

# Medical Office Space **FOR LEASE**



415 North Bedford Dr.  
416 North Bedford Dr.  
436 North Bedford Dr.  
435 North Bedford Dr.  
9675 Brighton Way

## Welltower Beverly Hills Triangle Portfolio

Welltower's Class A medical buildings are located in the heart of the Beverly Hills Triangle between Santa Monica Blvd. and Wilshire Blvd.

Offering medical, dental, and retail suites.

Move-in ready and build-to-suit options available

### Property Features

With their distinctive designs and unique architectural details, the buildings offer some of the most desirable medical office spaces in the country.

Outdoor courtyard, located at the center of 436 North Bedford is an ideal venue for outdoor lunch or social gatherings.



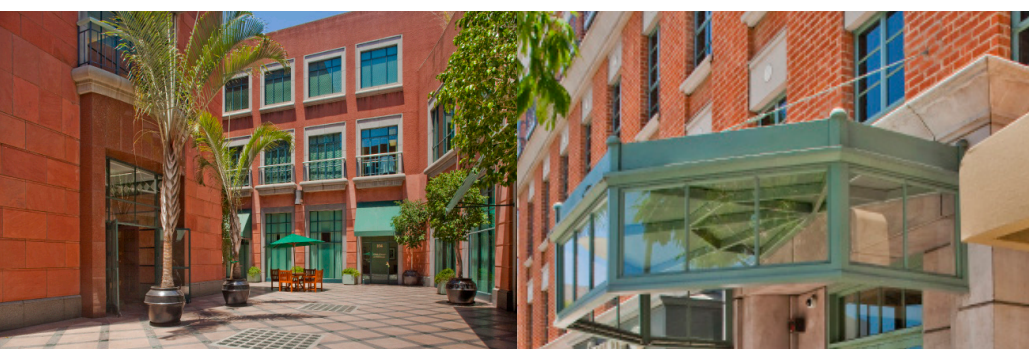
### FOR LEASING INFORMATION:

**Paul Schneider**

Director, Real Estate Services

[pschneider@welltower.com](mailto:pschneider@welltower.com)

310.786.8200



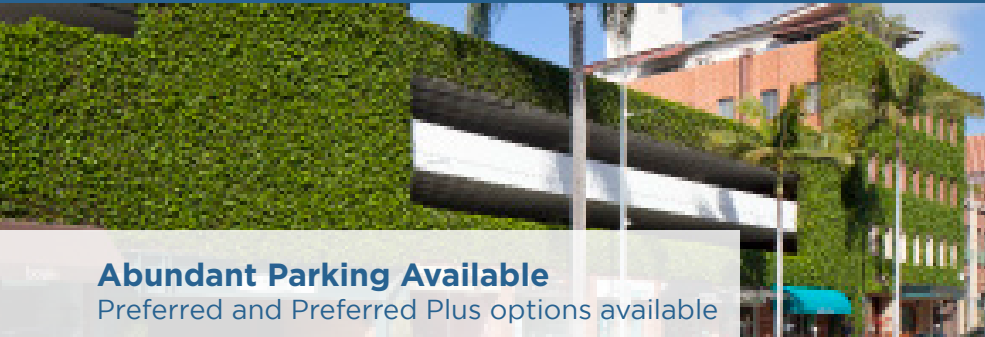
**welltower**

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# Welltower Beverly Hills Triangle Portfolio

BEVERLY HILLS, CA 90210

# welltower



## Abundant Parking Available

Preferred and Preferred Plus options available

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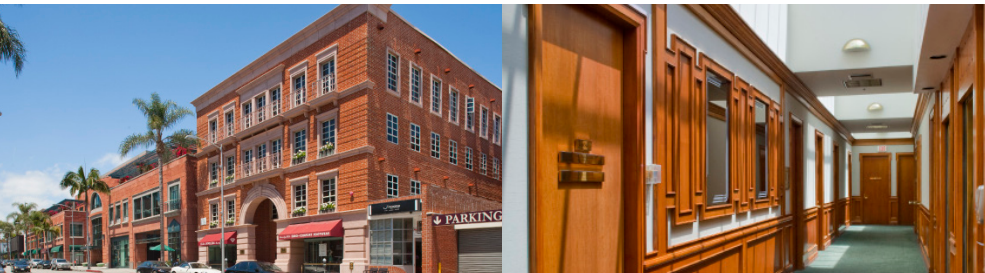
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## 415 North Bedford Dr.

Suite 421: 727 RSF

Ground Floor Street Front Retail/Medical

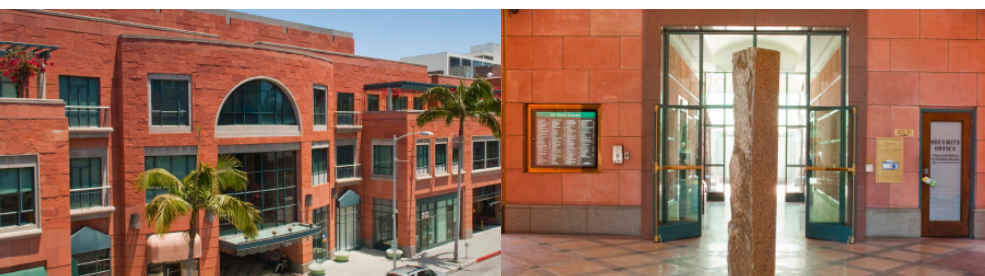


## 416 North Bedford Dr.

Suite 105: 1,076 RSF Dental Suite

Suite 406: 773 RSF

Suite 409: 1,689 RSF



## 436 North Bedford Dr.

Suite 303: 2,417 RSF

Suite 205: 1,785 RSF Build to Suit

Suite 448B: 3,672 RSF

Ground Floor Street Front Retail/Medical

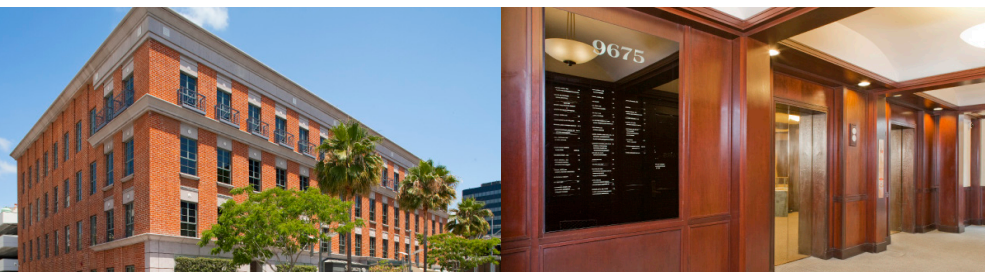
## 435 North Bedford Dr.

Suite 111: 1,471 RSF Build to Suit

Suite 206: 849 RSF

Suite 443R: 849 SF

Ground Floor High-end Retail Suite



## 9675 Brighton Way

Suite B3: 2,159 RSF