



MANCHESTER  
FINANCIAL CENTRE

# MANCHESTER FINANCIAL CENTRE



AN ICON REVITALIZED

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

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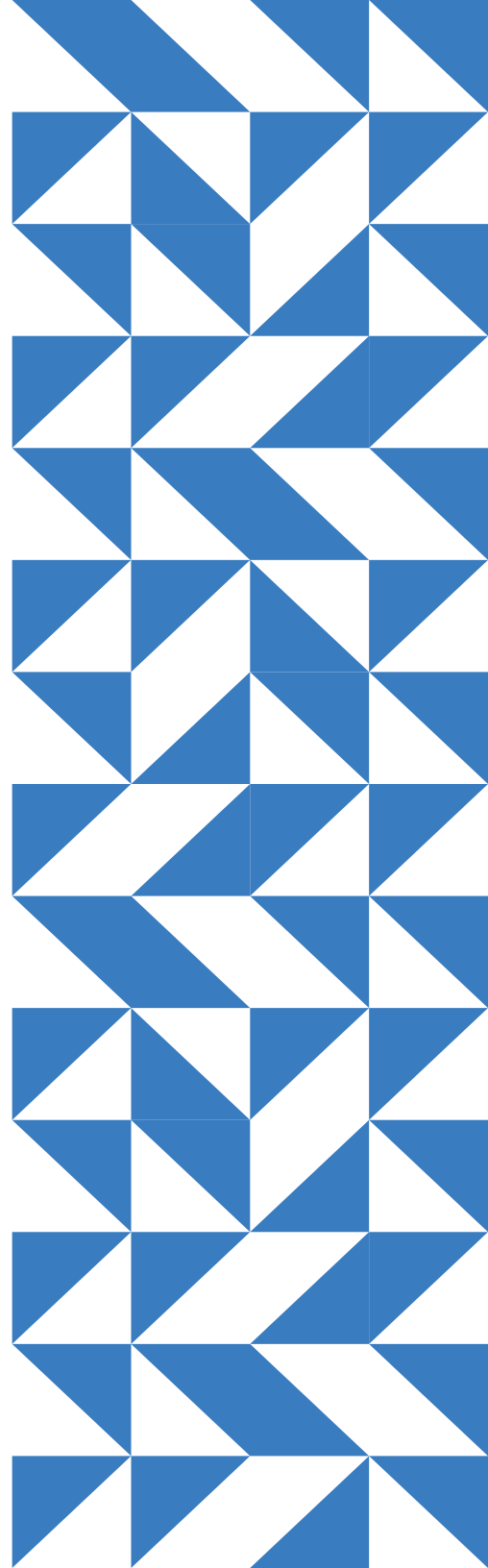


# THERE'S NO PLACE LIKE MANCHESTER FINANCIAL CENTRE



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.



## PROPERTY HIGHLIGHTS

- > All new interior and exterior finishes
- > Activated ground floor common areas
- > Fitness center
- > On-site coffee shop
- > Bike racks
- > 3/1,000 parking with executive reserved and valet
- > On-site auto detailing
- > 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



