



MANCHESTER
FINANCIAL CENTRE

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AN ICON REVITALIZED

2550 5TH AVENUE
SAN DIEGO, CALIFORNIA 92103

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**CUSHMAN &
WAKEFIELD**



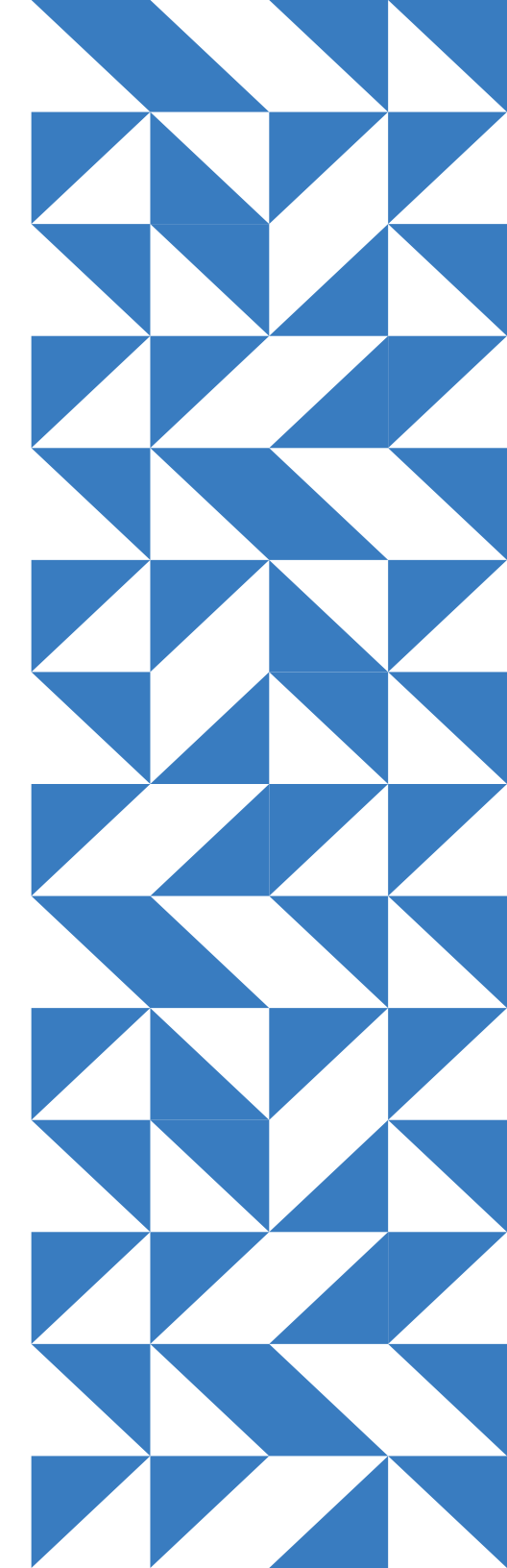


THERE'S NO PLACE LIKE MANCHESTER FINANCIAL CENTRE



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.





