

THE  
**Well  
tower**  
*Beverly Hills*  
MEDICAL PORTFOLIO



**NEWMARK**

**C&G** COMMERCIAL ASSET GROUP

# Welltower

## Beverly Hills

The Welltower 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	Availability
405 N Bedford	B01	2,463	9/1/2026
405 N Bedford	B03	2,159	Immediate
405 N Bedford	B200	850	Immediate
405 N Bedford	210	1,023	Immediate
416 N Bedford	101	1,866	Immediate
416 N Bedford	102	1,086	Immediate
416 N Bedford	200B	1,979	Immediate
416 N Bedford	310	1,217	Immediate
435 N Bedford	106	524	Immediate
435 N Bedford	203	2,797	Immediate
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

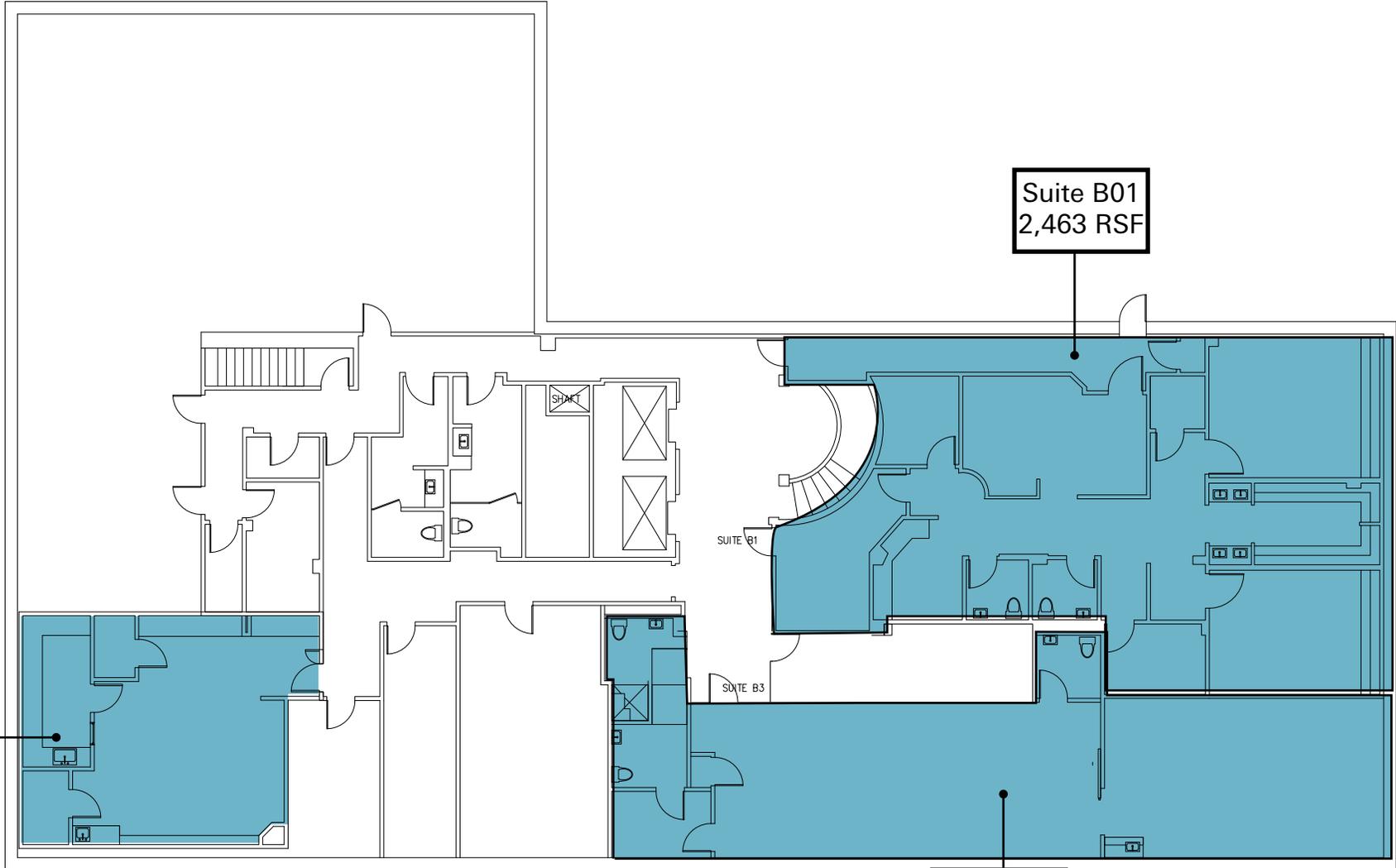


# PREMIER MEDICAL SUITES



# AVAILABILITIES | 405 N BEDFORD

## Basement



Suite B01  
2,463 RSF

Suite B200  
850 RSF

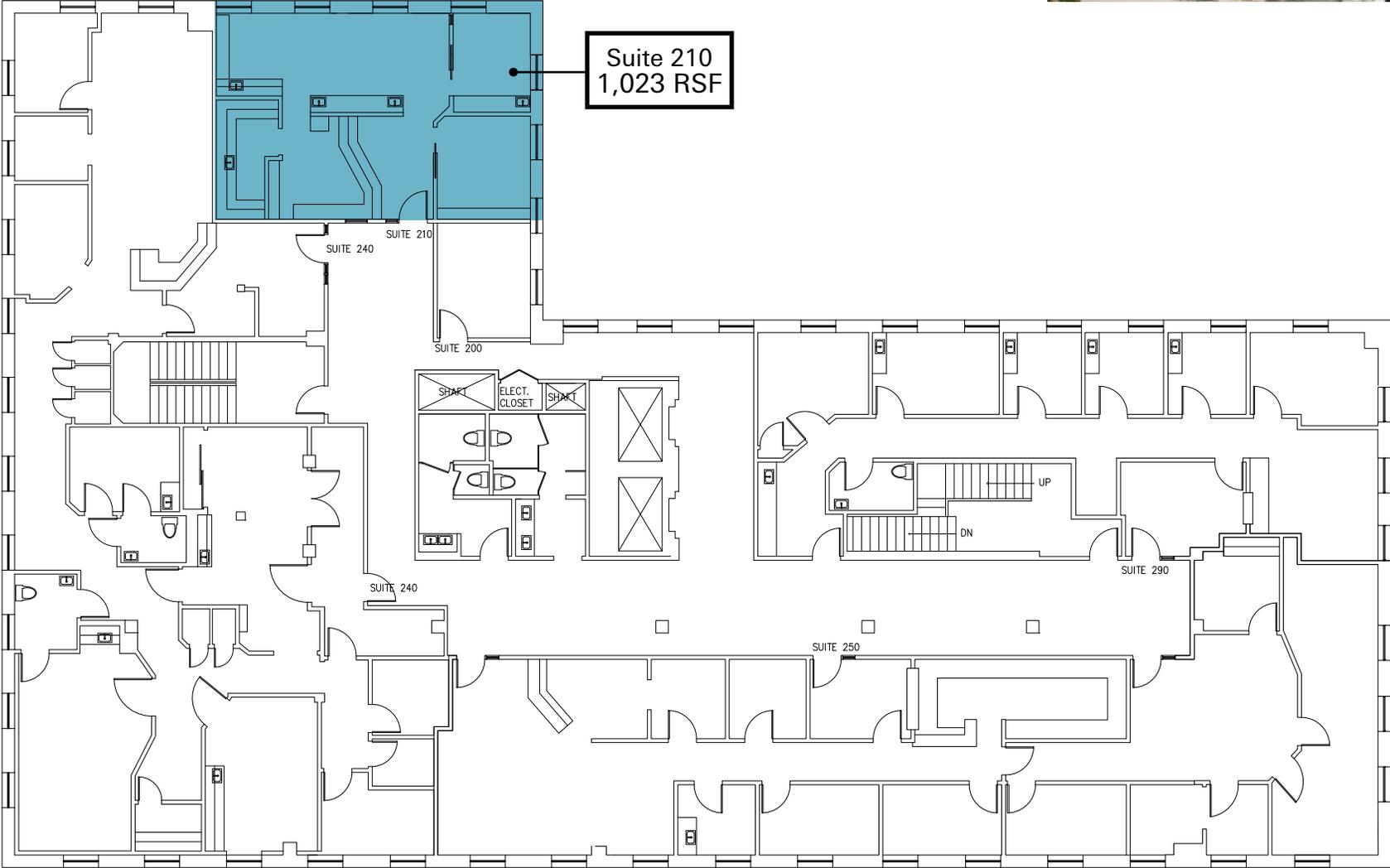
Suite B03  
2,159 RSF

BRIGHTON WAY

BEDFORD DRIVE

# AVAILABILITIES | 405 N BEDFORD

## 2nd Floor

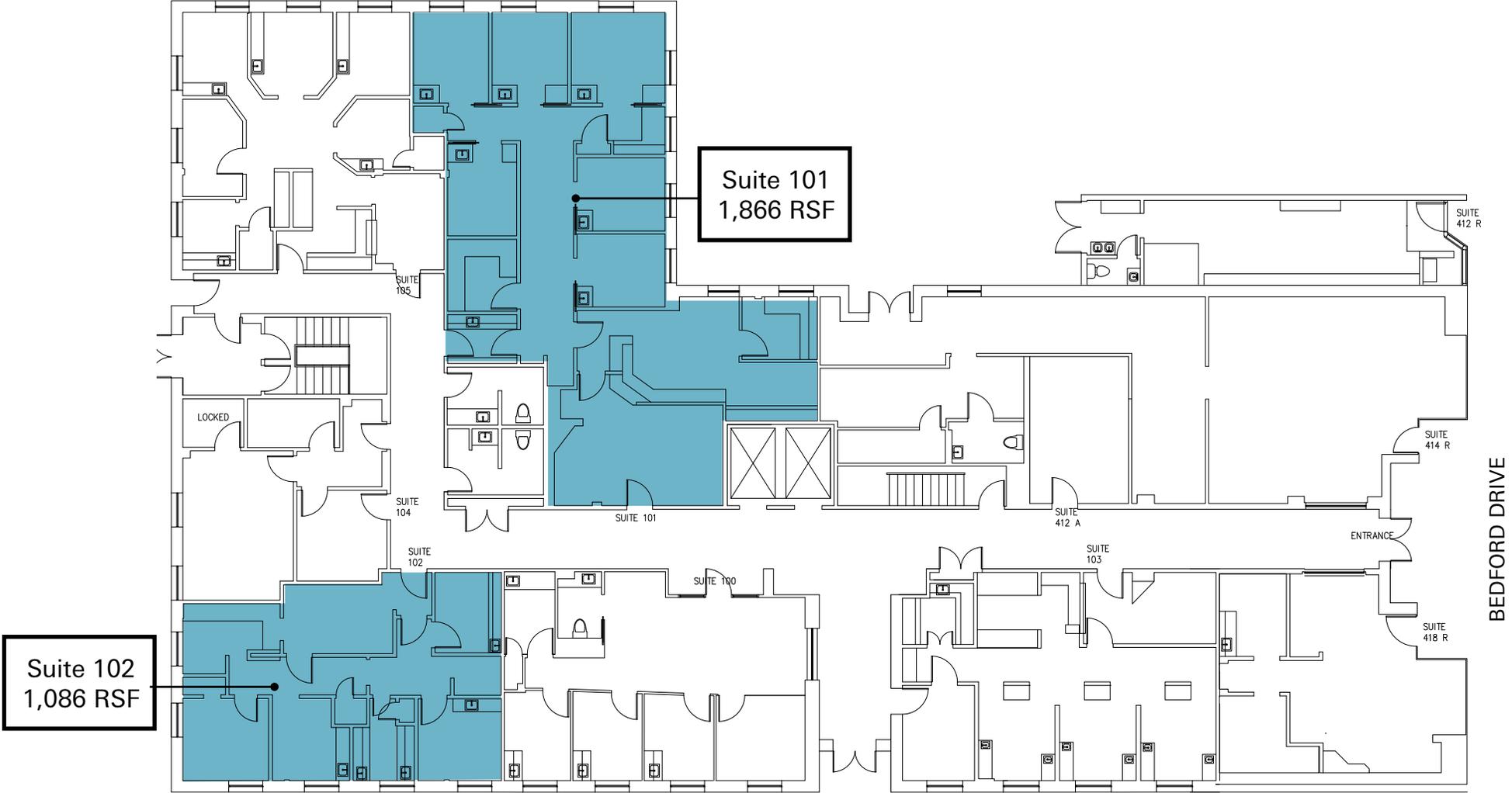


