

Facility Update

September 10, 2020



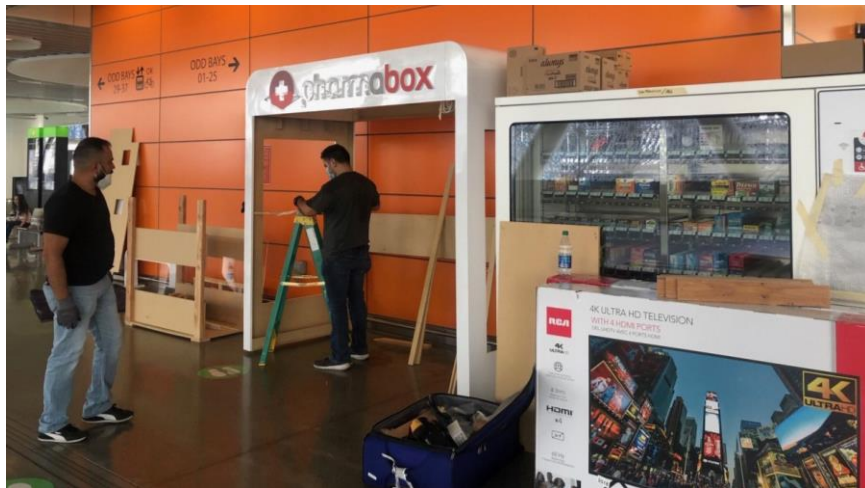
Activities Since Last Meeting

- ❑ Hosted Press Conference regarding
Riding Together: Bay Area Healthy Transit Plan



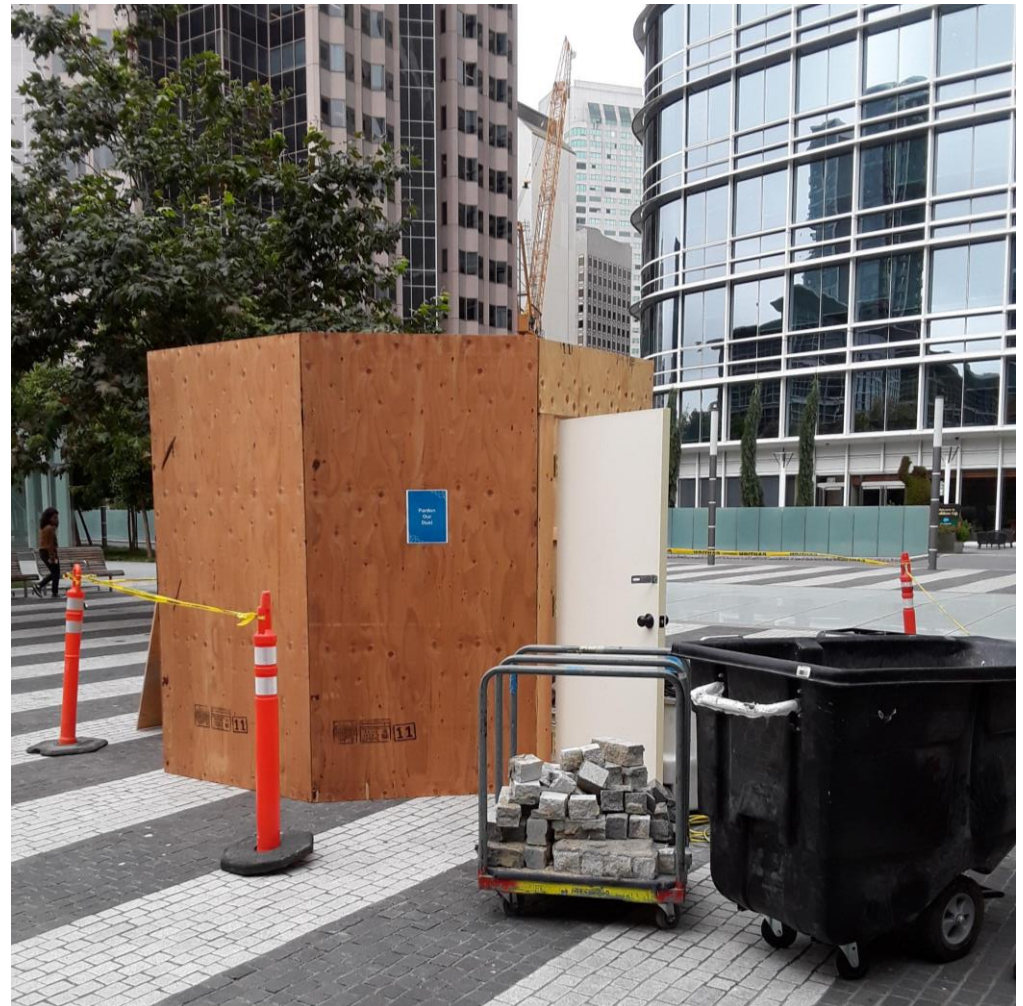
Activities Since Last Meeting

- ✓ Continuing to ensure contractor/subcontractor compliance with Health Orders
- ✓ Keeping an open dialogue with our tenants concerned about economic impacts to their businesses from COVID-19
- ✓ Secured new license agreement for Pharmabox locations on bus deck, with PPE and other health-related goods for sale



