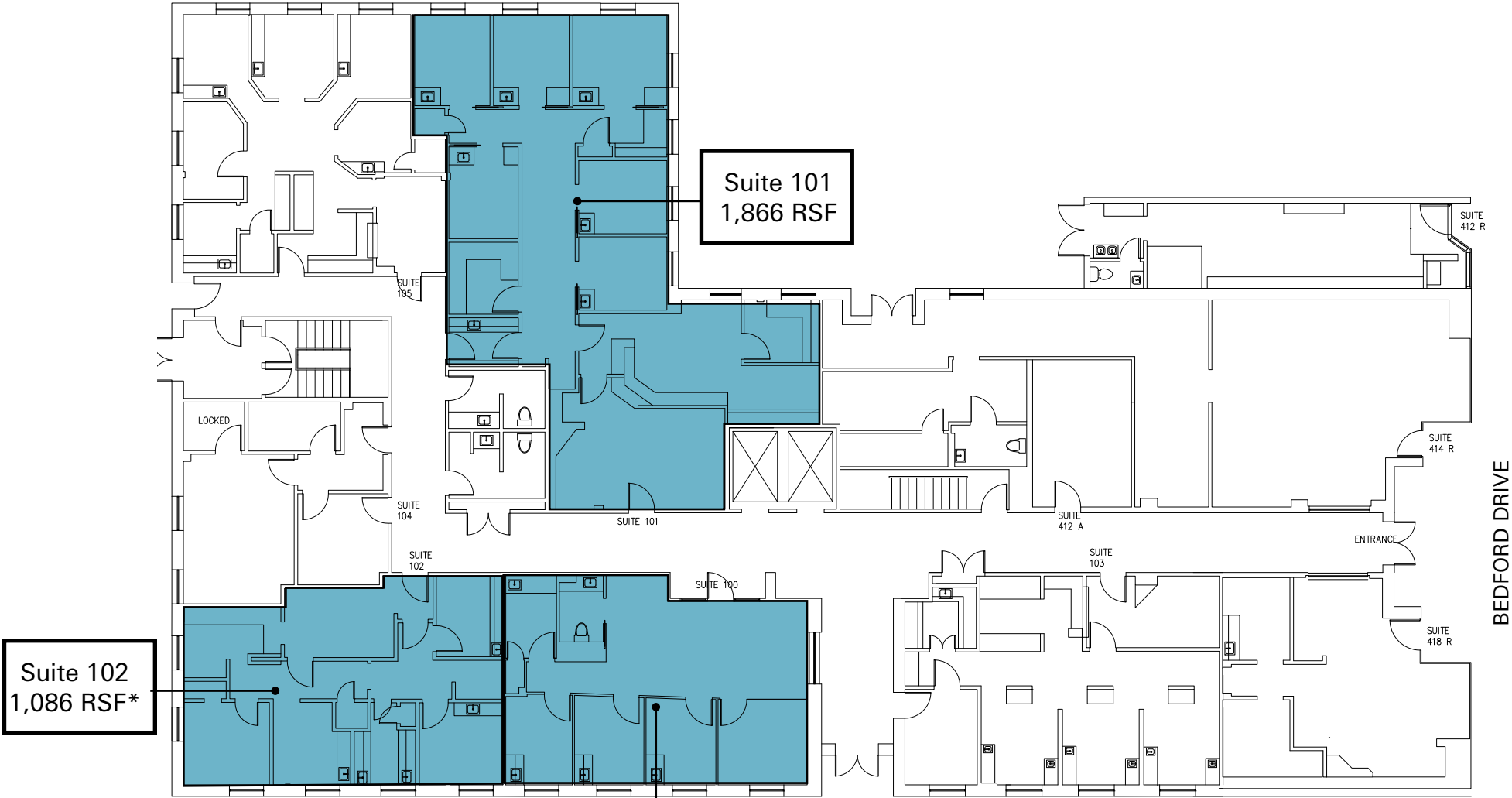


BEDFORD DRIVE

BRIGHTON WAY

# AVAILABILITIES | 416 N BEDFORD

## 1st Floor



Suite 102  
1,086 RSF\*

Suite 101  
