



REGISTRATION LINK TO RFP

www.cbre14775Broadway.com

AVAILABLE FOR SALE

Freestanding +/-43,424 SF Building on approximately 7.05 acres
14775 BROADWAY AVENUE, MAPLE HEIGHTS, OHIO 44137

CBRE



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PROCESS & TIMELINE

14775 Broadway Avenue
Maple Heights, OH 44137

CBRE, Inc. (CBRE) has been authorized by Cuyahoga County to market the enclosed property for sale and has published a formal Request for Proposals (RFP). Please note that Potential Proposers are required to complete and submit a valid RFP Registration (see link or contact CBRE) in order to access the RFP, receive updates and addenda to the RFP, and to ultimately make a submission to Cuyahoga County. The RFP Registration should be submitted as early as possible to ensure parties are in receipt of updates. Additionally, individual tours and more detailed information about the property are available to Potential Proposers once they complete the RFP Registration which can be requested directly from CBRE.

Complete, written proposals must be submitted to CBRE and shall be accepted until 11:00 AM ET on Friday December 4, 2026. Further instructions can be found in the RFP itself.

All Potential Proposers are welcome to submit questions but must first register and then do so by email to CBRE.

KEY DATES

October 6, 2026

9:00 - 11:00 am
Open house

October 15, 2026

12:00 noon - 2:00 pm
Open house

December 4, 2026

11:00 am
Call for Offers Due



QUALITY FACILITY WITH OUTSTANDING REDEVELOPMENT POTENTIAL

**14775 BROADWAY AVENUE,
MAPLE HEIGHTS, OHIO 44137**

43,424 SF Single-Story Facility situated on 7.05 acres with a functional institutional layout that can accommodate a variety of redevelopment uses.

Formerly home to the Cuyahoga County Board of Developmental Disabilities Adult Activities Center, this well-maintained institutional property offers a unique adaptive-reuse and redevelopment opportunity in the City of Maple Heights. Situated on more than seven acres along Broadway Avenue, the property offers dedicated parking, outdoor amenities, and strong potential for a variety of community-oriented, educational, healthcare, office, nonprofit, residential, or mixed-use redevelopment concepts.

PROPERTY HIGHLIGHTS

Building Size:	43,424 SF
Parcel Size:	7.052 Acres
Parcel Numbers:	781-01-005 & 781-01-006
Year Built:	1983
Ownership:	Cuyahoga County
Zoning:	Municipal Uses
Generator:	Cummins 200 KW
Loading Docks/ Drive-Ins:	Two / Two
Parking:	67 spaces, including front visitor parking and secured rear lot
Sale Includes:	Main building and service garage, land, and existing furniture, equipment, kitchen appliances, storage systems, and miscellaneous personal property.
Recent Capital Improvements:	Ownership has invested approximately \$500k in recent property improvements, including significant slope stabilization work to preserve and maintain the site.

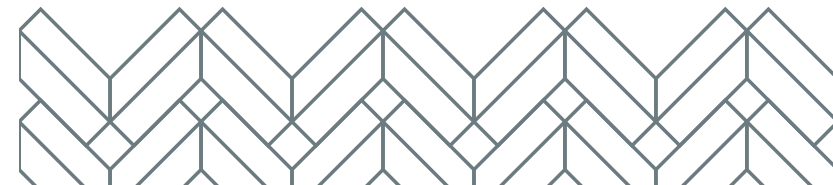


FLOORPLAN

14775 Broadway Avenue, Maple Heights, OH 44137



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BUILDING FEATURES

The facility was purpose-built to serve a large population and includes numerous features that can support a wide range of future uses:



