

FOR SALE

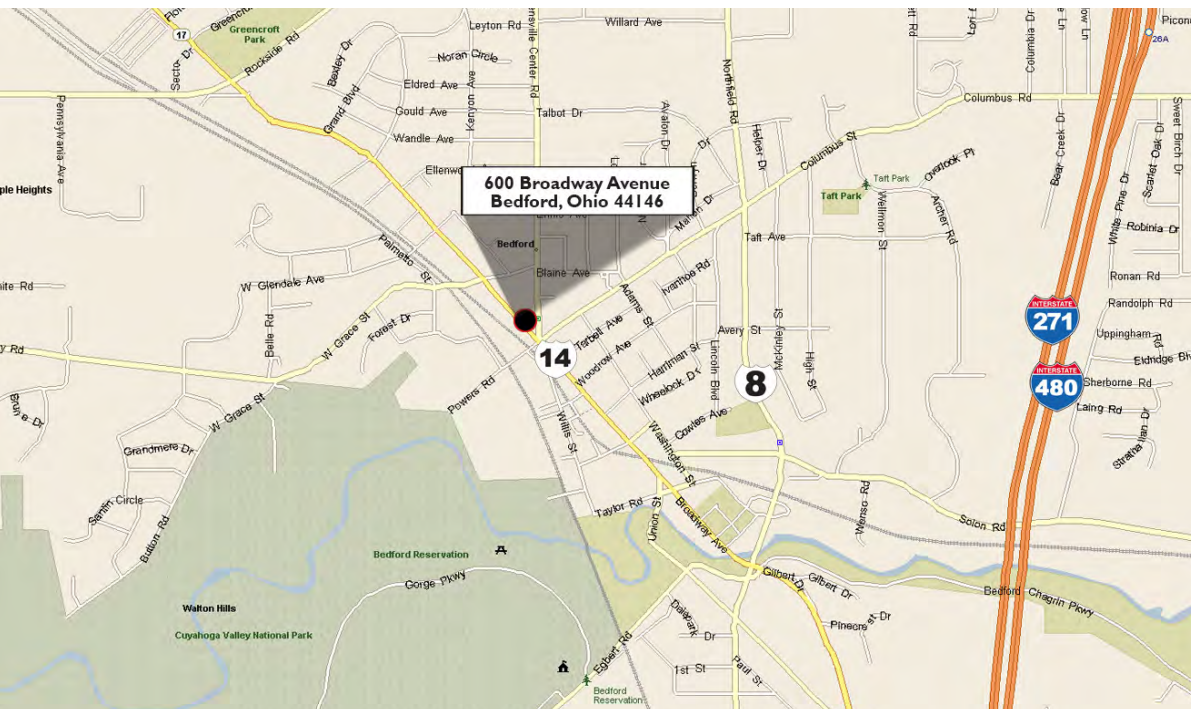
600 Broadway Avenue

Bedford, Ohio 44146

LEED Gold Certified
Historic Office Building



PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

Originally constructed in 1934 as a U.S. Post Office, this 15,600-square-foot property combines historic architecture with a modern, functional adaptive reuse. The building was renovated by Doty & Miller for its architectural offices, preserving the character of the original structure while incorporating contemporary improvements and sustainable building systems.

In April 2007, the project received LEED Gold certification, becoming the first freestanding LEED Gold certified architect's office in the nation.

The building includes a 7,800-square-foot main level with approximately 14-foot clear ceiling heights and a full, partially finished 7,800-square-foot lower level with approximately 9-foot ceiling heights.

Situated on 1.02 acres, the property provides 37 on-site parking spaces, a 4.2 kW integrated solar array incorporated into the building's awnings, and a backup generator. The property is zoned B-2 General Business District.

SALE PRICE: \$650,000

LEED GOLD CERTIFICATION

MATERIALS & RESOURCES

- Recycling center used by employees.
- Reused 75% of the existing building.
- 75% of demolition materials diverted from landfill to recycling.
- Products and materials with recycled content include post consumer or post industrial waste, MDF cabinets, linoleum.
- Locally manufactured products, systems and materials.
- Certified, recycled, and rapidly renewable materials such as bamboo, cork and wheat straw board.