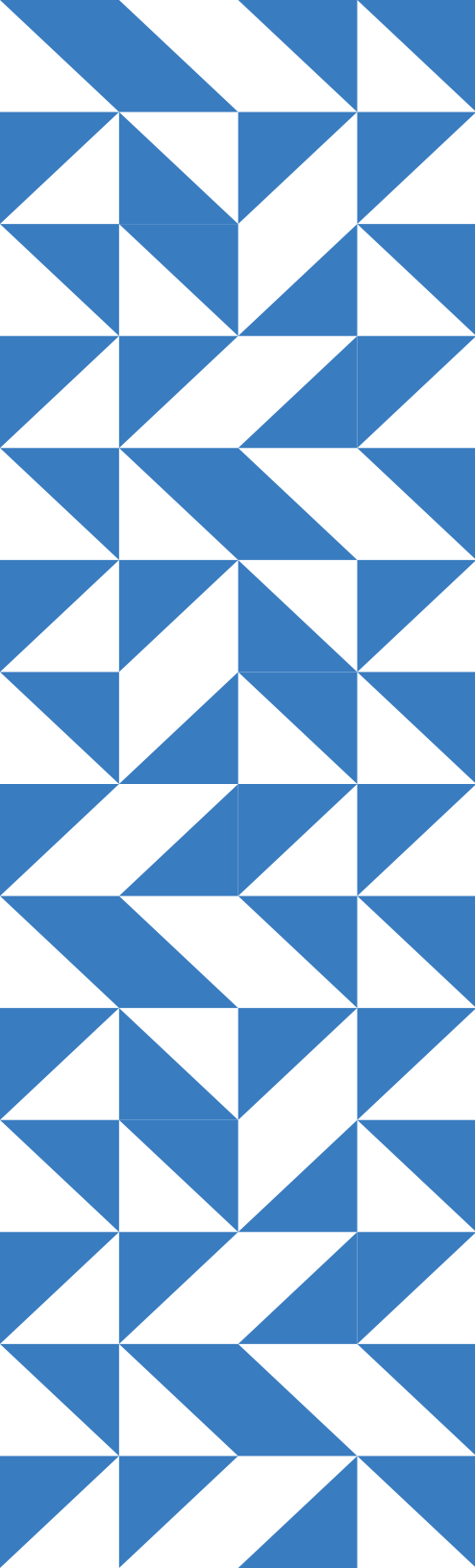
LEGENDS NEVER DIE. THEY JUST KEEP GROWING.

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 - West Bean
- > On-site ground floor restaurant concept - opening soon!
- > Bike racks
- > 3/1,000 parking with executive reserved and valet
