

CLASS A CREATIVE OFFICE
SPACE AVAILABLE



MANCHESTER FINANCIAL CENTRE

2550

fifth avenue

San Diego, CA 92103

CBRE

2550

fifth avenue

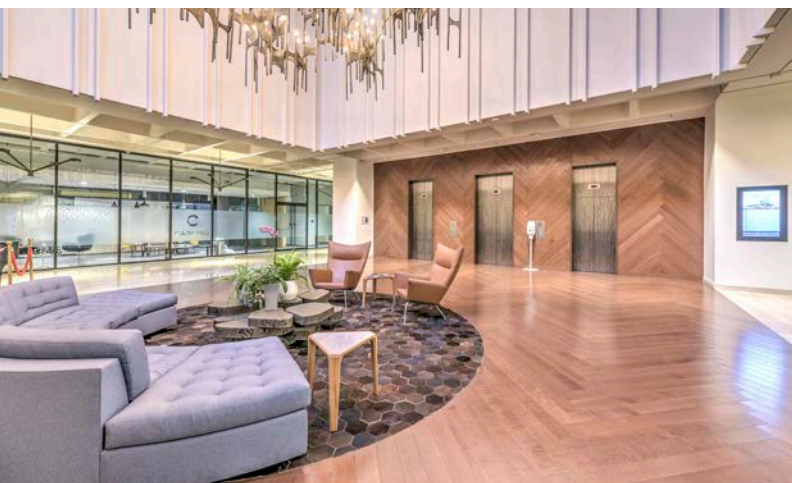
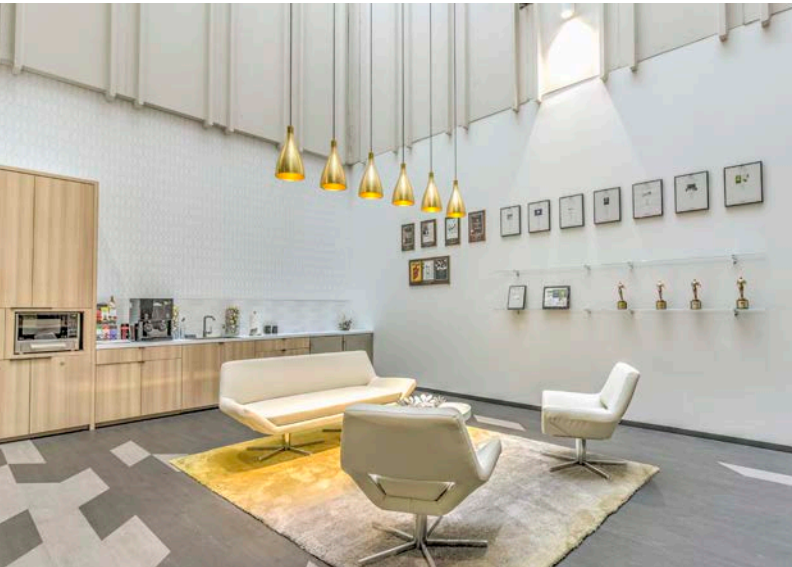
HIGH-END CREATIVE SPACE // BANKERS HILL

