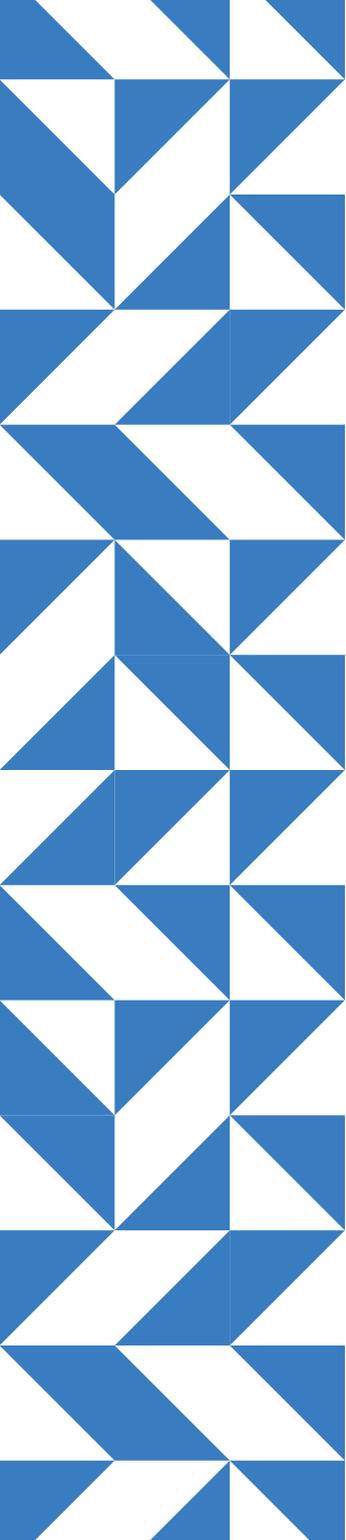




MANCHESTER  
FINANCIAL CENTRE



# MANCHESTER FINANCIAL CENTRE



*AN ICON REVITALIZED*

2550 5<sup>TH</sup> AVENUE  
SAN DIEGO, CALIFORNIA 92103

**MANCHESTERFINANCIALCENTRE.COM**

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**CUSHMAN &  
WAKEFIELD**





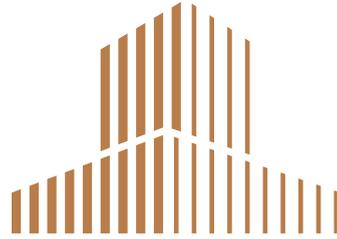
MANCHESTER  
FINANCIAL GROUP





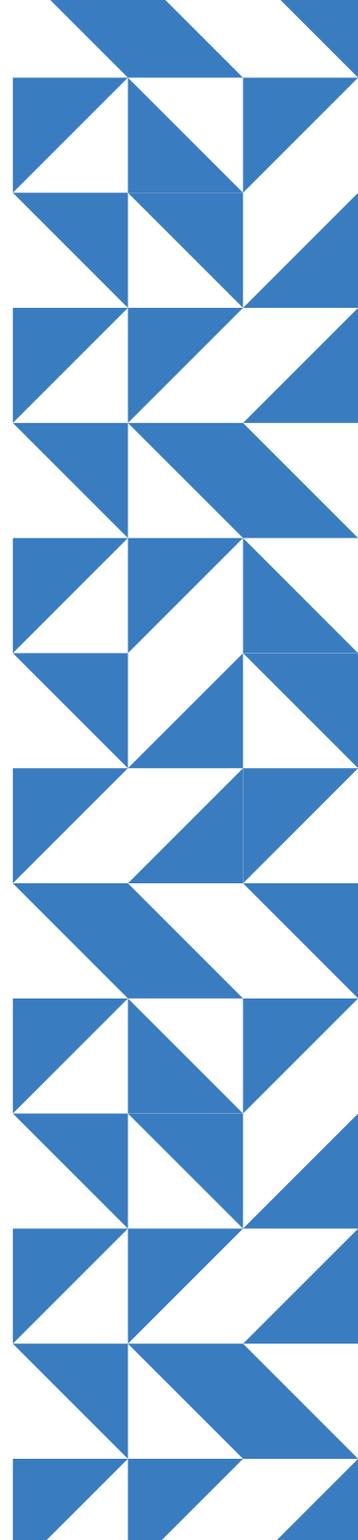


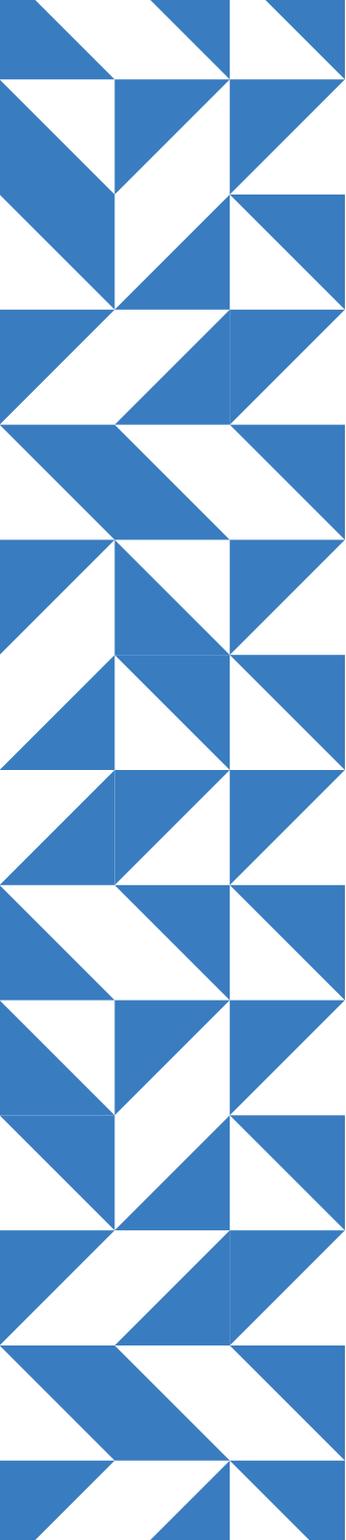
# THERE'S NO PLACE LIKE MANCHESTER FINANCIAL CENTRE



A building becomes an icon when there's no place like it, and there is really no place like Manchester Financial Centre.

If walls could talk, 2550 Fifth Avenue would have quite the story to tell. It started a trend of bucking trends—establishing itself away from the local nightlife and becoming a legend; it defied the odds and became a success. In a very real way, the building has seen