- > Home to the famous Mister A’s restaurant, located on the top floor

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



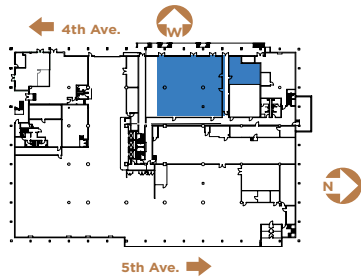
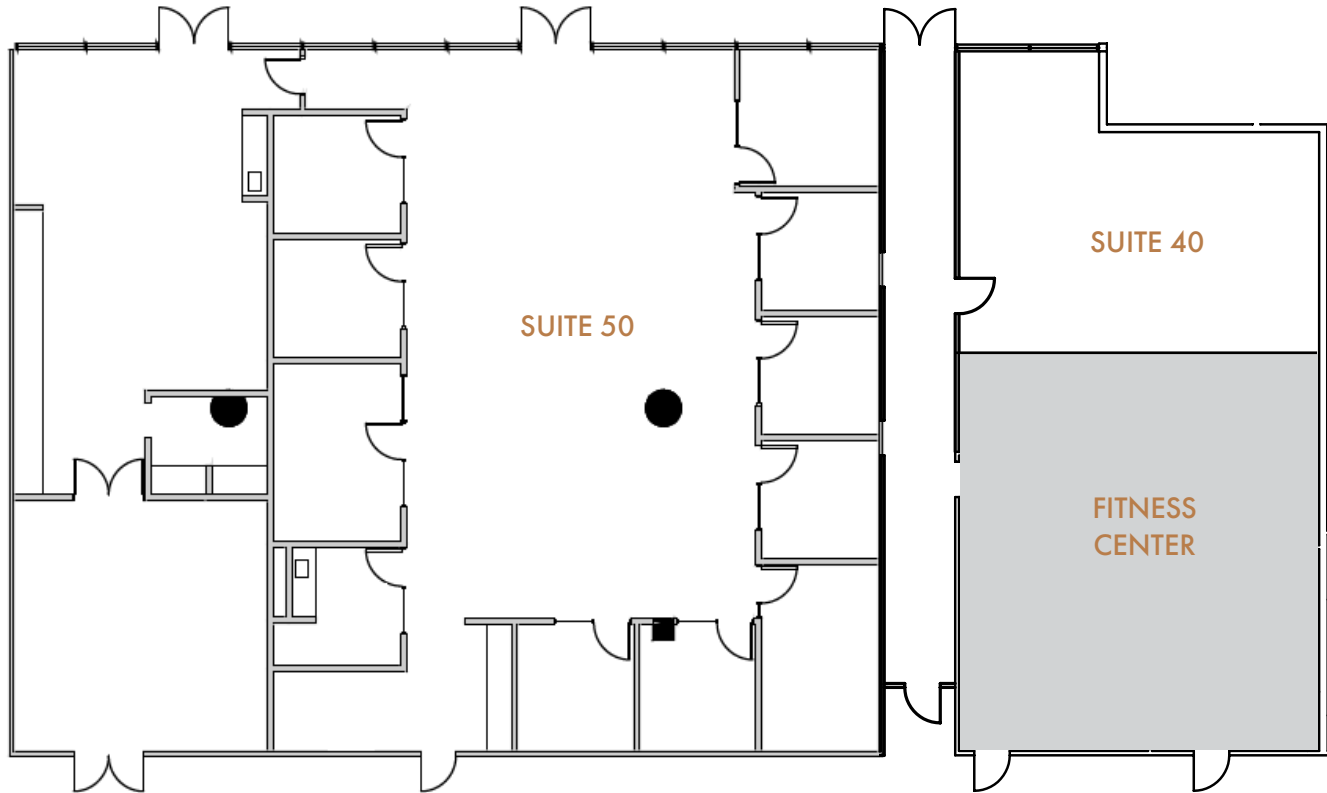
AVAILABILITIES

