Manchester Pacific Gateway will be one of California’s most stunning and luxurious waterfront developments, giving San Diego a world-class destination on the North Embarcadero of the San Diego Bay.

The 12.1-net acre property is the premier development site in the western United States, sitting at the gateway of San Diego’s Broadway office corridor with over one-quarter mile of water-frontage on the San Diego Bay.

Manchester Pacific Gateway will include over 1,100,000 SF of state-of-the-art Class A office space served by unparalleled amenities including nearly 300,000 SF of world-class shops and restaurants and 1,360 luxury hotel rooms.
Hotel 1B: 286 rooms on floors 18 - 29 and 49,000 SF of hotel meeting space on the third floor of the 29-story mixed-use tower

Hotel 2A+2B: 29 stories, 1,200 rooms featuring over 80,000 SF of meeting space, ballrooms and spas

291,264 square feet of destination retail, restaurants and entertainment space including 40,000 SF of museum/cultural space

4.5 Acres of Open Space, including a 1.9-acre public waterfront park
### Project Summary

<table>
<thead>
<tr>
<th>Block 1</th>
<th>Tower 1B</th>
<th>29 Stories</th>
<th>473,200 SF</th>
<th>Hotel SF / Keys</th>
<th>233,115 SF / 286</th>
<th>Retail SF</th>
<th>61,874 SF</th>
<th>Public Attractions</th>
<th>1.3 Acre Park</th>
<th>Total SF</th>
<th>772,189 SF</th>
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</thead>
<tbody>
<tr>
<td>Block 2</td>
<td>Hotel 2A + 2B</td>
<td>29 Stories</td>
<td>-</td>
<td>1,055,000 SF / 1,144</td>
<td>41,447 SF</td>
<td>40,000 SF Museum</td>
<td>1,136,447 SF</td>
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<tr>
<td>Block 3</td>
<td>Office 3A</td>
<td>8 Stories</td>
<td>164,365 SF</td>
<td>-</td>
<td>61,620 SF</td>
<td>-</td>
<td>-</td>
<td>245,985 SF</td>
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<td></td>
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<tr>
<td></td>
<td>Navy Building</td>
<td>17 Stories</td>
<td>372,000 SF</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>372,000 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block 4</td>
<td>Office 4A</td>
<td>6 Stories</td>
<td>25,256 SF</td>
<td>-</td>
<td>74,408 SF</td>
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<td>-</td>
<td>99,664 SF</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Office 4B</td>
<td>7 Stories</td>
<td>120,408 SF</td>
<td>-</td>
<td>51,915 SF</td>
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<td>-</td>
<td>172,323 SF</td>
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<tr>
<td>Total</td>
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<td>1,175,229 SF</td>
<td>1,282,715 SF / 1,436</td>
<td>231,264 SF</td>
<td>291,264 SF</td>
<td>2,798,608 SF</td>
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</tr>
</tbody>
</table>
Manchester Pacific Gateway will become home to an exciting mix of luxury and lifestyle retail brands and a most-desired destination for local, national and international consumers. The San Diego region itself, with its rich and expanding international tourism, booming convention center, renowned weather and a community that’s eager for luxury shopping and dining, is primed to support the most coveted of retailers and restaurants. The design provides both accessibility and elegance, with its open parks, cultural spaces and entertainment venues that overlook one of the most beautiful waterfronts in the United States. With its open, inviting and buzzing ambience it is destined to become a vibrant and dynamic luxury zone against the backdrop of the San Diego skyline and the beauty of the San Diego Bay.
Manchester Pacific Gateway will offer unprecedented benefits to retailers that will position them at the forefront of a burgeoning marketplace, serving high-end locals and visitors with a retail district that is incomparable to anything else in the Downtown San Diego area. The artfully-crafted environment, with 201,264 square feet of retail space, is poised to become the number one regional distinction for the discerning shopper, diner and traveler. The entire port district is being re-imagined to make it more pedestrian-friendly and destination oriented to expand local and international tourists. For the consumer, Manchester Pacific Gateway is a one-of-a-kind opportunity to enjoy the “electric” elegance of a world-class waterfront venue that offers the finest of retailers and a dining experience par excellence.
EXTRAORDINARY WORKSPACE

4 DISTINCTIVE CLASS A OFFICE OPPORTUNITIES

- 765,000 SF
- Unique Waterfront Experience
- Transit Oriented Design/Regional Transportation Hub - Amtrak, Coaster, San Diego Trolley
- LEED Gold Sustainability
- Pedestrian Retail Promenade
- Tremendous Building Branding Opportunities