an entire city grow up around it. With sweeping, unmatched views of San Diego, it's provided the perfect backdrop for memories, hosted presidents and locals alike, and became an institution along the way.



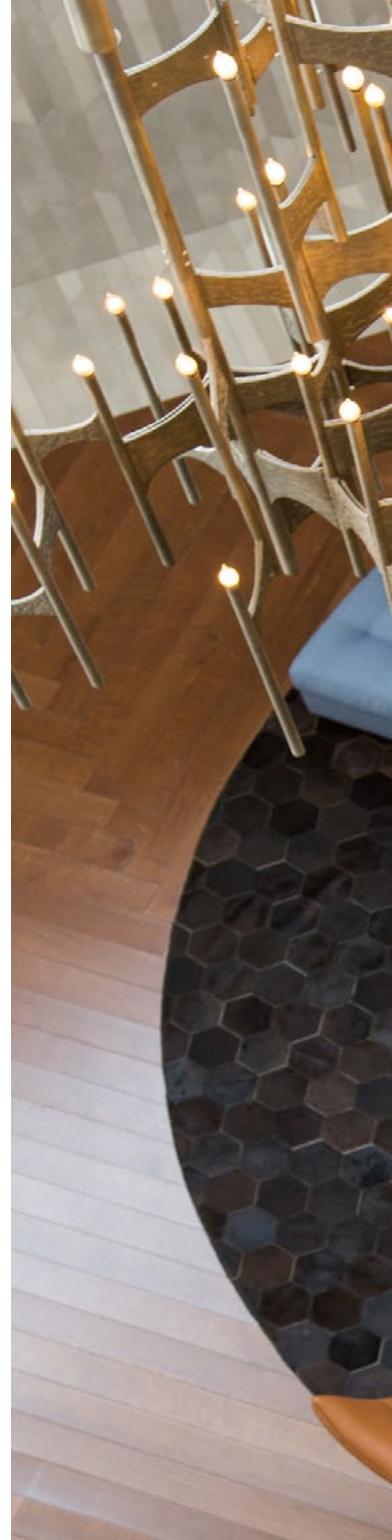


# LEGENDS NEVER DIE. THEY JUST KEEP GROWING.

Manchester Financial Centre has stood as a San Diego landmark since it opened in 1965. For over half a century, it has remained largely untouched — and for good reason. The timeless style and appeal always worked.

But eventually, we decided to give the building a much-needed revival while preserving its soul.

On the outside, we improved the façade and main entrance. On the inside, we redesigned the lobby with new finishes and custom lighting. The result is a modern take on the past. In other words, we've worked hard to design a contemporary space that remains on more than nodding terms with its roots.