SUITE	SF	AVAILABILITY
40	1,290 SF	Vacant
50	5,555 SF	Vacant
150	7,740 SF	10/1/2025
520	5,848 SF (divisible)	Vacant



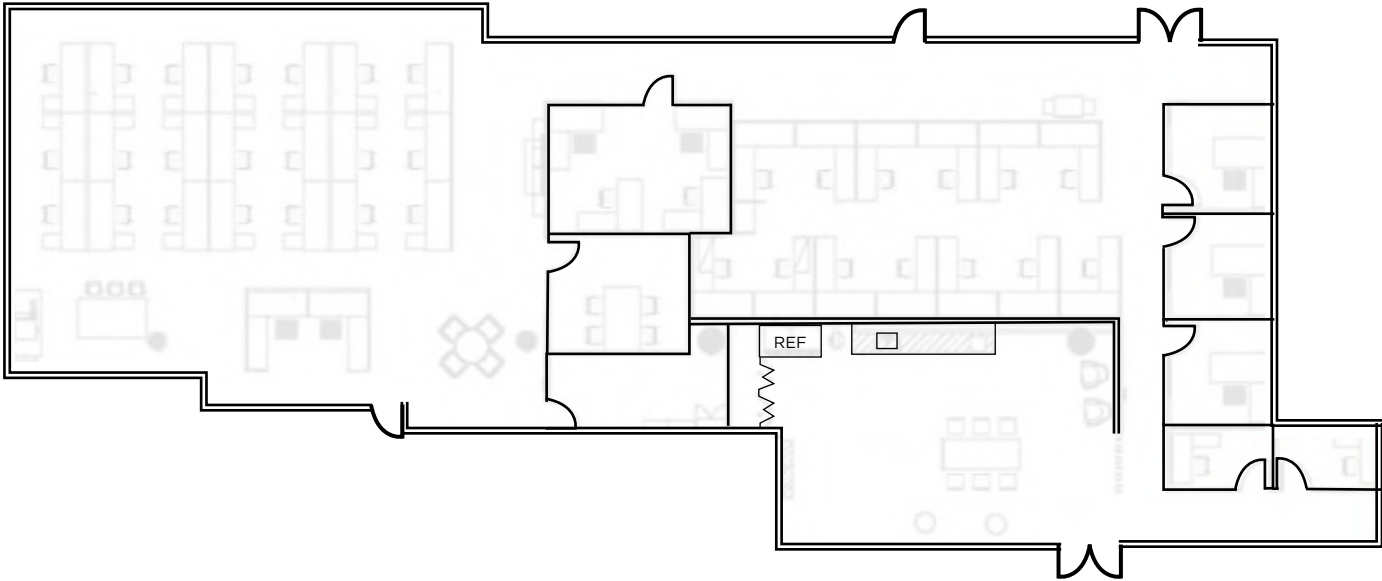
GROUND FLOOR

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



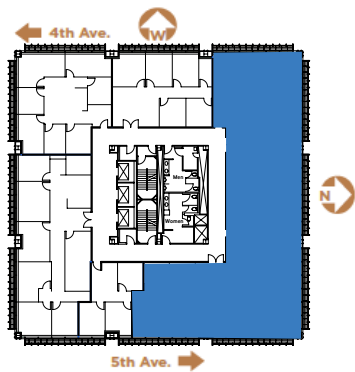
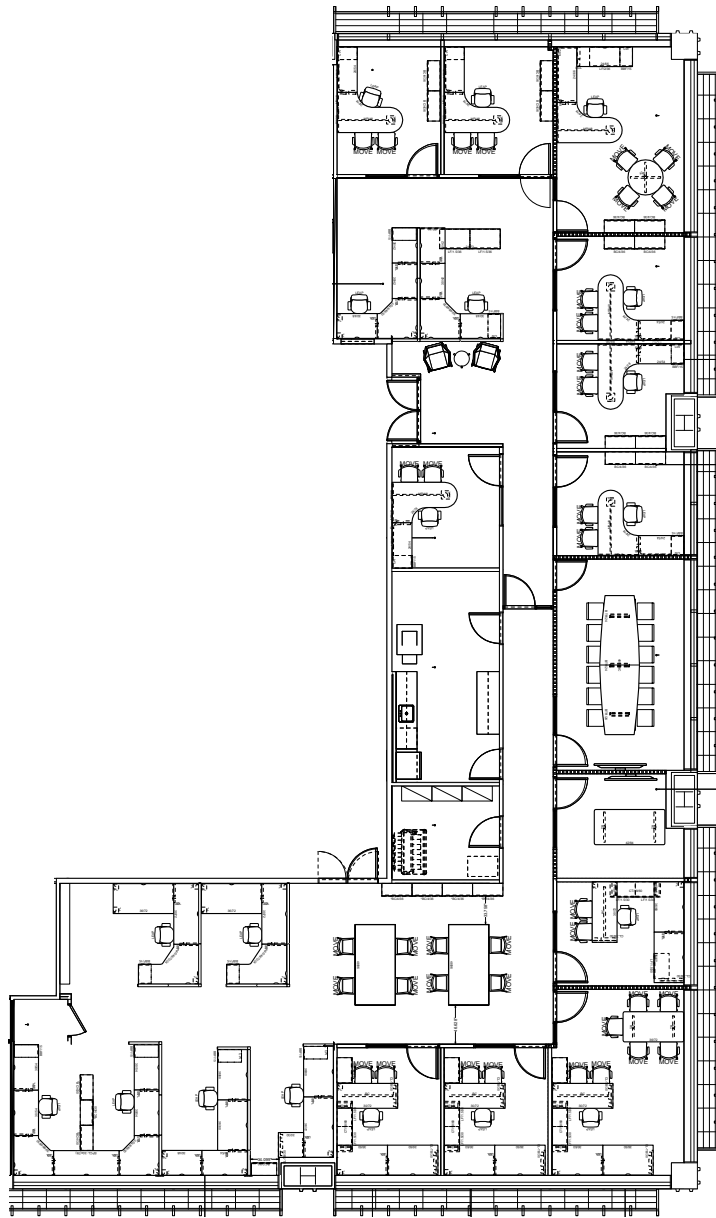
1st FLOOR