- Athletic/Fitness Center
- Large Efficient Floor Plates
- Covered Parking & Valet Parking
- Expansive Outdoor Deck Areas
- Electric Vehicle Charging Stations
- Office Concierge
- Teleconferencing Center
- Common Meeting Rooms

TOWER 1B

A 29 story mixed-use tower with 473,200 SF of class A office space on floors 4 - 17 and a 275 room 4+ star hotel on floors 18-29 featuring amenities that include a sky lobby/bar/pool deck on the 18th floor, 40,500 SF of retail space on floors 1 and 2, and 41,000 SF of shared meeting/conference space on the third floor.

The most prominent office tower of Manchester Pacific Gateway anchors the corner of Broadway Avenue and Pacific Highway. Inspired by San Diego’s historic past and iconic office towers of the 1930’s, its vertical lines and floor to ceiling glass draw design influence from the art deco and international styles of this landmark project while providing a technology-forward Gold LEED smart building environment that will redefine downtown San Diego’s future workplace. Facing Freedom Park, this 29 story tower stands 400 feet tall and affords unobstructed sweeping views of the bay, Coronado, Mexico and the Pacific Ocean.
8 stories with 184,365 SF of class A office space on floors 3-8 amenitized by 60,000 SF of retail and restaurant space on floors 1 and 2.

The second largest office tower of the Manchester Pacific Gateway project will rise prominently on Harbor Drive directly across from the North Embarcadero Waterfront Park and the USS Midway Museum. With floor plates of almost 34,000 SF, this Class-A building will provide larger tenants with leasing opportunities not available at any other downtown location, giving them the opportunity to consolidate on a single floor. This building takes its design inspiration from the historic Beaux-Arts Spanish Revival style of San Diego’s waterfront County Administration building located a short distance to the north of Pacific Gateway. Setbacks at the 4th and 8th floors provide for tenant amenity decks for both single and multi-tenant use. The uniqueness of this location guarantees office tenants the only chance to secure a distinctive Harbor Drive business address with harbor views that will forever remain unobstructed.

Two office buildings of 6 and 7 stories with 152,000 SF of class A office space on floors 3-7, amenitized by 147,000 SF of retail and restaurant space on floors 1-2.

These buildings in Manchester Pacific Gateway anchor a prominent location where Harbor Drive meets the bay and bends to the North. Along this route, it will be the first impression announcing the entire project with the Gateway Rooftop Park positioned atop a retail podium defining the south entrance to the retail Promenade. Smaller boutique firms will be able to command a full or partial floor and have panoramic views of the bay stretching to the Coronado Bridge. The third floors will have direct access to an unparalleled roof top dining and gathering experience ensuring both convenience and elegance for the discerning clientele.
Home to some of the world’s most iconic companies, California is the 8th largest economy in the world and is the top U.S. destination for foreign capital. San Diego is a Mega Region located on the border between California and Mexico.

- #1 Best Place in America to Launch a Startup
- #5 Concentration of Inc. 5000 Fastest Growing Companies in the U.S.
- San Diego is a Gateway to Innovation
- Global Connectivity - world-class air, land and sea ports with connections to London, Tokyo, Shanghai and additional markets
- The California Advantage – part of the 8th largest economy in the world and an innovation trendsetter
- Convenient Cross Border Access – opportunities to leverage Mexico’s first-rate manufacturing capabilities
- Thriving Innovation Ecosystem – one of America’s most diverse economies, from biotech to cleantech to cybersecurity and wireless health
- Unparalleled Quality of Life and Climate – home to the best weather in America, a thriving urban core and 60 miles of coastline

FACTS ABOUT SAN DIEGO
**Annual visitors to the Midway Museum:** 1.4M

**Visitors to San Diego in 2014:** 33.8M

**Total population of Downtown San Diego:** 6,280

**Visitors spent around San Diego:** 34,550

**Visitors spent the night in San Diego:** 16.4M

**Total number of businesses:** 11,786

**Number of hotel rooms:** 11M

**Petco Park annual Attendees:** 808,403

**Individual attendees at the Convention Center:** 137,379

**Total daytime population:** 20M

**Air passengers at Lindbergh Field:** 12-14M

**Visitor industry revenue generator:** $18.7B

**Population of San Diego County:** 3.2M

**Annual visitors to Balboa Park and the San Diego Zoo:** 11,786

**Cruise passengers per year:** 2.4M

**Total cruise ships per year at B Street Terminal:** 760,000

**Events held at the Convention Center:** 172

**Individual attendees at the Convention Center:** 808,403

**Total office square footage:** 172

Sources: ESRI Business Analyst | San Diego Tourism Authority - 2015 General Facts
### Waterfront Uses