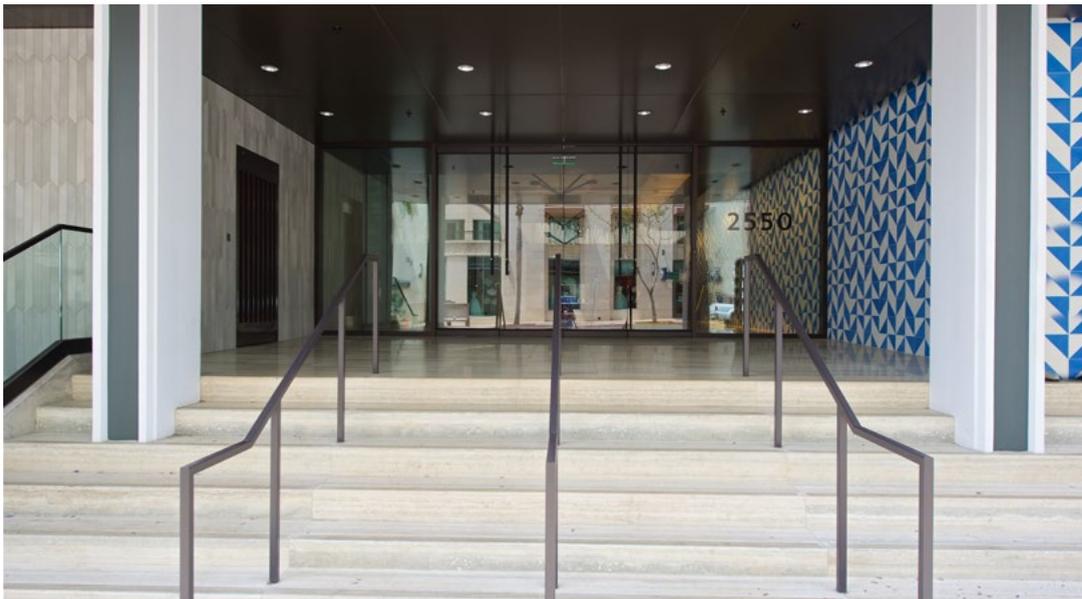
A photograph of a modern office reception area. On the left, a dark wooden reception desk is visible with a computer monitor. Behind the desk, a dark wall features the Manchester Financial Group logo, which consists of a stylized 'M' made of three overlapping curved lines. Below the logo, the words 'MANCHESTER FINANCIAL GROUP' are printed in a serif font. To the right of the desk, a wall is covered in a grid of square panels, each containing a blue and white geometric pattern of triangles. The ceiling is dark with recessed lighting. The floor is made of light-colored wood.

**MANCHESTER  
FINANCIAL GROUP**

YESTERDAY.



TODAY.



# SUMMARY

AVAILABILITIES



SUITE	SF	AVAILABILITY
120	9,862 SF	Now
520*	3,329 SF	Mar. 1, 2017
524*	3,989 SF	Now
617	704 SF	Now
620*	1,403 SF	Now
640*	2,128 SF	Jun. 1, 2017
720*	2,687 SF	90 Day Notice
725*	4,139 SF	Now
810	6,220 SF	Now
1030	2,981 SF	Now