# AVAILABILITIES

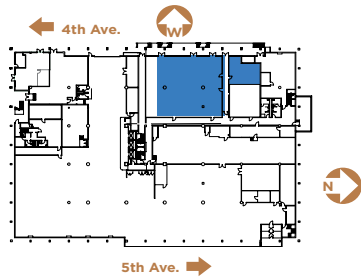
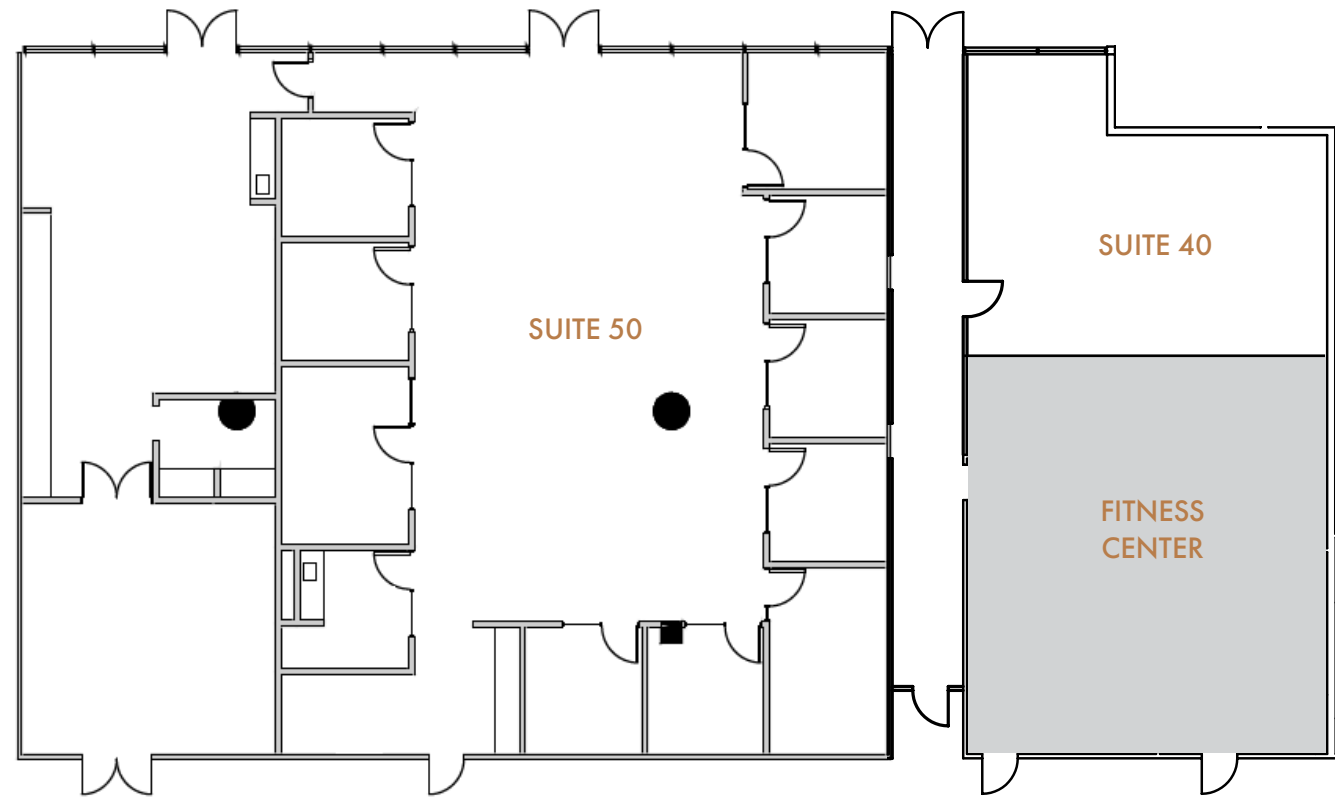
SUITE	SF	AVAILABILITY
40	1,290 SF	Vacant
50	5,555 SF	Vacant
140*	12,920 SF	Vacant
150*	7,740 SF	Vacant