ADA
ACCESSIBLE



KITCHENETTE/
BREAK AREA



FURNITURE
AVAILABLE



HIGH-CAPACITY
GENERATOR



AMPLE
PARKING



LOADING
DOCKS &
WAREHOUSE



SECURITY
SYSTEM



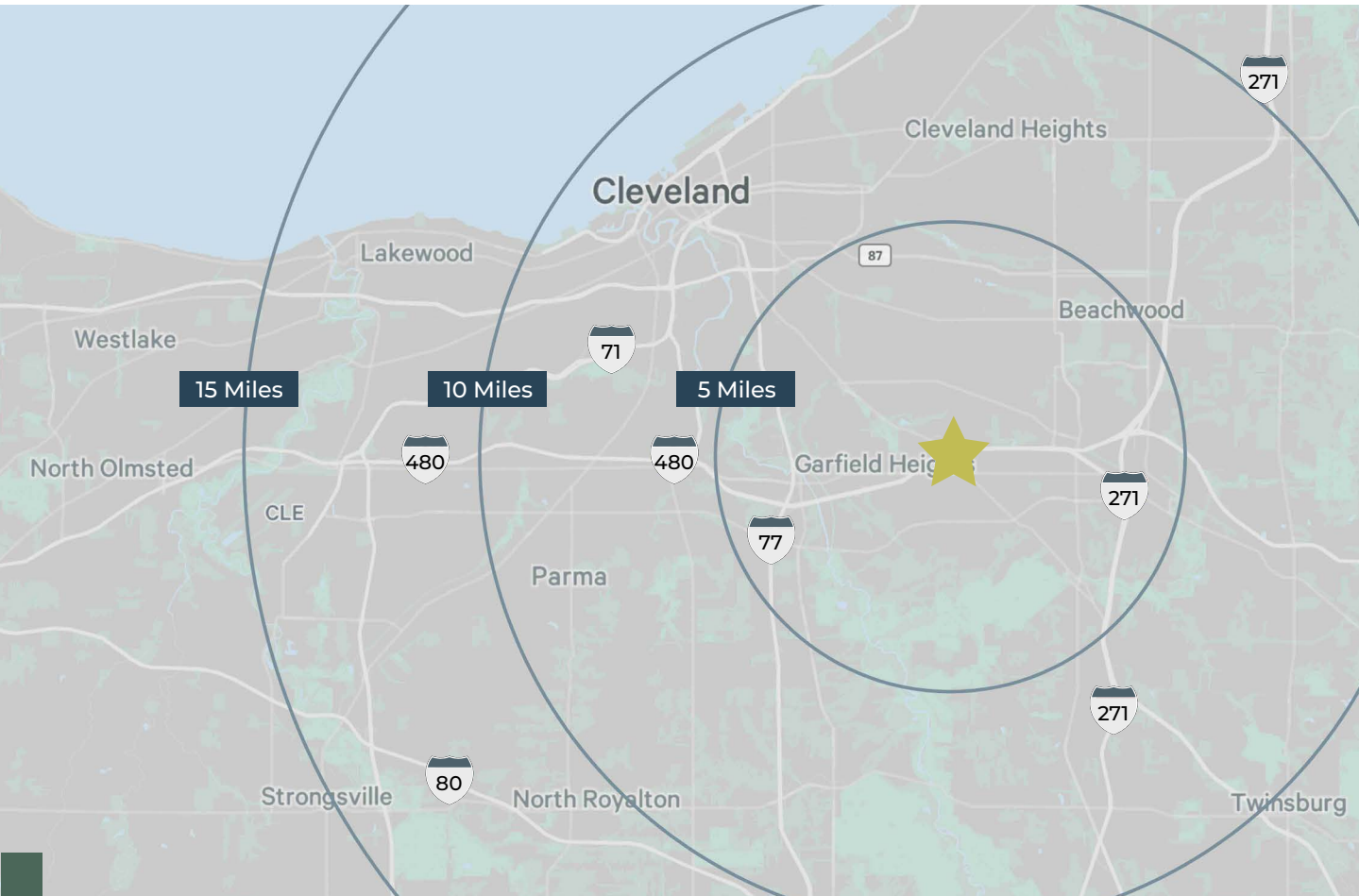
OUTDOOR
SPACES



ACTIVITY
AREAS



LOCATION IN CENTER OF CUYAHOGA COUNTY



POPULATION



5 Miles
215,148



10 Miles
804,017



15 Miles
1,242,744



SITE PLAN

43,424 SF Facility on 7.05 Acres Available for Redevelopment

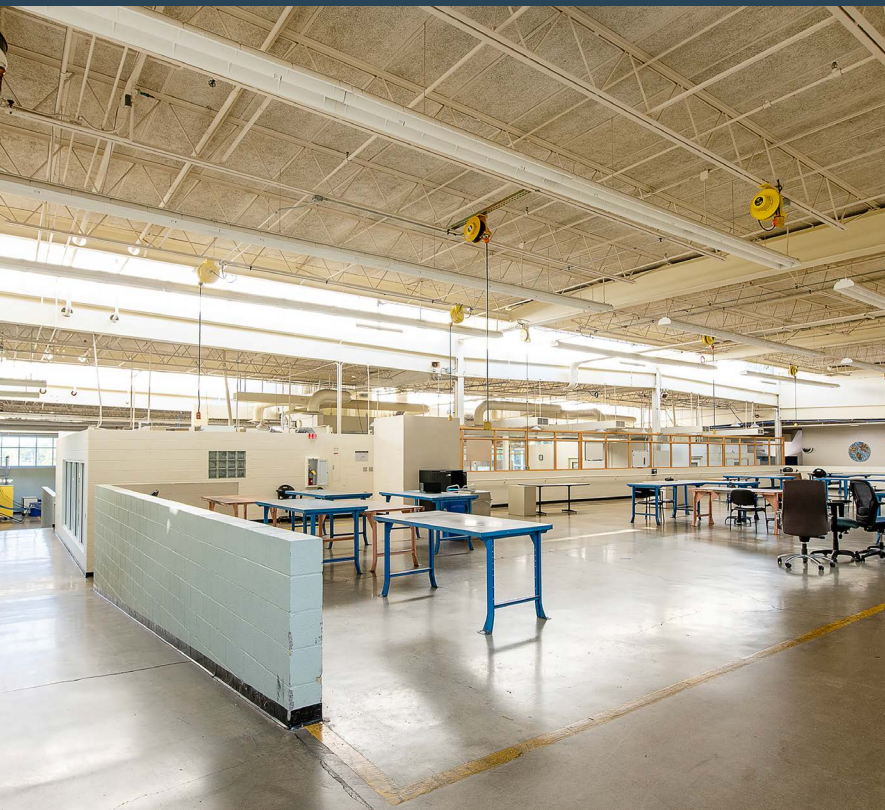
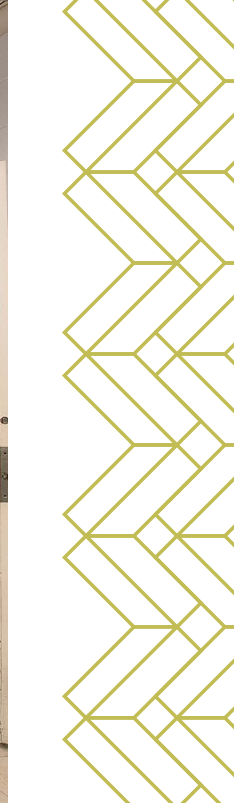


781-01-005

781-01-006

BROADWAY AVENUE





AVAILABLE FOR SALE

14775 BROADWAY AVENUE, MAPLE HEIGHTS, OHIO



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