\*520 and 524 contiguous to 7,318 SF

\*620 and 640 contiguous to 3,531 SF

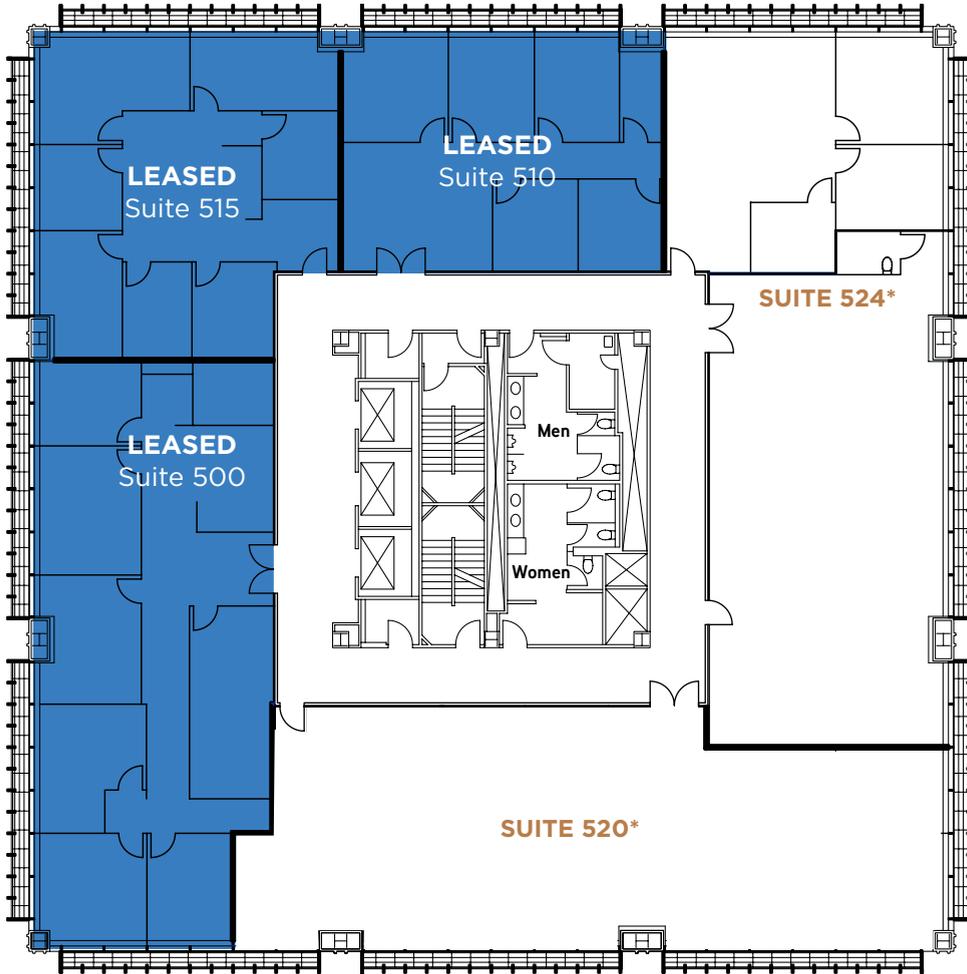
\*720 and 725 contiguous to 6,826 SF

# 1<sup>ST</sup> FLOOR



Suite	Square Footage
120	9,862 SF - Vacant

# 5<sup>TH</sup> FLOOR



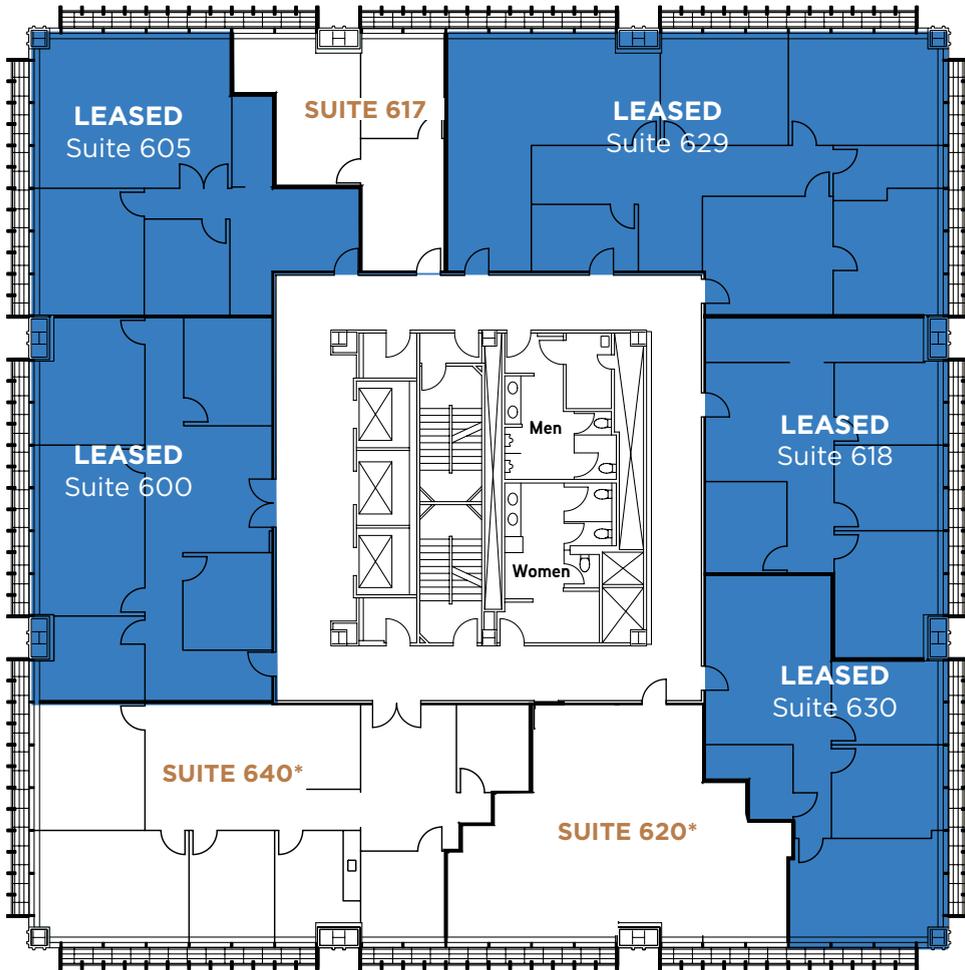
Suite	Square Footage
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520*	3,329 SF - Mar. 1, 2017
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524*	3,989 SF - Vacant
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\*Contiguous to 7,318 SF