INDOOR ENVIRONMENTAL QUALITY

- HVAC system based on enhanced ventilation standards.
- Low VOC (volatile organic compound) emitting materials including carpet, adhesives, paint and sealants.
- Operable windows for ventilation and outdoor views.
- Salvaged materials such as doors (for desk tops), carpet, light fixtures, drywall, metal studs, conference table and video screen.

WATER EFFICIENCY / QUALITY

- Water efficient landscaping / no potable water irrigation system.
- Low flow toilets, waterless urinal, instant on / off sensors on sinks and urinal.

SUSTAINABLE SITE

- Redevelopment of urban site with access to mass transit.
- Elimination of night sky pollution with shielded fixtures.
- Reduced pavement area / added landscaping.
- Native species landscaping.



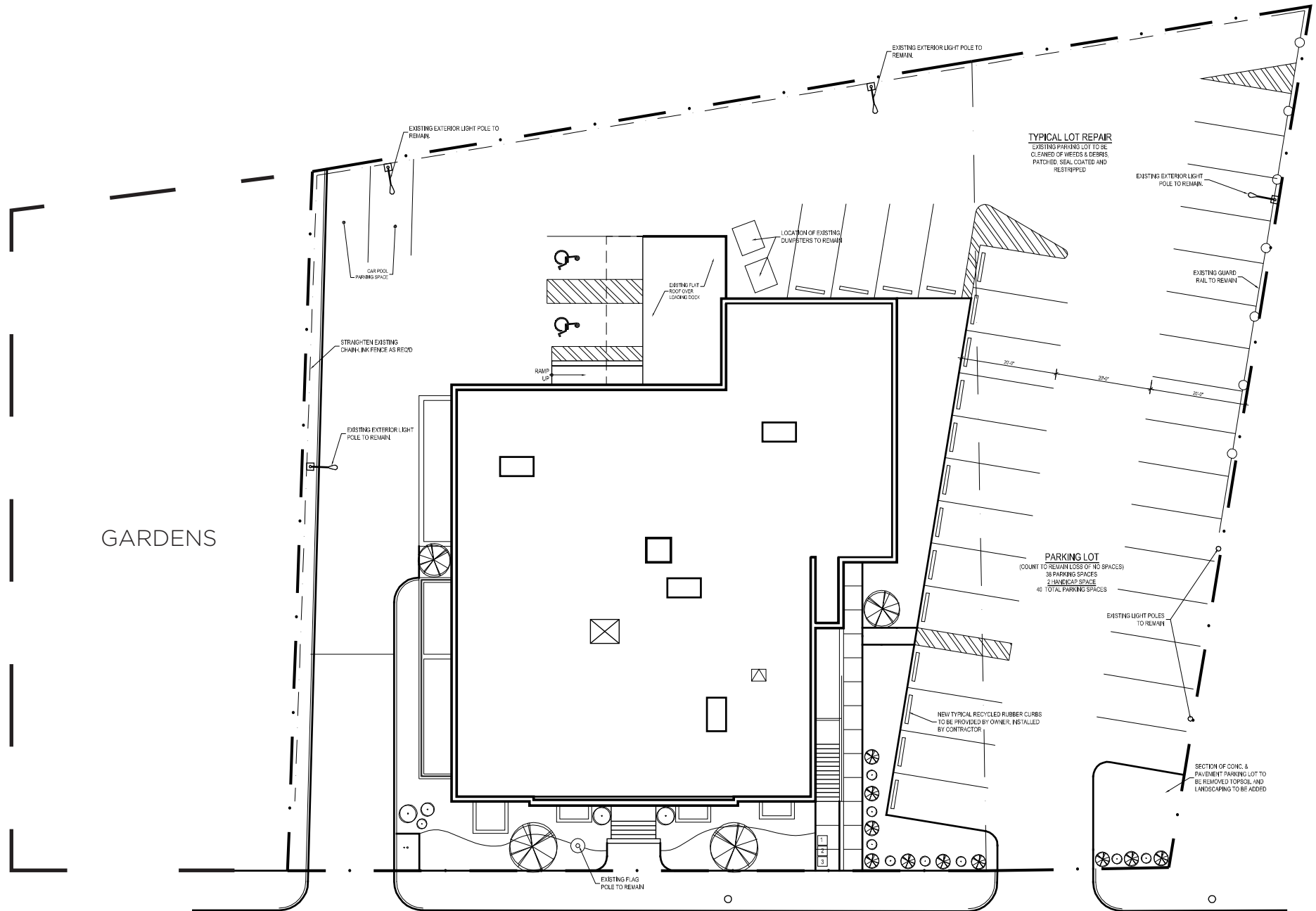
ENERGY & ATMOSPHERE

- No HCFC refrigerants in new HVAC equipment.
- Energy efficient building envelope (high insulation R-values, zoned demand and setback thermostats).
- Daylighting sensors on T-5 fluorescent fixtures.
- New skylight for central daylighting.
- Energy Star certified appliances.