Suite	Square Footage
150	7,740 SF - AVAIL. 10/1/2025



5th FLOOR

Suite	Square Footage
520	5,848 SF (divisible)



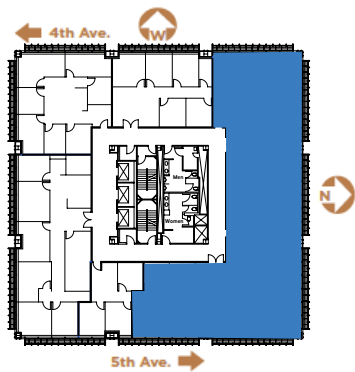
5th FLOOR

Suite	Square Footage
520 - A	3,282 SF
520 - B	2,566 SF



520 - B

520 - A



RESTAURANTS

Prepkitchen
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 Drafthouse
Cucina Urbana
Ironside Fish & Oyster Bar
Princess Pub & Grille
Davanti Enoteca
Kettner Exchange
Juniper & Ivy

HOTELS

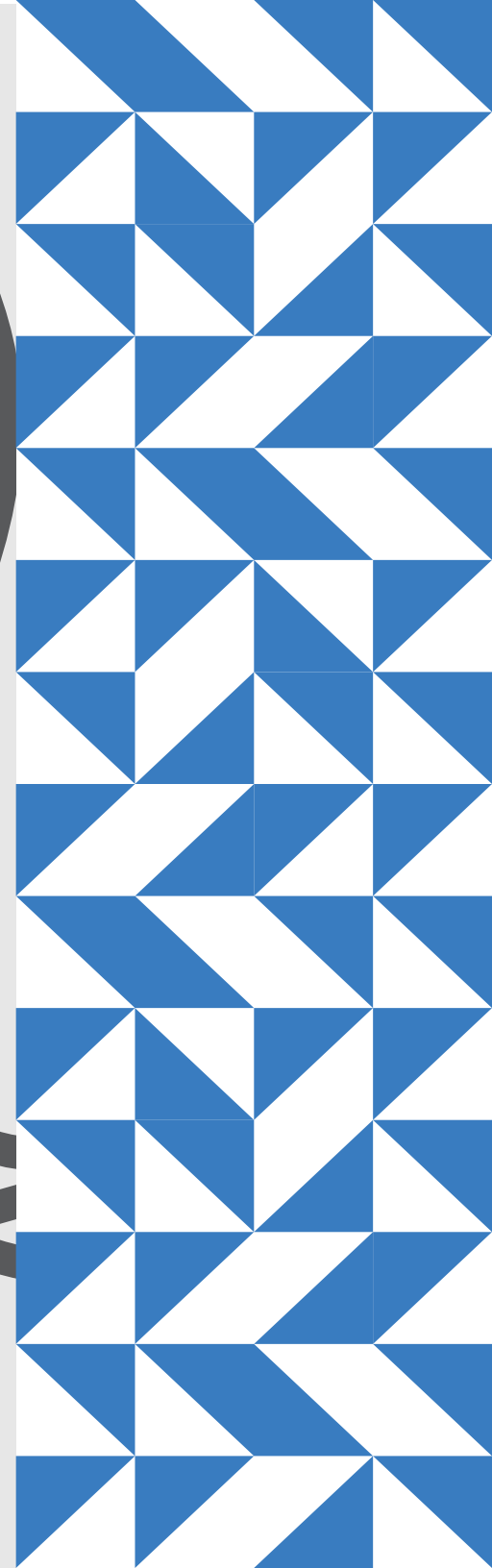
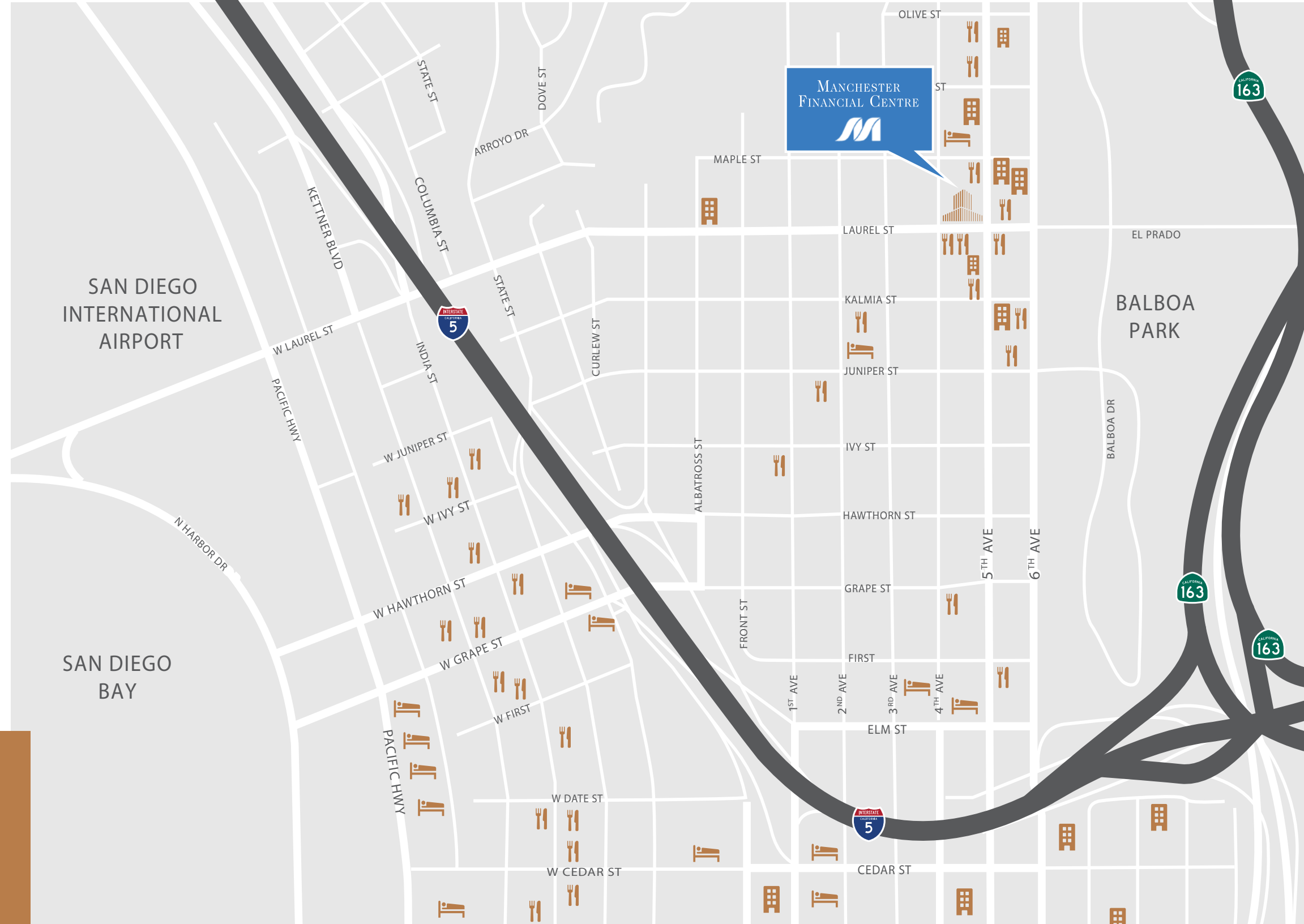
West Park Inn
DoubleTree by Hilton
Four Points by Sheraton
Hotel Occidental
Britt Scripps Manor

CONDOS

Vue on 5th
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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