# 6<sup>TH</sup> FLOOR

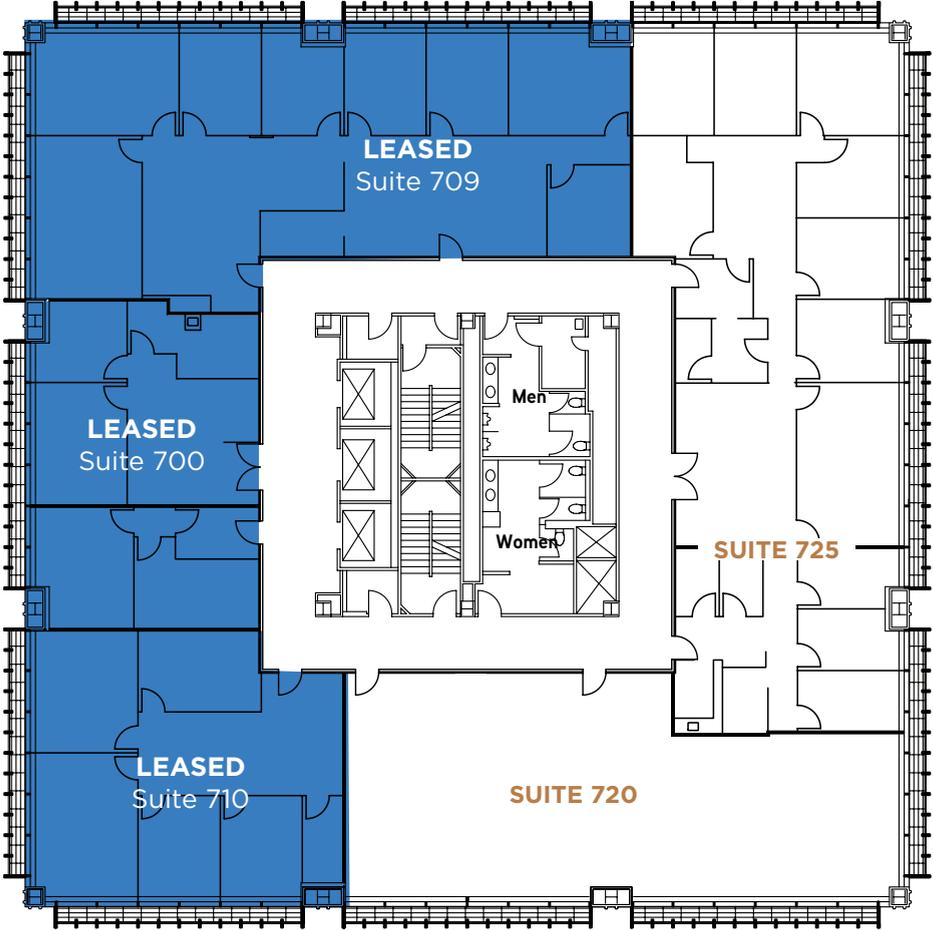


Suite	Square Footage
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617	704 SF - Vacant
620*	1,403 SF - Vacant
640*	2,128 SF - June 1, 2017

\*Contiguous to 3,531 SF

# 7<sup>TH</sup> FLOOR



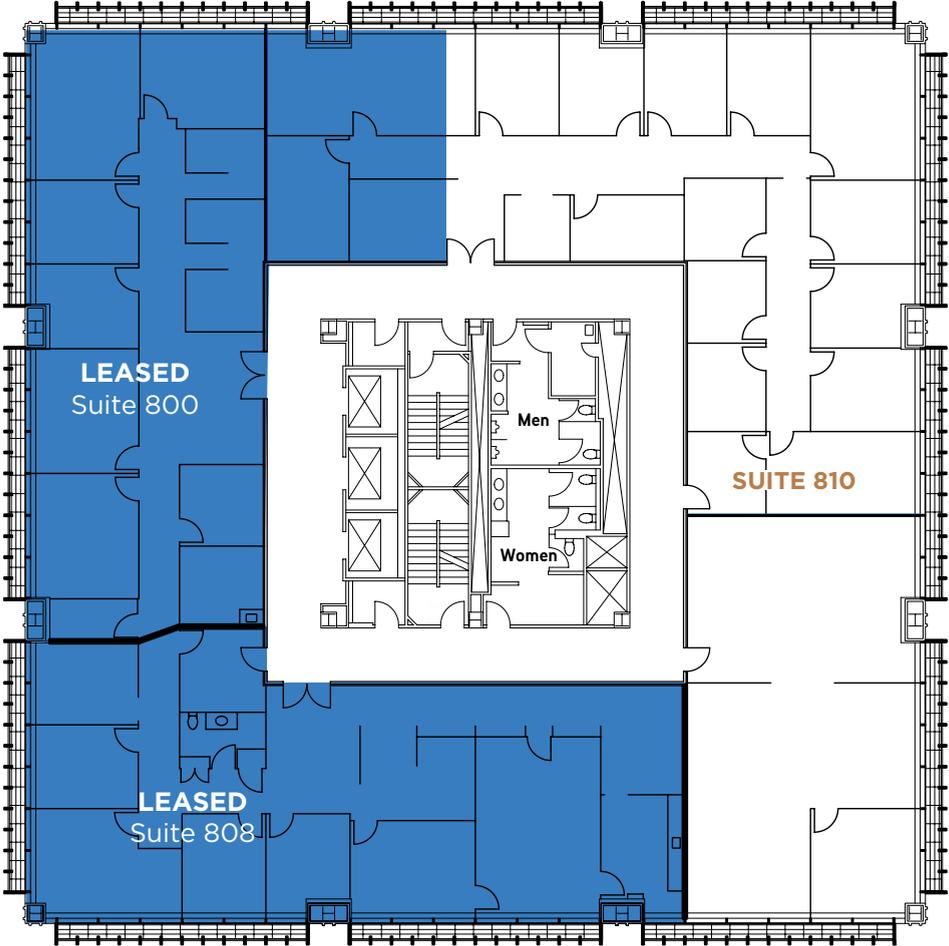
Suite	Square Footage
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720\* 2,687 SF - 90 Day Notice