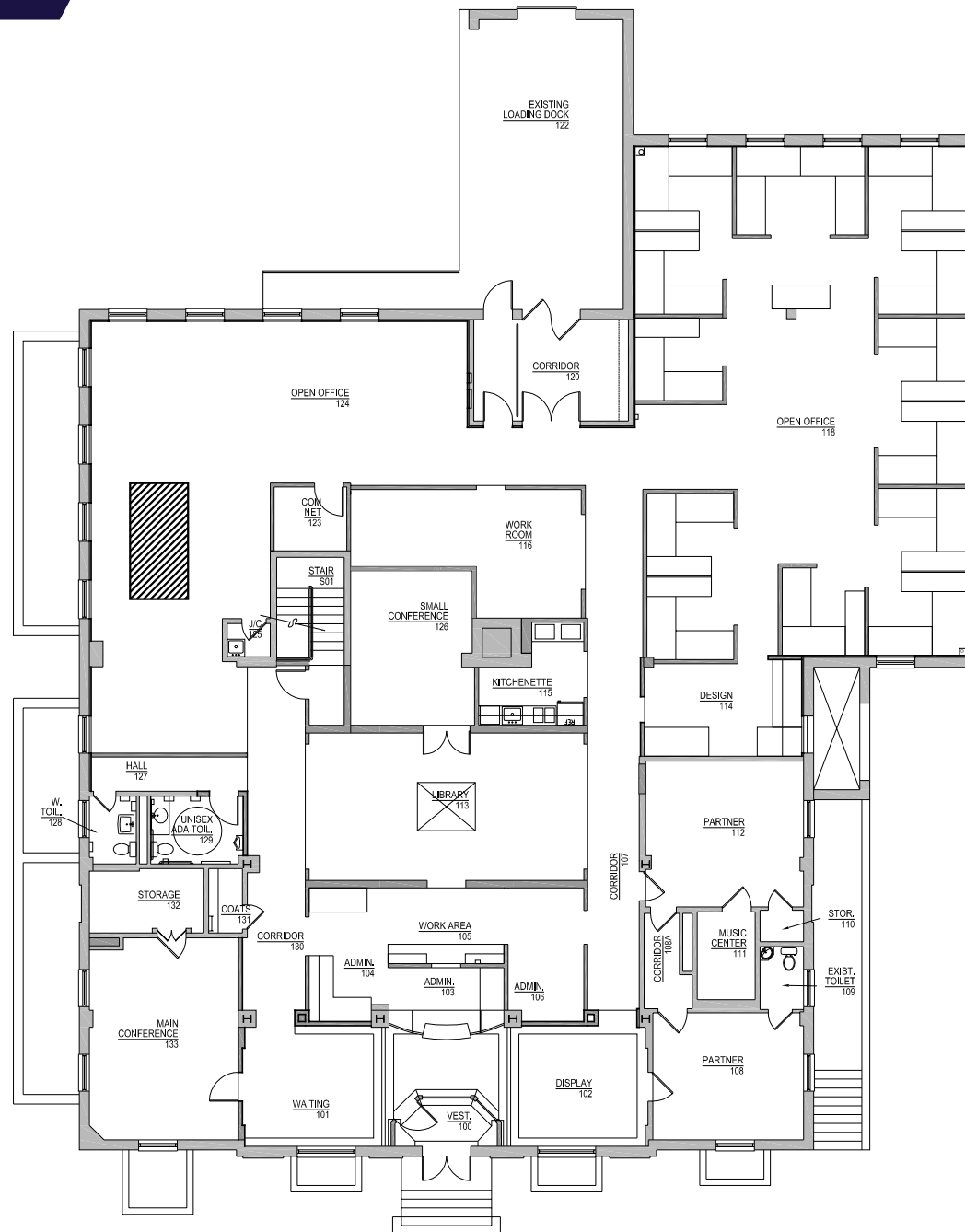
FUTURE SUSTAINABLE FEATURES

- Roof garden planted with native species.
- Remove 25% of asphalt paving, add native species landscaping.
- Retain storm water from roof for site irrigation.
- Solar roof panels to supplement hot water heating.
- High albedo parking lot surface to reduce heat retention.
- Bicycle storage system of recycled piping and changing room with shower.