1,866 RSF

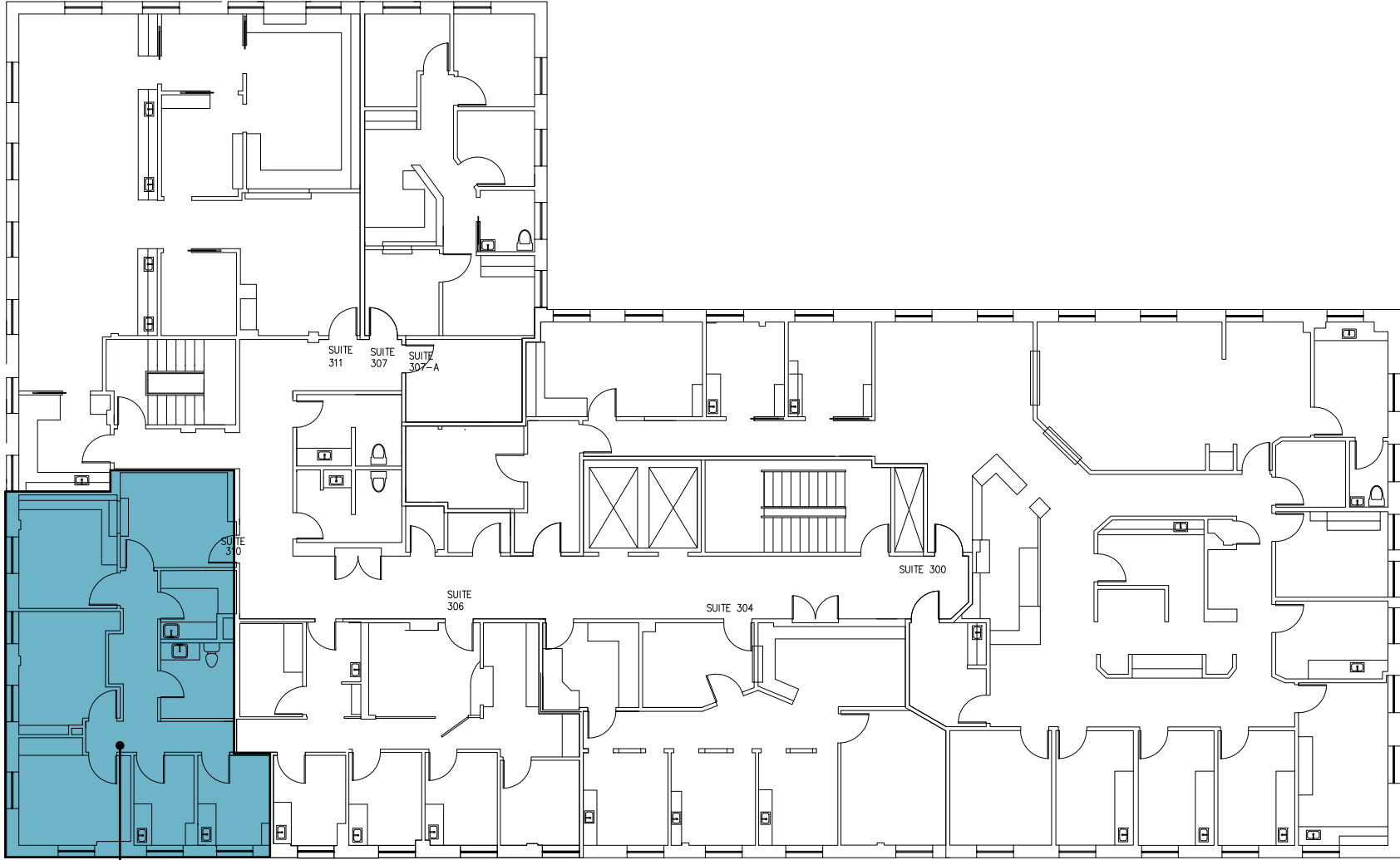
Suite 100  
1,049 RSF\*  
Avail 10/1/26

*\*Up to 2,135 RSF contiguous*

BEDFORD DRIVE

