

# Facility Update

June 25, 2020

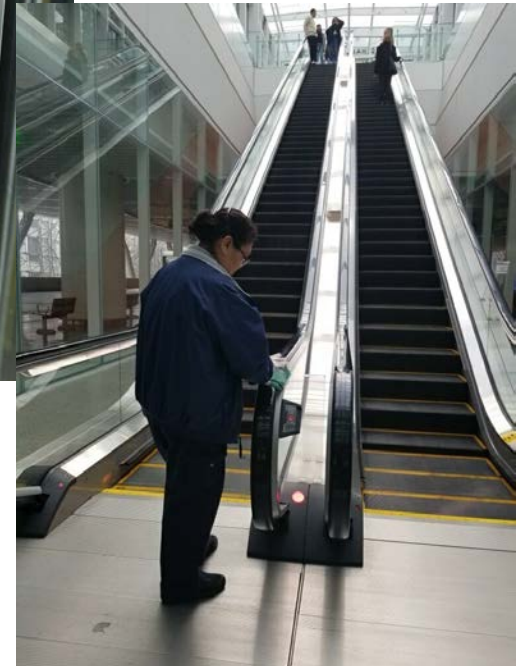


# Initial Activities – First Month

- Ensure compliance with Health Orders
- Right-size levels of effort to match restrictions in place under SIP
- Identify expense reduction opportunities
- Comprehensive lease review, pro-forma update
- One-on-one meetings with all tenants
- East Cut CBD introduction, define committee(s) role for position
- Advance wayfinding review
- Develop COVID-19 lease strategy

# COVID-19 Impacts - General

- ❑ Increased tempo of cleaning high-touch areas with CDC recommended products
- ❑ Sourcing hand-sanitizer and dispensers for patron use at bus bays
- ❑ Salesforce Park passively used until restrictions are relaxed
- ❑ Appropriate signage throughout facility re: mask reminders, social distancing, limits on elevator occupancy



# COVID-19 Impacts - Transit

- ❑ Tempo of operations for transit agencies beginning to increase
- ❑ Installed social distancing decals to manage queueing as necessary on bus deck to address increased tempo
- ❑ Tremendous cooperation between Operators, Security, Facility Team and all Agencies during protests



# COVID-19 Impacts - Tenants

- ❑ Philz, Onsite Dental and Fitness SF closed after SIP Order of 3/16/2020
- ❑ County Health Officer, State and CDC guidance, along with market demands, will drive re-opening timing and tempo
- ❑ Onsite Dental has re-opened
- ❑ Philz, Fitness SF remain closed at this time
- ❑ TI Projects were delayed, but resuming
- ❑ COVID-19 Lease Strategy developed for Board consideration today