\* Available contiguous for 20,660 SF



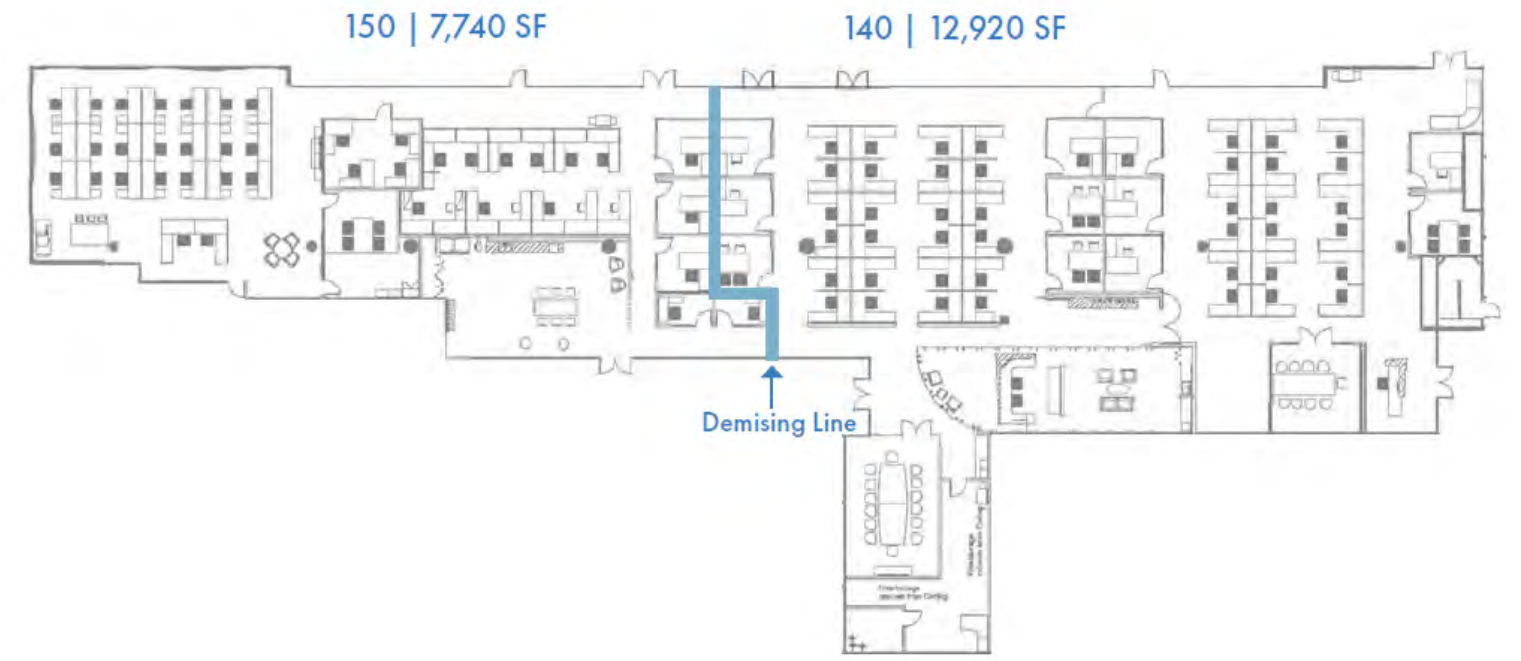
# GROUND FLOOR

Suite	Square Footage
40	1,290 SF
50	5,555 SF



# 1<sup>st</sup> FLOOR

Suite	Square Footage
140	12,920 SF
150	7,740 SF
contiguous for 20,660 SF	



# ELEVATE YOUR LIFESTYLE

SELECT NEIGHBORHOOD AMENITIES

## RESTAURANTS

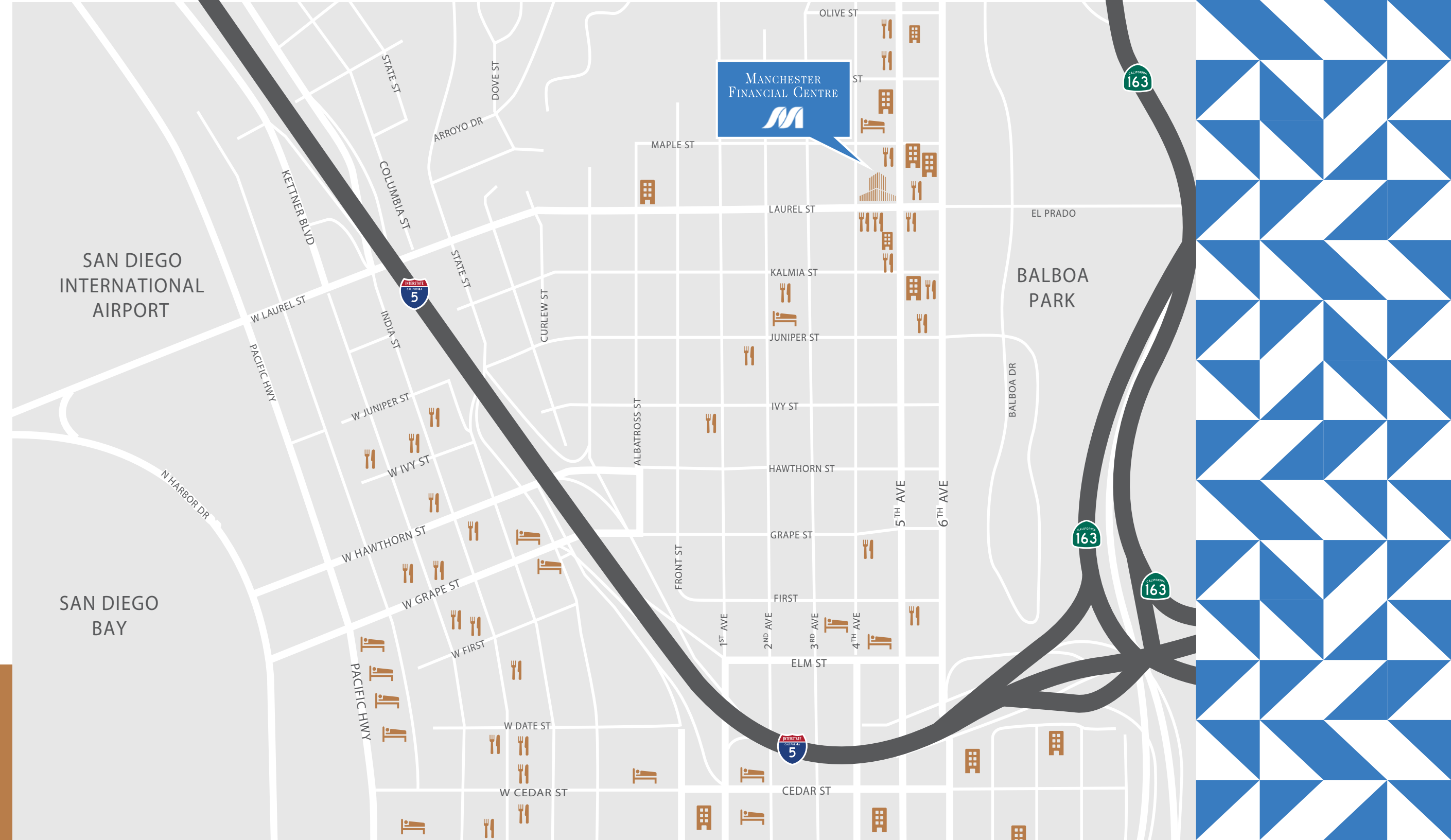
- Ballast Point Tasting Room & Kitchen
- Parc Bistro & Brasserie
- Azuki Sushi Lounge
- Bencotto & Monello
- Waterfront Bar & Grill
- Mona Lisa Italian Foods
- Bertrand at Mister A's (on site)
- Starbucks
- Barrio Star
- Hane Sushi
- The Corner Draffhouse
- Cucina Urbana
- Ironside Fish & Oyster Bar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

## HOTELS

- Manchester Grand Hyatt Hotel Z
- Four Points by Sheraton
- Balboa Park Hotel
- Britt Scripps Manor

## CONDOS

- Vue on 5<sup>th</sup>
- The Park Bankers Hill
- 41 West
- Laurel Bay
- Brittany Tower
- Park Laurel
- Villa Bay View
- Aloft on Cortez Hill
- Beech Tower
- El Cortez



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.

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