725\* 4,139 SF - Vacant

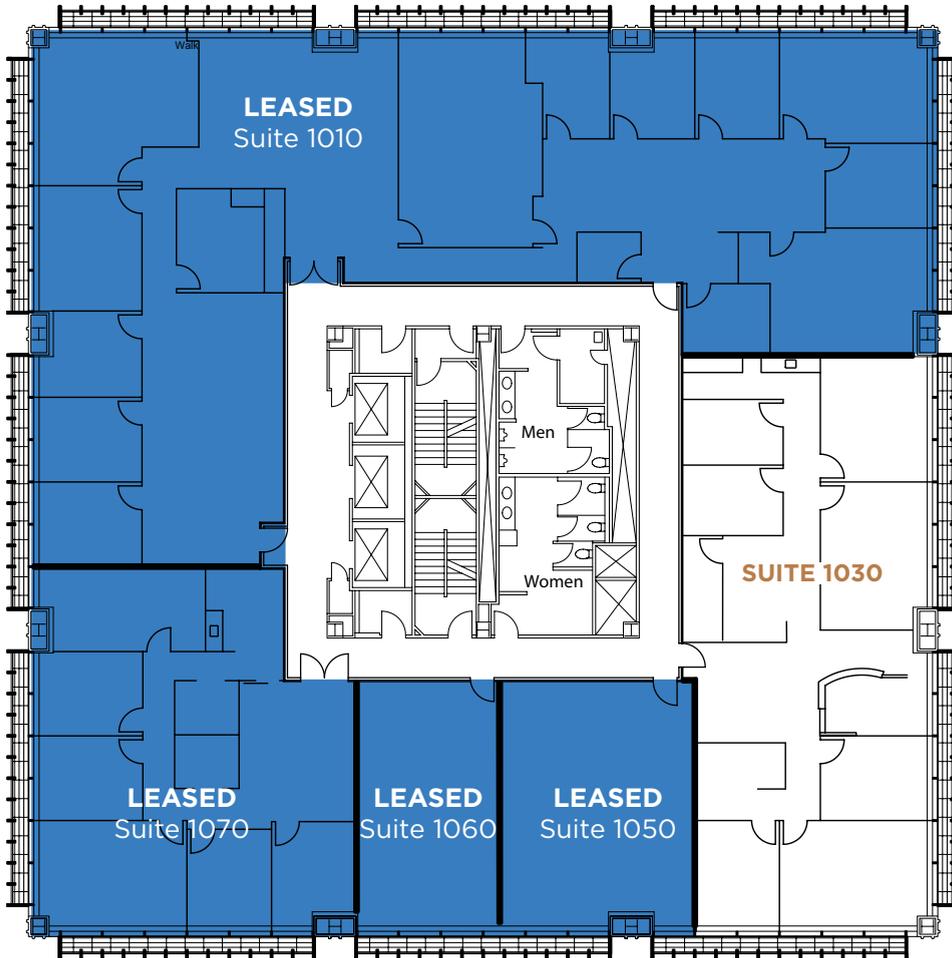
\*Contiguous to 6,826 SF

# 8<sup>TH</sup> FLOOR



Suite	Square Footage
810	6,220 SF - Vacant

# 10<sup>TH</sup> FLOOR



Suite	Square Footage
1030	2,981 SF - Vacant



## RESTAURANTS

Prepkitchen  
Bankers Hill Bar & Restaurant  
Ballast Point Tasting Room & Kitchen  
Parc Bistro & Brasserie  
Azuki Sushi Lounge  
Bencotto & Monello  
Waterfront Bar & Grill  
Mona Lisa Italian Foods  
Artisan Bento  
Bertrand at Mister A's *(on site)*  
Barrio Star  
Hane Sushi  
The Corner Drafthouse  
Cucina Urbana  
Ironside Fish & Oyster Bar  
Princess Pub & Grille  
Davanti Enoteca  
Kettner Exchange  
Juniper & Ivy