BEDFORD DRIVE

BRIGHTON WAY

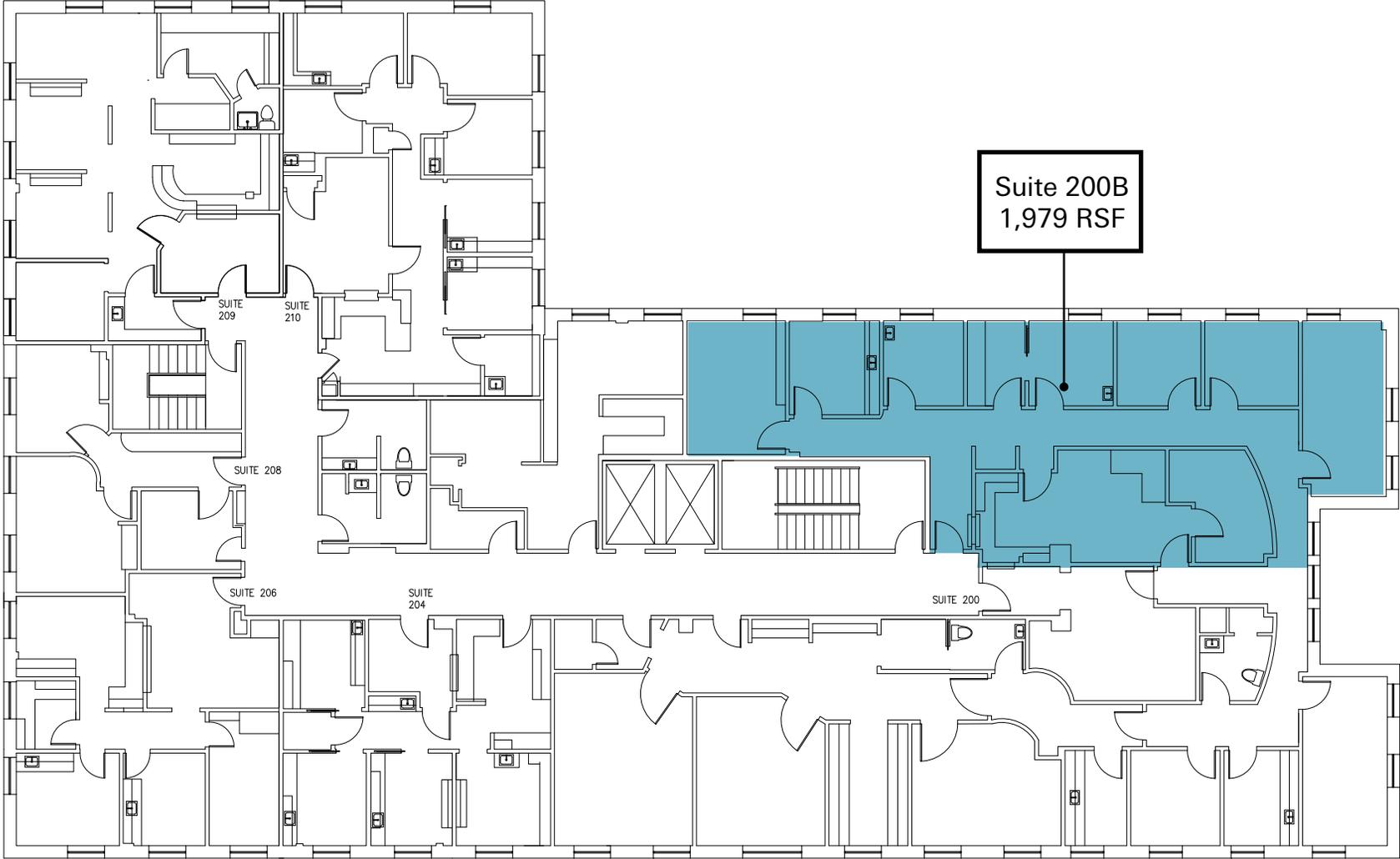
# AVAILABILITIES | 416 N BEDFORD

## 1st Floor



# AVAILABILITIES | 416 N BEDFORD

## 2nd Floor

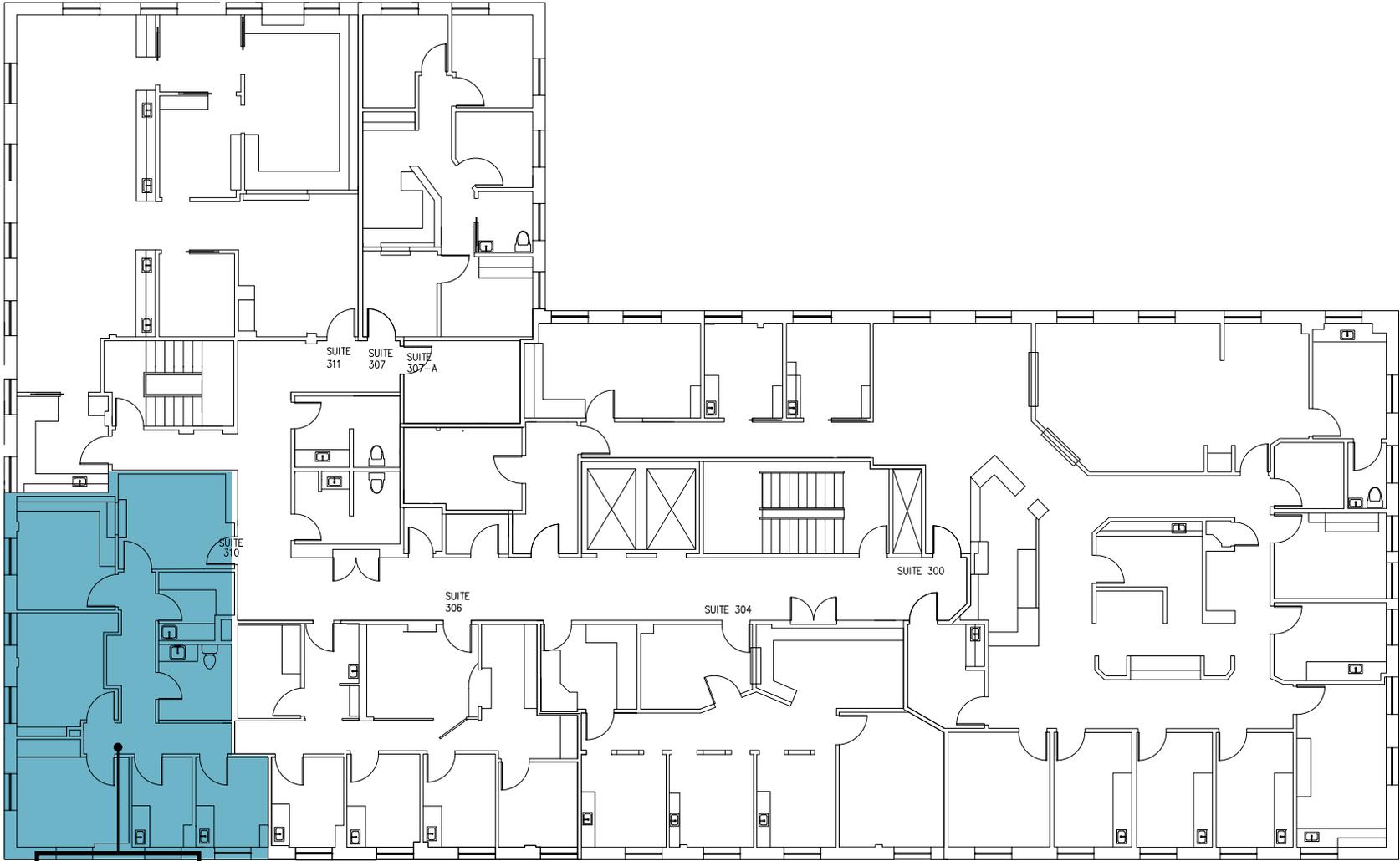


Suite 200B  
1,979 RSF

BEDFORD DRIVE

# AVAILABILITIES | 416 N BEDFORD

## 3rd Floor



Suite 310  