#### Residential Existing
1. City Front Terrace | 320 units
2. Marine Park | 224 units
3. The Watermark | 135 units
4. Park Rose | 232 units
5. Park Place | 170 units
6. Harborview | 387 units
7. Electric by Boss | 248 units
8. Grand South by Boss | 232 units
9. Grand North by Boss | 221 units
10. Baysoile at the Embarcadero | 241 units
11. Breaze | 156 units
12. Sapphire | 37 units
13. TREO at Kettner | 400 units
14. Ariel Suites | 224 units
15. Allegro Towers | 231 units
16. Acqua Vista Condos | 387 units

#### Residential Under Construction/Planned
A. Boss Pacific Hwy and E Street | 248 units
B. Boss Pacific Gateway | 232 units
C. Boss 600 W Broadway | 296 units
D. Boss Kettner and Ash | 285 units

#### Office Existing
1. New Federal Courthouse | 170,000 SF
2. San Diego Hall of Justice | 380,000 SF
3. Emerald Plaza | 384,000 SF
4. 501 West Broadway | 234,031 SF
5. Fleet Allied Place | 376,791 SF
6. One American Plaza | 503,000 SF
7. San Diego Corporate Center | 315,417 SF
8. Columbia Court | 28,000 SF
9. 1 Columbia Place | 553,795 SF
10. 2 Columbia Place | 143,547 SF
11. 565 W 6th St | 264,79 SF
12. The McClintock Building | 81,000 SF
13. San Diego National Bank Bldg | 111,000 SF
14. 670 West Ash | 171,63 SF

#### Office Under Construction/Planned
A. Manchester planned office | 43,200 SF
B. Manchester planned office | 244,074 SF
C. United States Navy building | 280,000 SF
D. Manchester planned office | 503,417 SF
E. San Diego County Courthouse | 700,000 SF

#### Hotels Existing
1. San Diego Marriott Marquis & Marina | 1,360 rooms
2. Manchester Grand Hyatt San Diego | 1,623 rooms
3. Embassy Suites | 357 rooms
4. Marriott Springhill Suites | 147 rooms
5. Marriott Residence Inn | 253 rooms
6. Wyndham San Diego Bayside | 600 rooms
7. 500 West Hotel | 208 rooms
8. The Westin San Diego | 438 rooms
9. W Hotel San Diego | 258 rooms

#### Hotels Under Construction/Planned
A. Manchester planned hotel | 195 rooms
B. Manchester planned hotel | 1,263 rooms
C. Intercontinental Hotel | 400 rooms

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### WATERFRONT USES

- USS Midway Museum
- The Port Pavilion at Broadway Pier
- Seaport Village
- The Headquarters
- B Street Cruise Terminal

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### Under Construction

- Manchester planned hotel | 195 rooms
- Manchester planned hotel | 1,263 rooms
- Intercontinental Hotel | 400 rooms

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### Residential

- City Front Terrace
- Marine Park
- The Watermark
- Park Rose
- Park Place
- Harborview
- Electric by Boss
- Grand South by Boss
- Grand North by Boss
- Baysoile at the Embarcadero
- Breaze
- Sapphire
- TREO at Kettner
- Ariel Suites
- Allegro Towers
- Acqua Vista Condos

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### Office

- New Federal Courthouse
- San Diego Hall of Justice
- Emerald Plaza
- 501 West Broadway
- Fleet Allied Place
- One American Plaza
- San Diego Corporate Center
- Columbia Court
- 1 Columbia Place
- 2 Columbia Place
- 565 W 6th St
- The McClintock Building
- San Diego National Bank Bldg
- 670 West Ash

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### Hotels

- San Diego Marriott Marquis & Marina
- Manchester Grand Hyatt San Diego
- Embassy Suites
- Marriott Springhill Suites
- Marriott Residence Inn
- Wyndham San Diego Bayside
- 500 West Hotel
- The Westin San Diego
- W Hotel San Diego

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### Under Construction

- Manchester planned office
- Manchester planned office
- United States Navy building
- Manchester planned office
- San Diego County Courthouse