# AVAILABILITIES | 416 N BEDFORD

## 3rd Floor

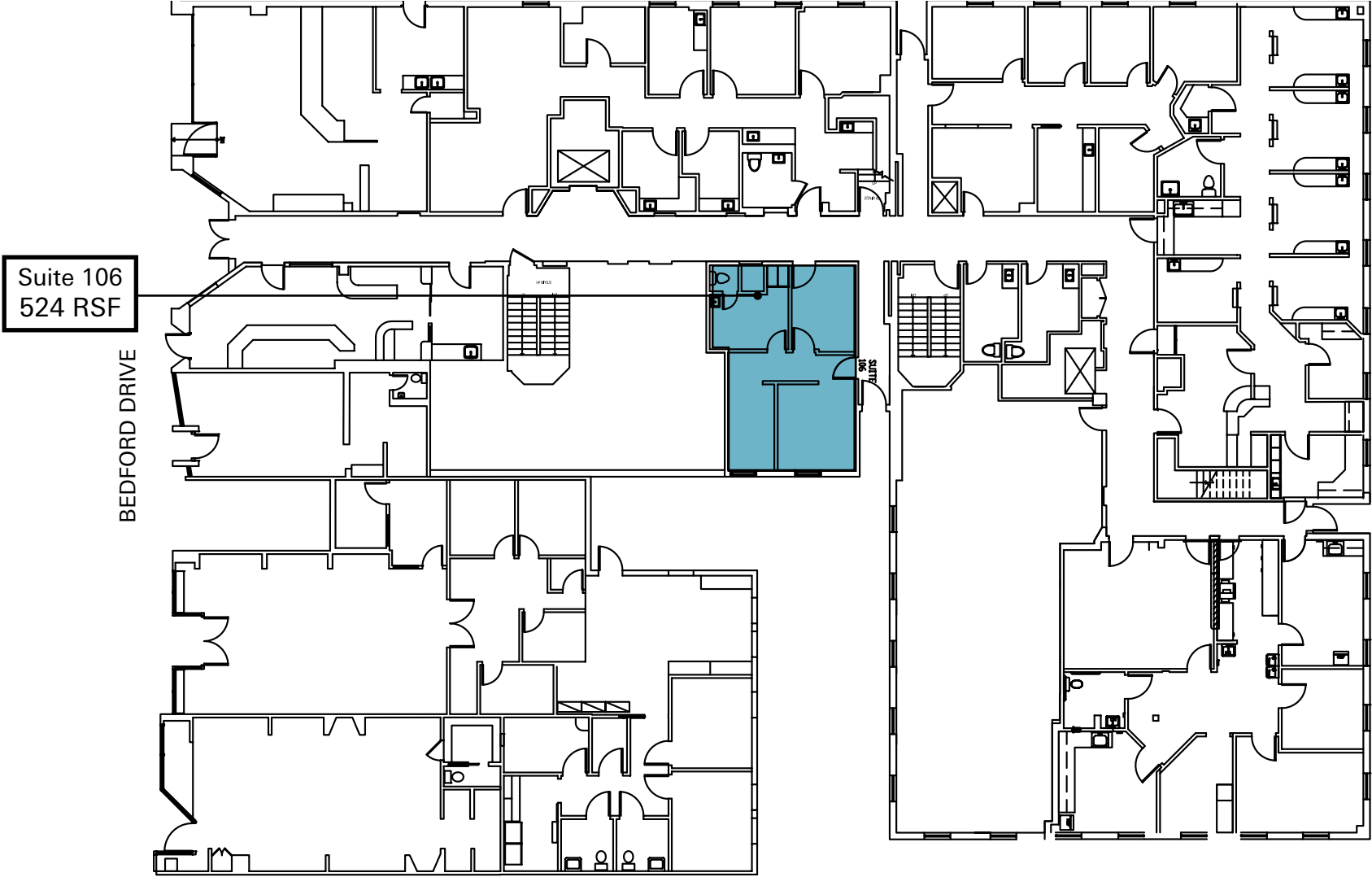


BEDFORD DRIVE

Suite 310  
1,217 RSF

# AVAILABILITIES | 435 N BEDFORD

## 1st Floor