 onsite dental



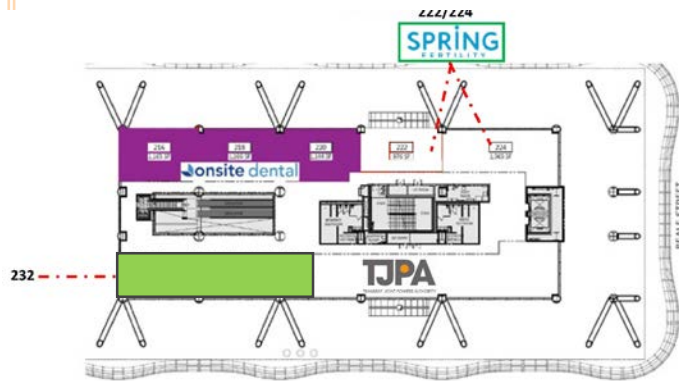
# Retail Leasing Update





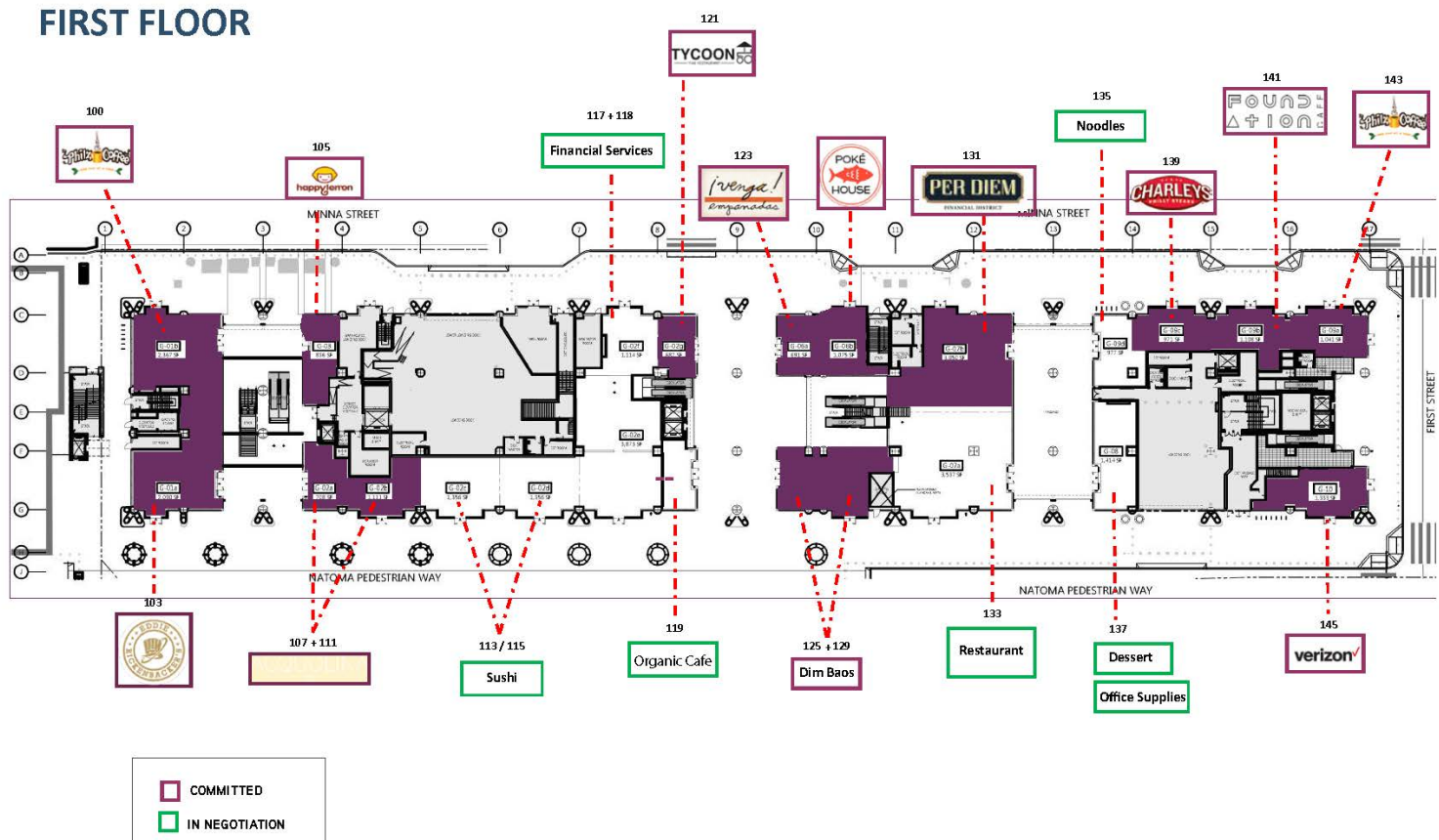
# Retail Leasing

- Interest remains strong for rooftop pad site (P-02), LOI's due from multiple competing prospects shortly
- Vetting competing proposals for suite 232 (in green on map)
- Competition for restaurant operators now more challenging City-wide with turn-key locations coming on market after closures in industry



# Retail Leasing

Given changing market dynamics, we're exploring alternative uses for vacant space (in green on map)



Updated 03/05/20



# Tenant Improvements Update



# Tenants Under Construction

- ✓ Kaiser – 3,996 square feet in Suite 200 – Opening Fall, 2020





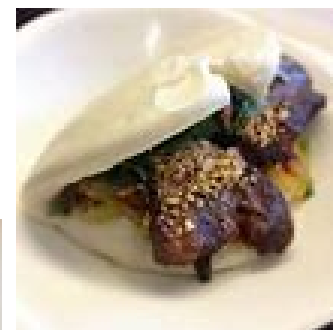
# Tenants Under Construction

- ✓ Verizon – 1,333 square feet in Suite 145 – Opening Fall, 2020



# Tenants Under Construction This Summer

- ✓ Acquolina\* – 2,073 sf
- ✓ Dim Baos – 1,950 sf
- ✓ Happy Lemon – 836 sf
- ✓ Poke House – 1,075 sf
- ✓ Spring Fertility - 2,541 sf
- ✓ Tycoon Kitchen – 687 sf
- ✓ Venga Empanadas – 691



**SPRING**  
FERTILITY

\* New name coming soon!



salesforce  
transit  
center

Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