## HOTELS

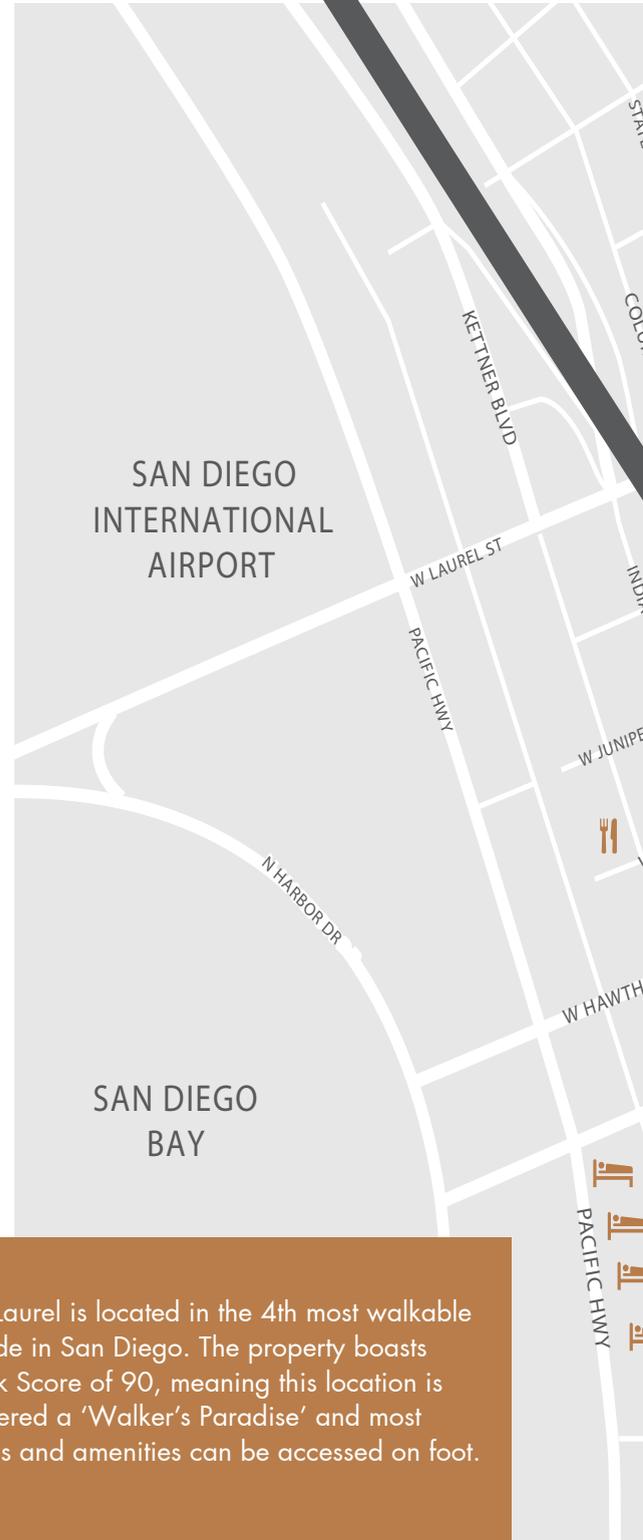
West Park Inn  
DoubleTree by Hilton  
Four Points by Sheraton  
Hotel Occidental  
Britt Scripps Inn