# AVAILABILITIES | 435 N BEDFORD

## 2nd Floor

*\*Up to 3,436 RSF contiguous*

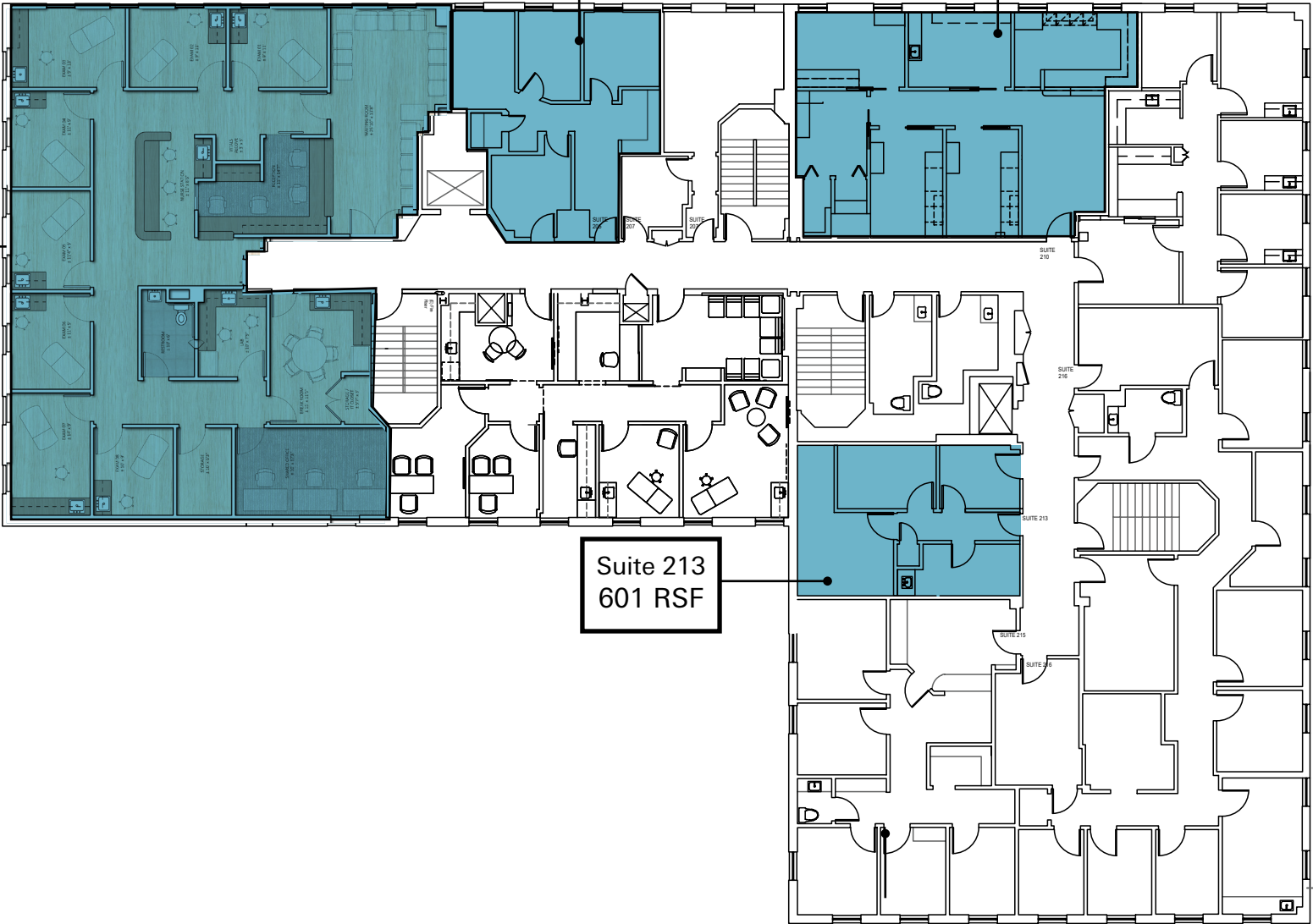
Suite 205  
639 RSF\*  
Avail within 90 days