1,217 RSF

BEDFORD DRIVE



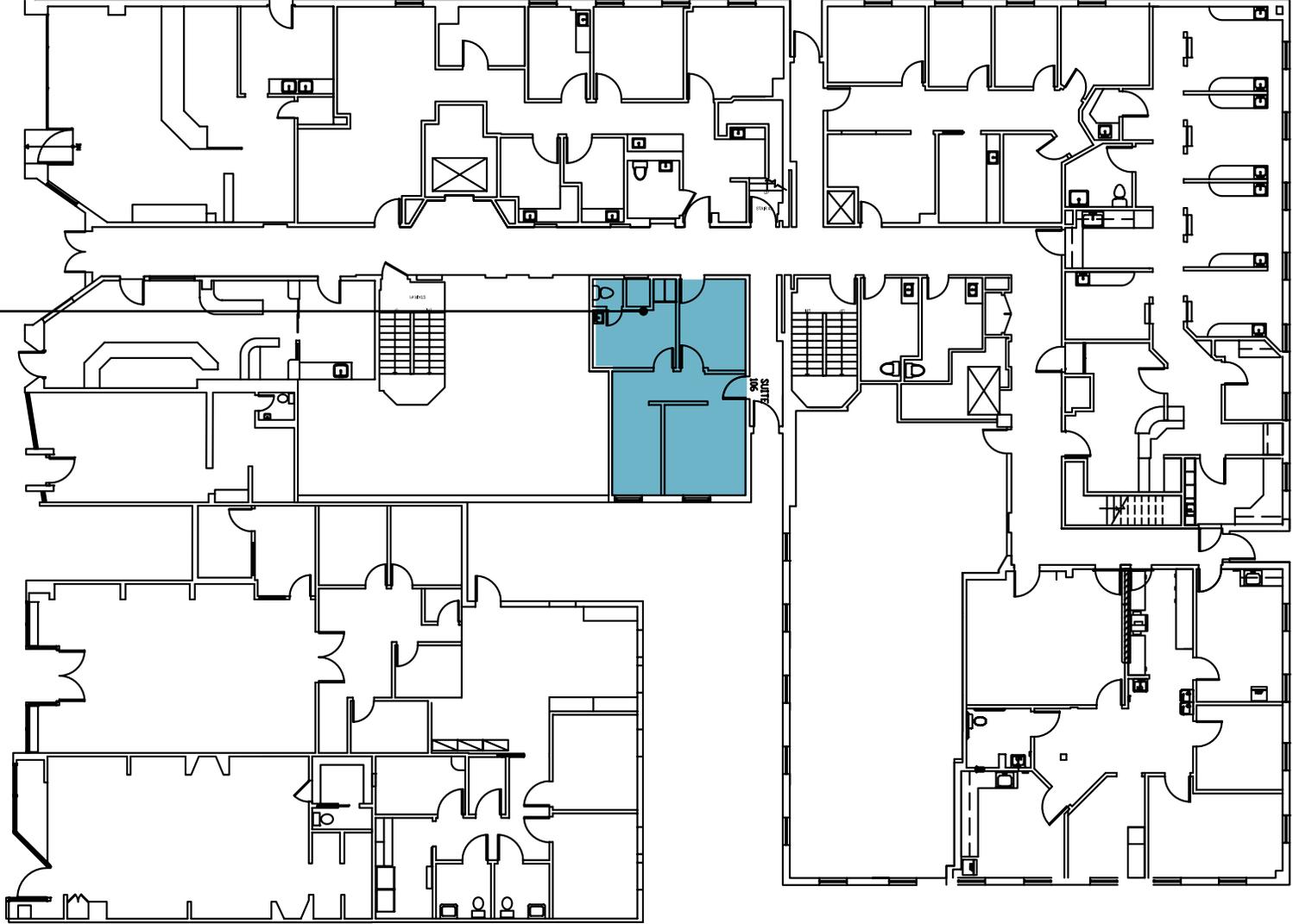
# AVAILABILITIES | 435 N BEDFORD

## 1st Floor



Suite 106  
524 RSF

BEDFORD DRIVE



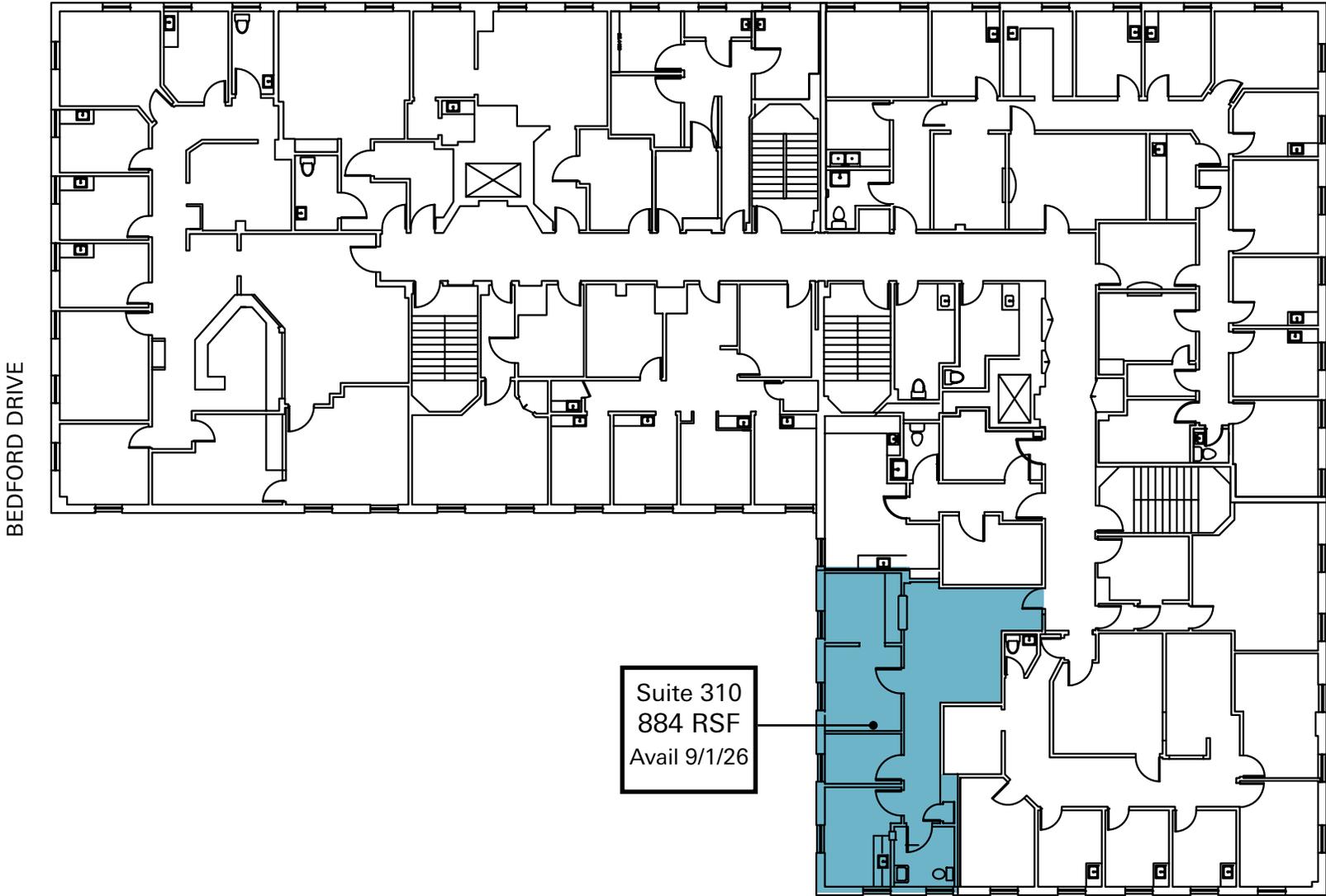
# AVAILABILITIES | 435 N BEDFORD

## 2nd Floor



# AVAILABILITIES | 435 N BEDFORD

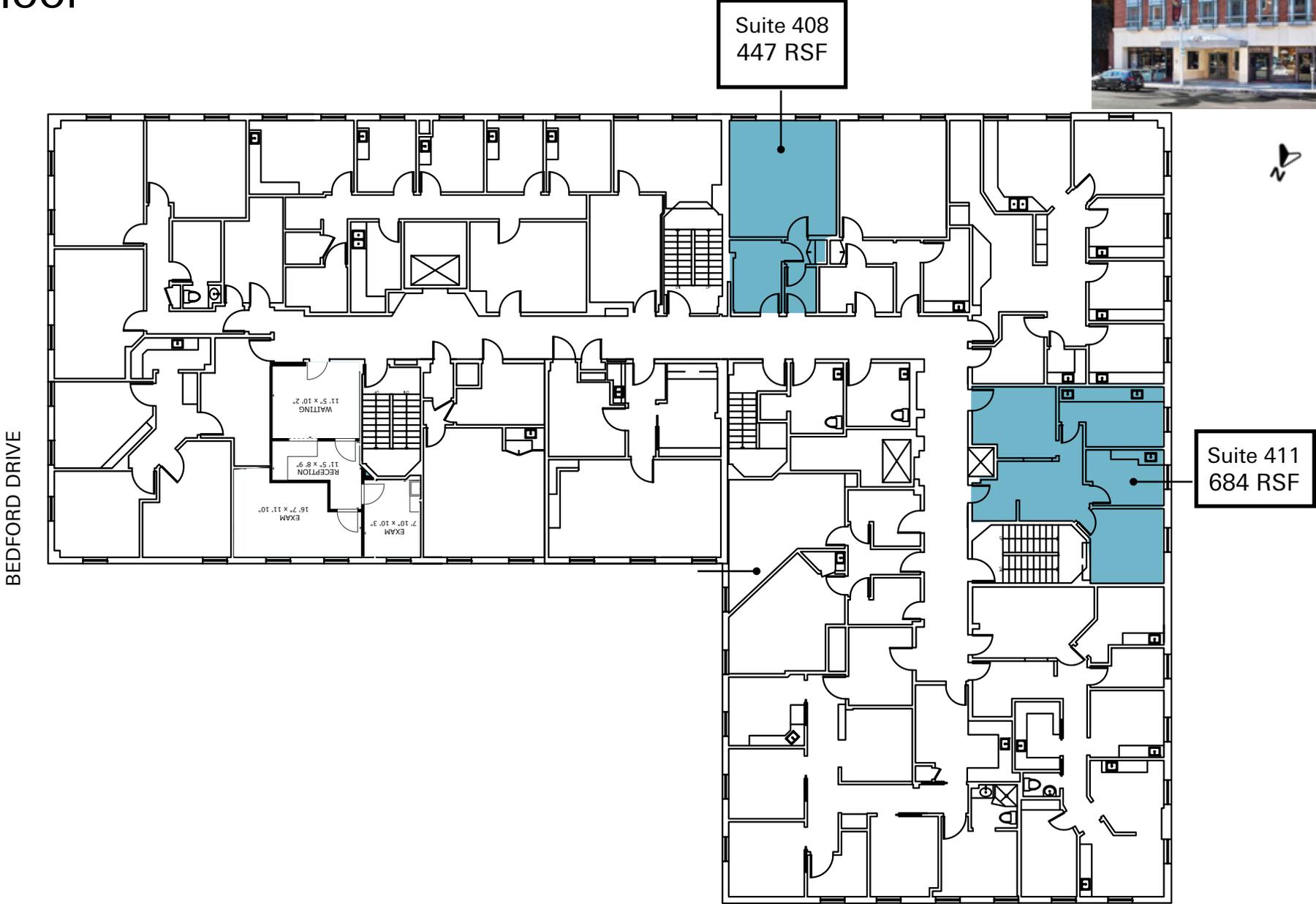