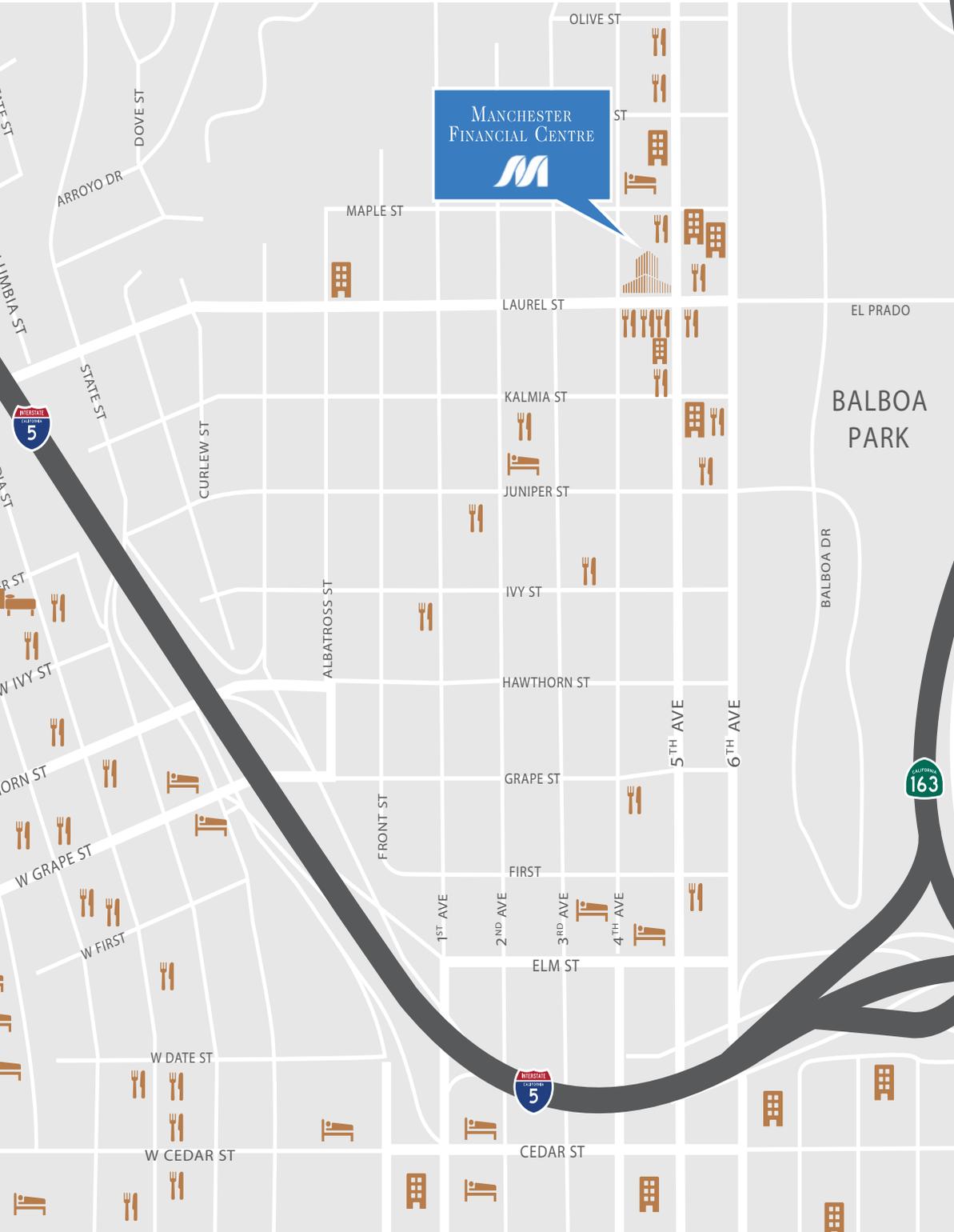
## CONDOS

Vue on 5<sup>th</sup>  
Park Laurel  
41 West  
Laurel Bay  
Brittany Tower



5th & Laurel is located in the 4th most walkable zip code in San Diego. The property boasts a Walk Score of 90, meaning this location is considered a 'Walker's Paradise' and most services and amenities can be accessed on foot.

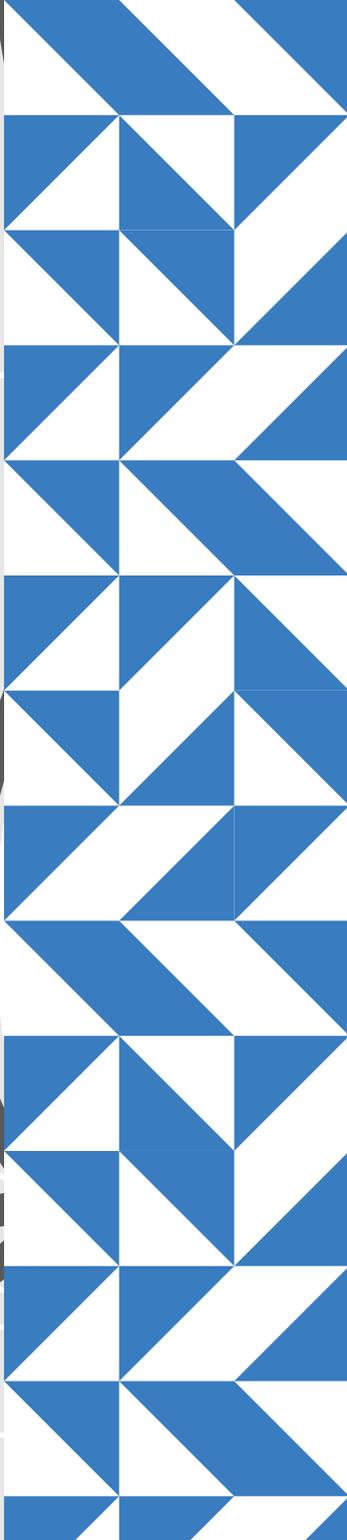




MANCHESTER  
FINANCIAL CENTRE



BALBOA  
PARK



## PROPERTY HIGHLIGHTS

- > All new interior and exterior finishes
- > Activated ground floor common areas
- > Fitness center
- > On-site coffee shop - West Bean
- > Bike racks - coming soon!
- > 3/1,000 parking with executive reserved and valet
- > Home to the famous Mister A's restaurant, located on the top floor

<i>Year Renovated:</i>	2015
<i>Rentable SF:</i>	161,430 RSF
<i>Average Floor Plate:</i>	13,290 RSF
<i>Parking:</i>	3/1,000 RSF Executive Reserved Valet Parking
<i>Management:</i>	On-Site Mgmt & Engineering
<i>Bldg Operating Hours:</i>	Mon - Fri, 8am to 6pm





# 2550

5<sup>th</sup> Avenue

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**CUSHMAN &  
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