ADDRESS: 2550 FIFTH AVENUE, SUITE 100

SIZE: 20,660 RSF

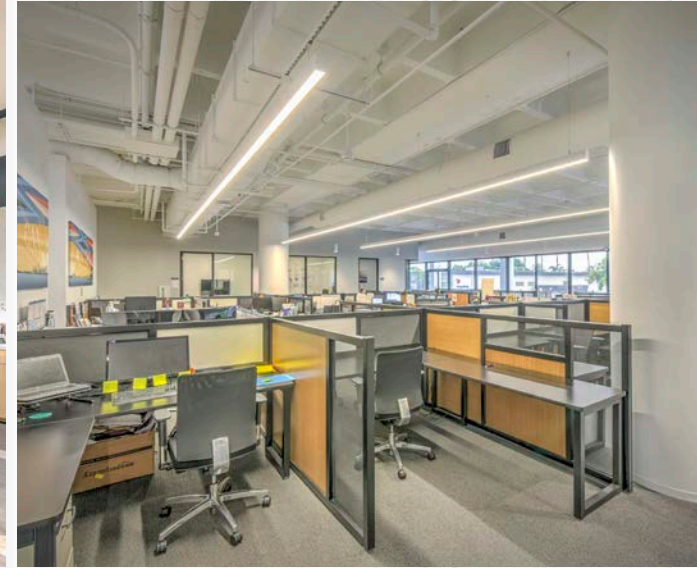
TERM: THROUGH SEPTEMBER 30, 2023

RATE: NEGOTIABLE



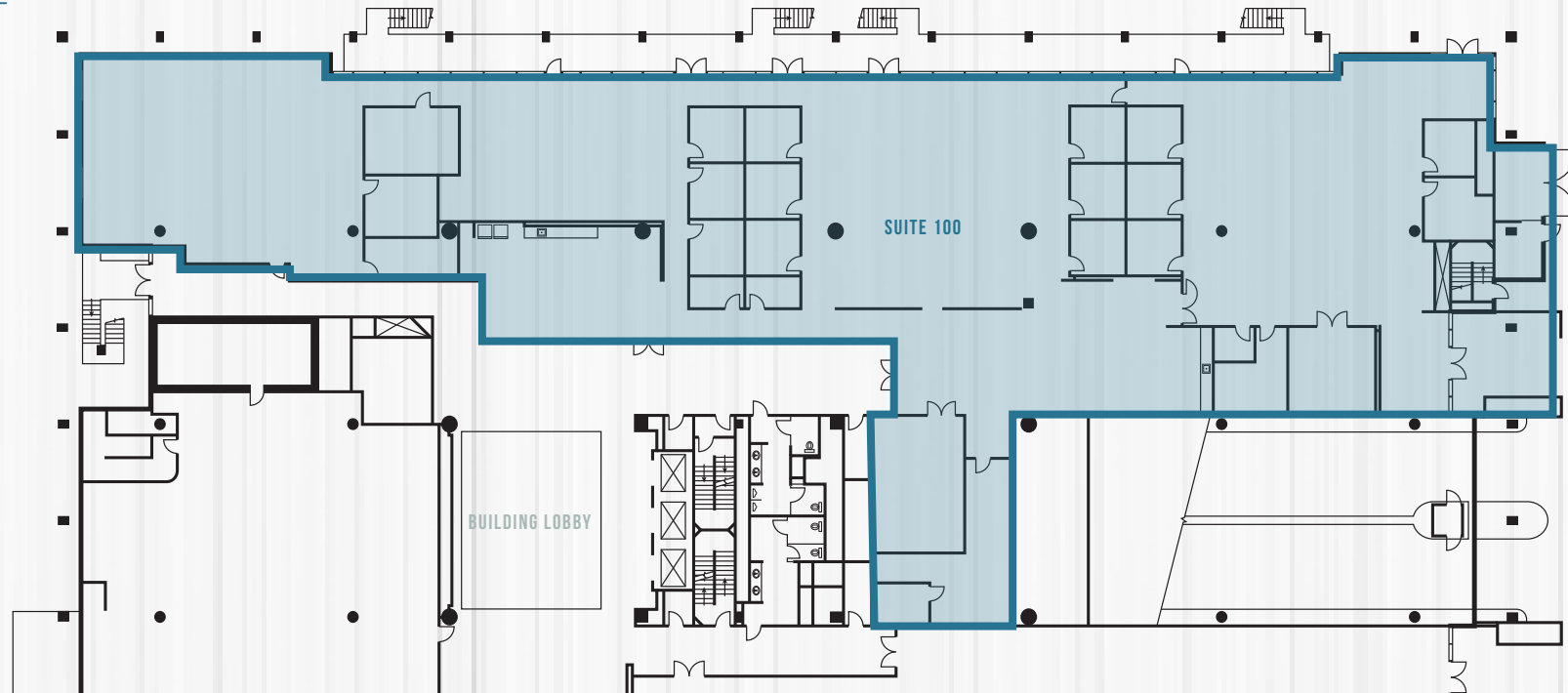
PROPERTY HIGHLIGHTS

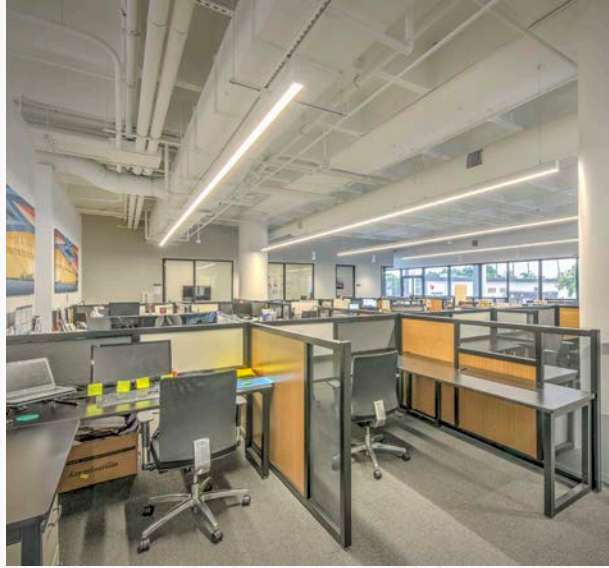
- Creative office space, perfect for tech and media companies
- Inspiring reception area with high ceilings and tons of natural light
- Polished concrete floors with exposed ceiling
- Large open spaces with conference rooms and meeting rooms
- Close proximity to numerous restaurants, banks and other services
- Mister A's restaurant on-site with breathtaking views (named one of the top restaurants in San Diego)
- Up to 63 parking spaces (3/1,000 SF parking ratio) available at prevailing market rate