Suite 210  
1,170 RSF

Suite 203  
2,797 RSF\*

Suite 213  
601 RSF

BEDFORD DRIVE



# AVAILABILITIES | 435 N BEDFORD

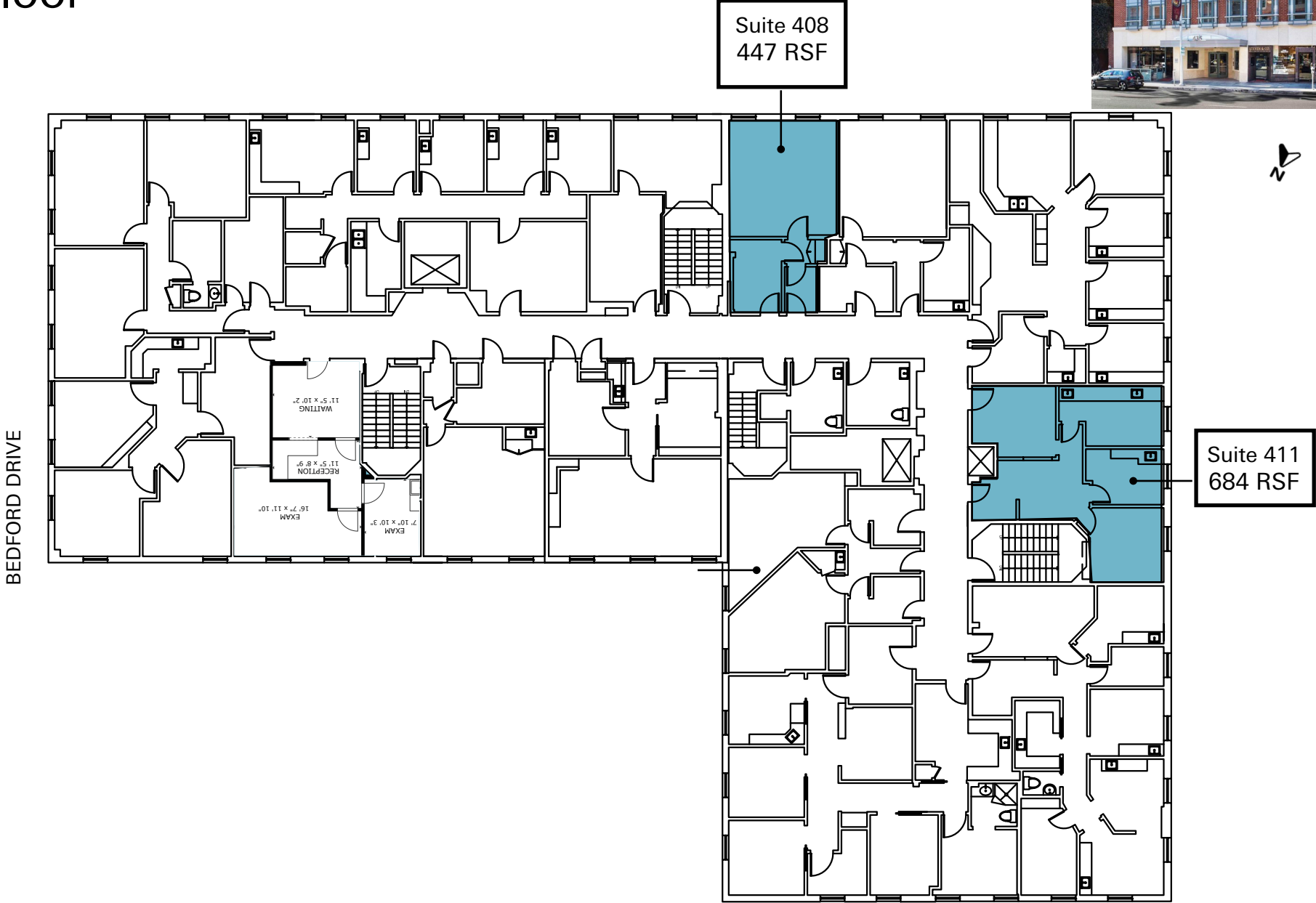
## 3rd Floor



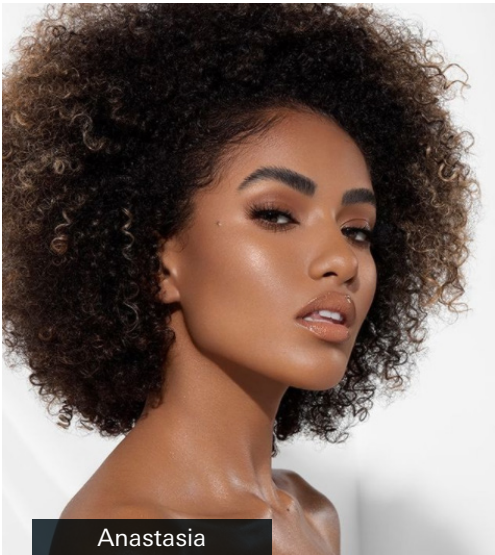
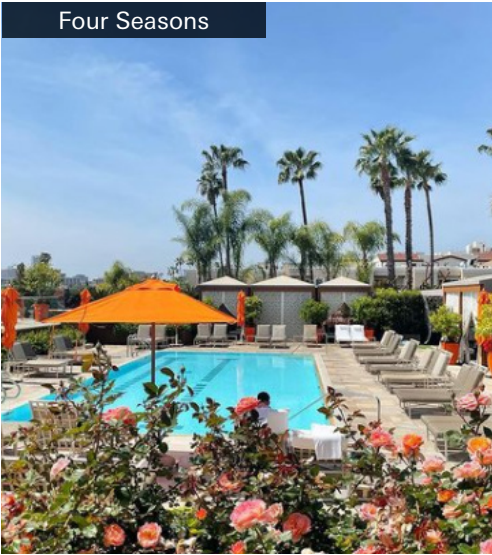
Suite 310  
884 RSF  
Avail 9/1/26

# AVAILABILITIES | 435 N BEDFORD

## 4th Floor