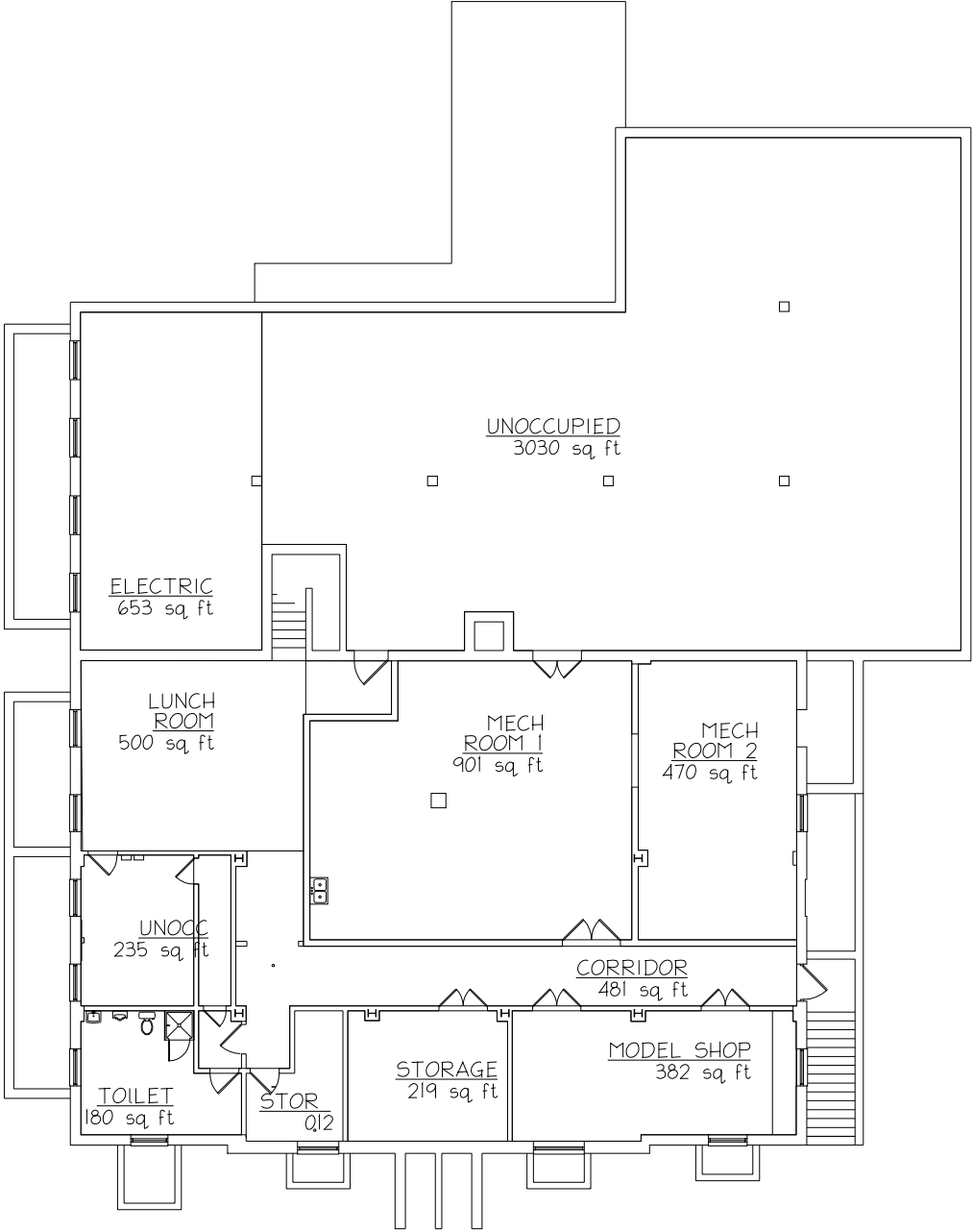
BUILDING SITE PLAN



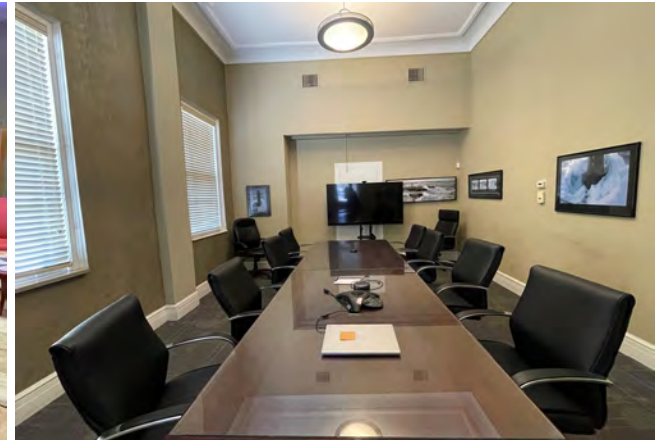
MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