FLOORPLAN

Suite 100
20,660 RSF

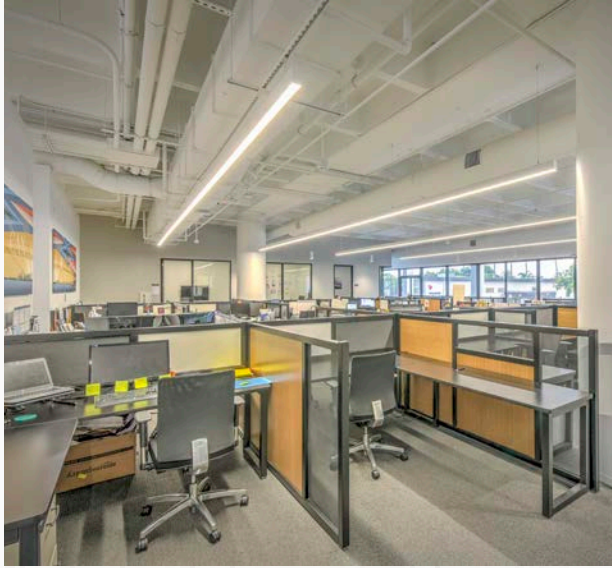




FURNITURE PLAN

Suite 100
20,660 RSF





DIVISIBLE PLAN*

*Theoretical plan

Suite 100A
7,450 RSF

Suite 100B
13,210 RSF



CORONADO BRIDGE

CORONADO ISLAND

POINT LOMA

DOWNTOWN SAN DIEGO

2550
fifth avenue

LITTLE ITALY
SAN DIEGO

SAN DIEGO BAY



MISTER A's

BANKERS HILL

1ST AVENUE

BALBOA PARK / EL PRADO

MAPLE CANYON

6TH AVENUE

THE ABBEY ON FIFTH AVE

THE PARK LUXURY CONDOMINIUMS

LAUREL STREET

5TH AVENUE

BALBOA DRIVE

6TH AVENUE

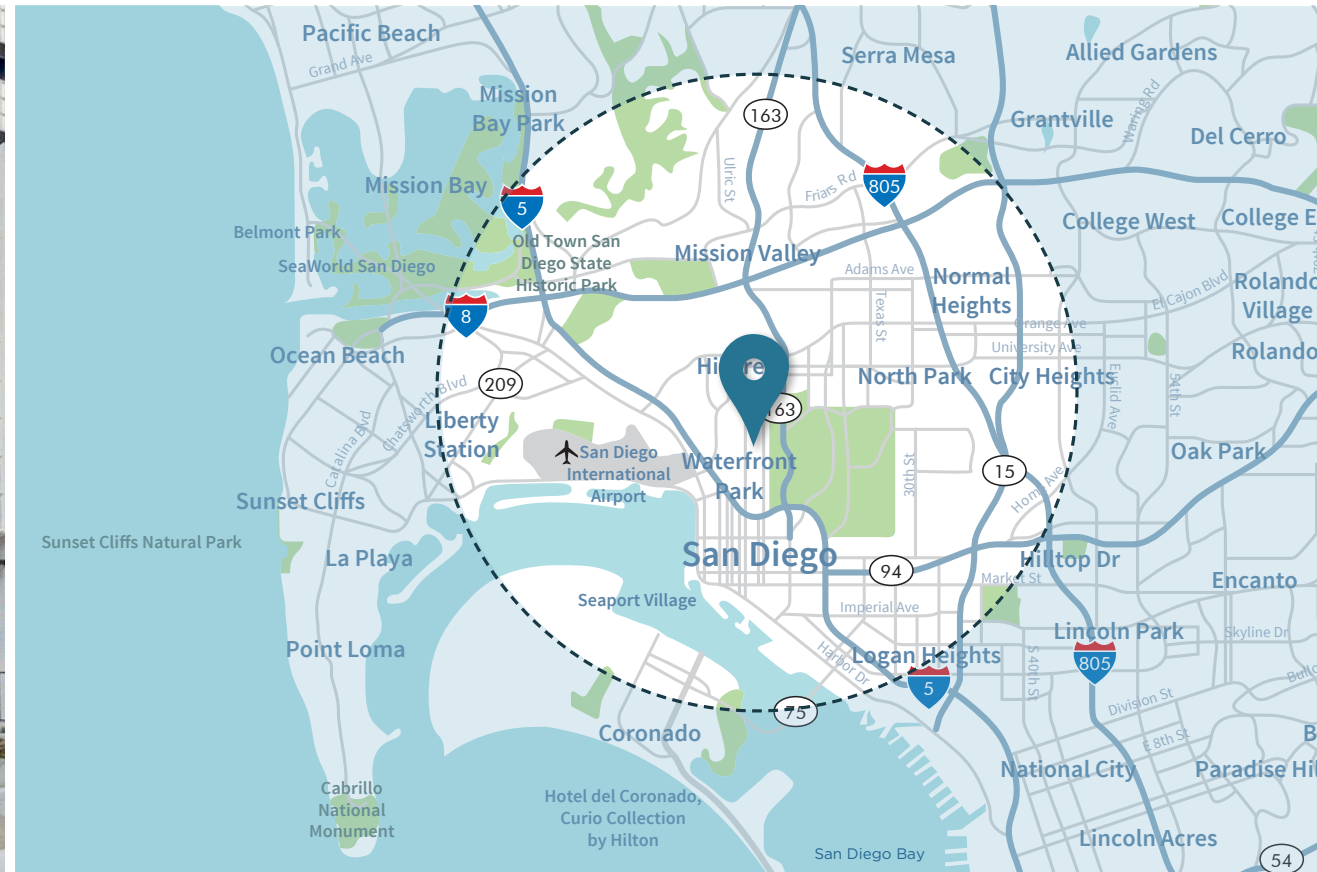


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fifth avenue

OF THE 1.4M PEOPLE WITHIN A 20-MINUTE DRIVE, 45% HAVE A COLLEGE EDUCATION.

MILLENNIALS AND GENERATION Z ARE THE TWO LARGEST AGE GROUPS, TOTALING 54% OF THE POPULATION.



2550

fifth avenue

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