# AREA NEIGHBORS



# AMENITY MAP



**STEVEN SALAS**

Senior Managing Director  
Newmark

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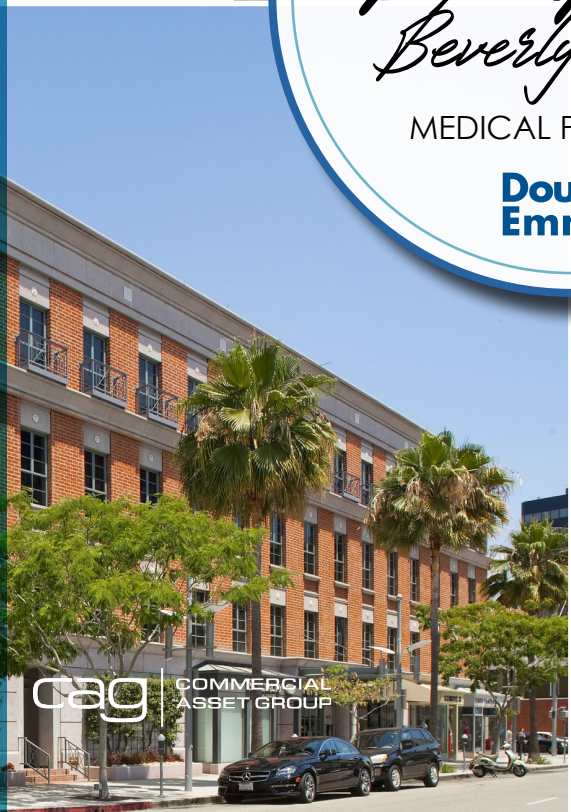
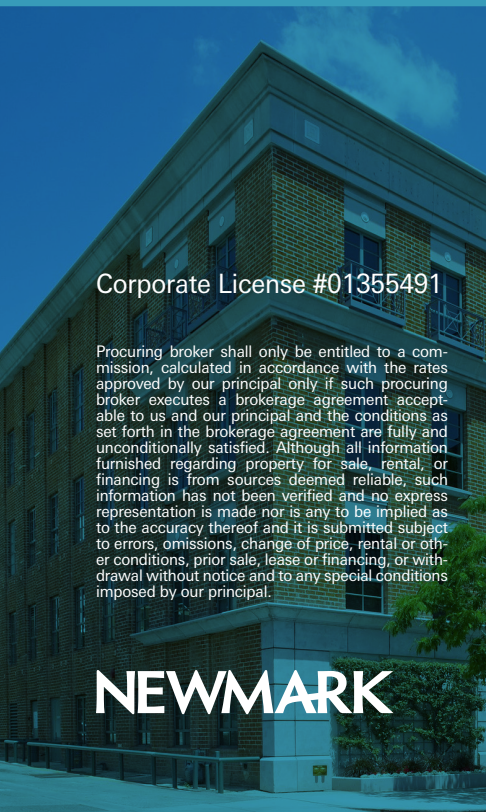
**KELLY VALDEZ**

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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