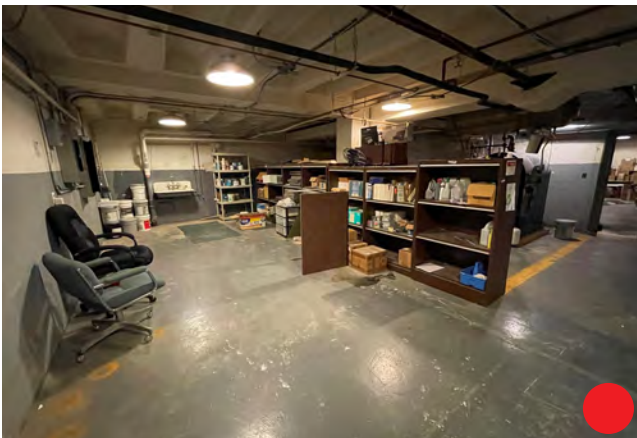


BUILDING PHOTOS



BUILDING PHOTOS

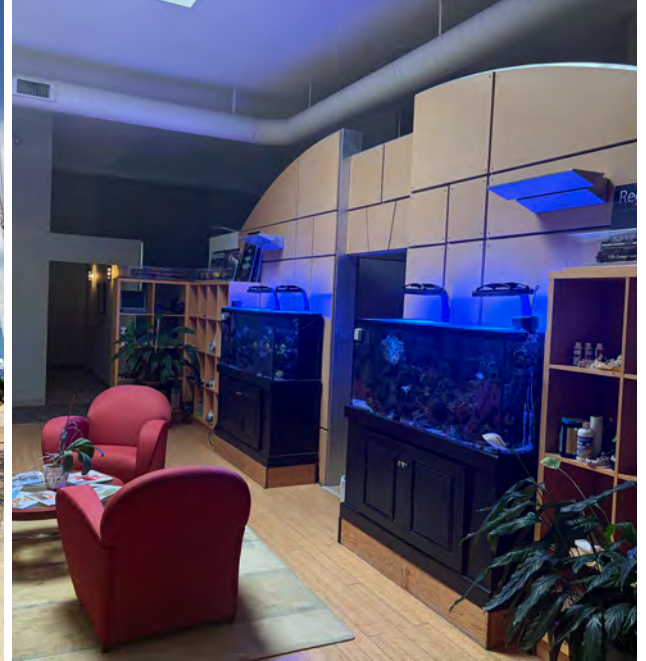
● LOWER LEVEL



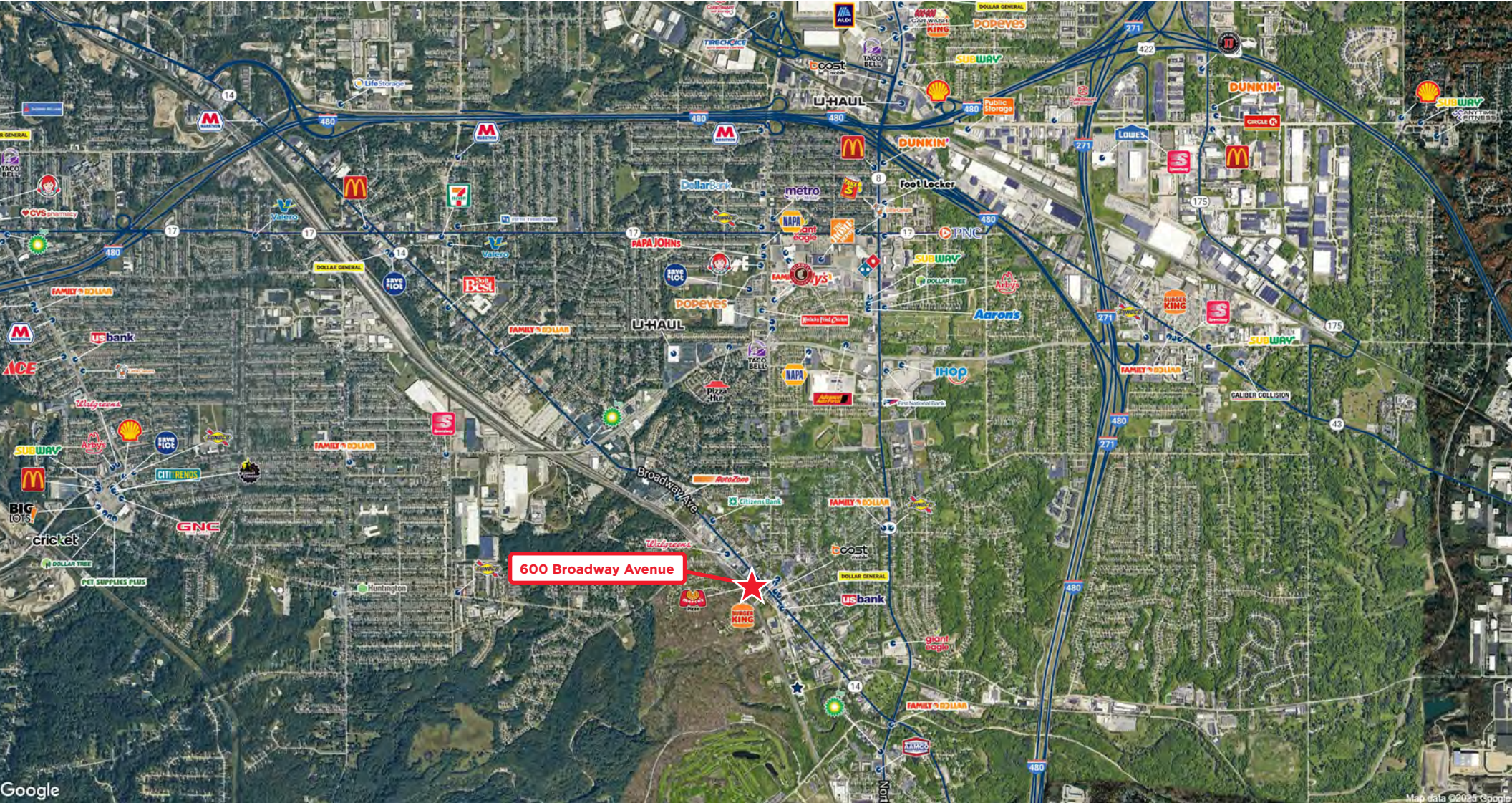
BUILDING PHOTOS



BUILDING PHOTOS



AREA AMENITIES MAP



152,709
Population
(2026 | 5 Mile)

41.3
Median Age
(2026 | 5 Mile)

67,435
Households
(2026 | 5 Mile)

\$89,433
Household Income
(2026 | 5 Mile)

8,256
Total Businesses
(2026 | 5 Mile)

112,577
Total Employees
(2026 | 5 Mile)



600 BROADWAY AVENUE BEDFORD, OHIO 44146

GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

BRAD NOSAN
Vice President
+1 216 525 1479
bnosan@crescorealestate.com

GEORGE POFOK, JR.
Associate
+1 216 525 1393
gpofokjr@crescorealestate.com



Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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