## 3rd Floor



Suite 310  
884 RSF  
Avail 9/1/26

# AVAILABILITIES | 435 N BEDFORD

## 4th Floor



Suite 408  
447 RSF

Suite 411  
684 RSF

BEDFORD DRIVE

# AREA NEIGHBORS



Crustacean



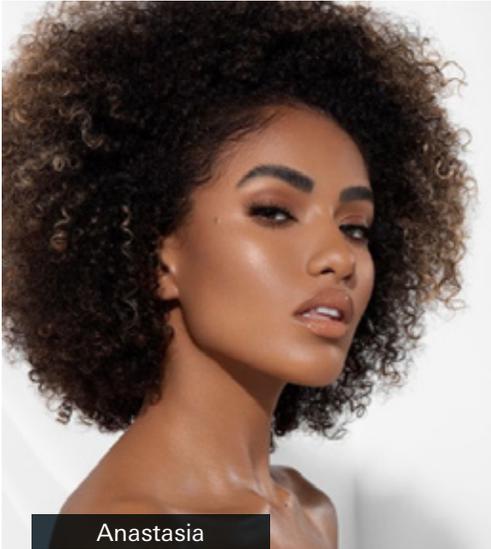
Four Seasons



Louis Vuitton



Spago



Anastasia



The Montage



Mastro's Beverly Hills



Sprinkles

# AMENITY MAP



**STEVEN SALAS**

Senior Managing Director  
Newmark

t 310-407-6569  
steven.salas@nmrk.com  
CA RE Lic. #01232955

**DANIEL CHIPRUT**

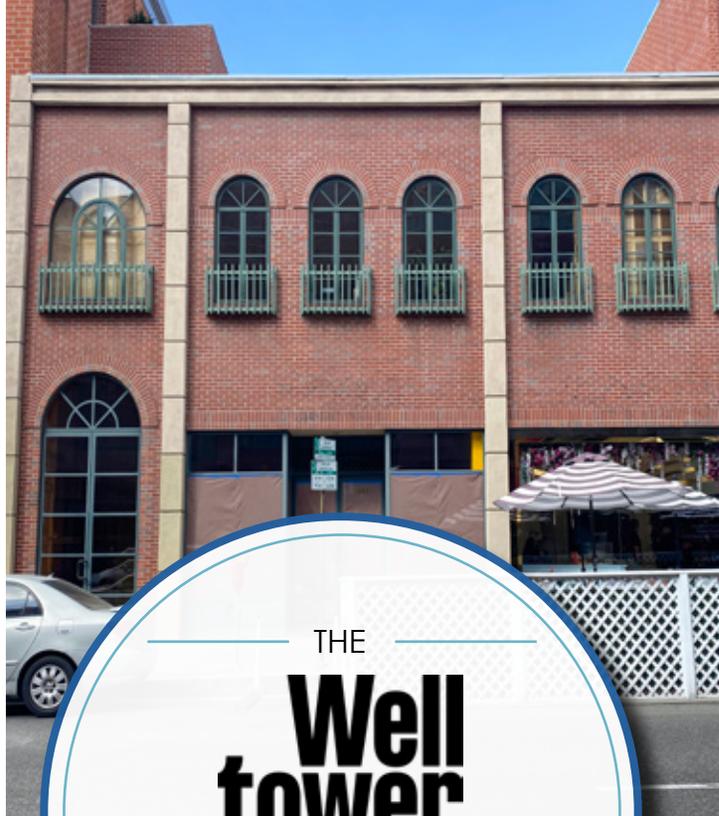
Executive Vice President  
Commercial Asset Group

t 310-800-7955  
daniel@cag-re.com  
CA RE Lic. #01808709

**KELLY VALDEZ**

Brokerage Services Specialist  
Newmark

t 213-596-2239  
kelly.valdez@nmrk.com  
CA RE Lic. #01963632



THE  
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MEDICAL PORTFOLIO

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