Activities Since Last Meeting

- ❑ **Salesforce Park remains in passive mode**
 - ❑ 1-on-1 training sessions in amphitheater by Fitness SF continue, some cancellations in late August due to poor air quality
 - ❑ Preparing for activation and programming as soon as SIP restrictions allow – doing so in concert with Salesforce Park Committee
 - ❑ Commencing with exploratory utility work for Plaza Pad site P-02



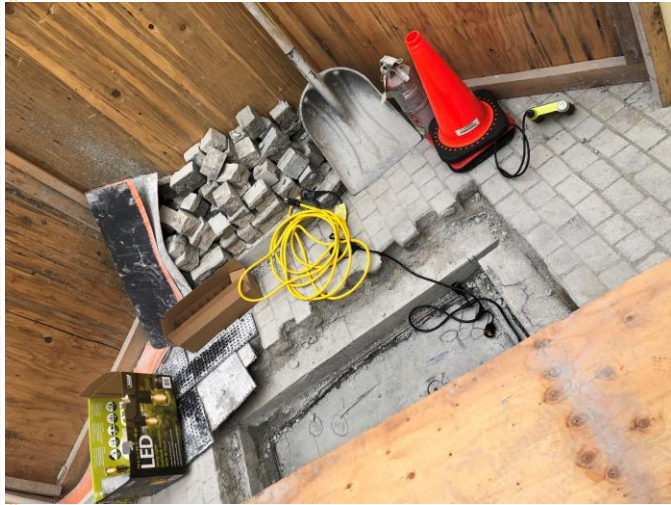
Activities Since Last Meeting

- ❑ Several cubic yards of new mulch added to address thinned ground cover status

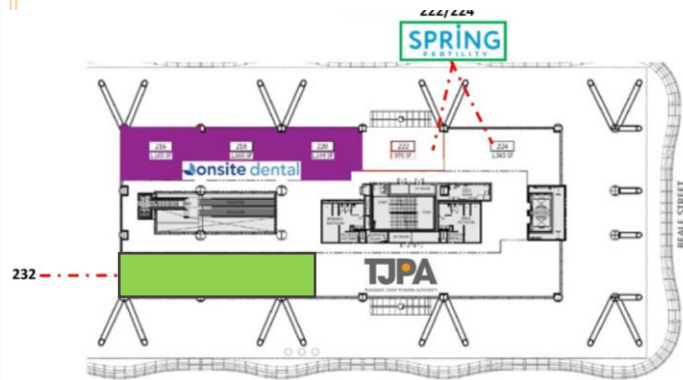


Retail Leasing Update





Exploratory Work –
Pad Site – P-02



Retail Leasing

- LOI with most responsive bidder for pad site P-02 – food & beverage vendor – awaits results of exploratory work in plaza
- Signed LOI with most responsive bidder for suite 232, now negotiating lease (in green on map)

Occupancy Update

- 20 locations are under lease today (77,758 sf)
- 9 locations and pad P-02 remain available (15,437 sf)
 - Pad P-02 and Suite 232 are in negotiations

Current Occupancy Rate: 83.4%

- Available Spaces:

113 – 1,102 sf

133 – 3,062 sf

115 – 1,356 sf

135 – 977 sf

117 – 1,468 sf

137 – 1,414 sf

118 & 119 – 3,549 sf

Pad P-02 – 269 sf

232 – 2,240 sf

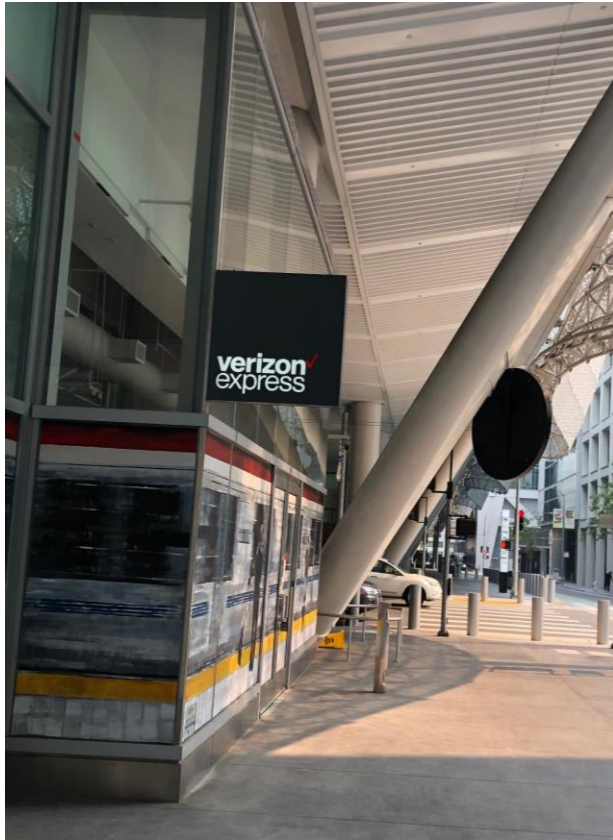
Tenant Improvements Update



Tenant Construction Nearing Completion

Verizon

- ✓ 1,333 square feet in Suite 145
- ✓ Opening October/November 2020



Tenant Construction Nearing Completion

Kaiser

- ✓ 3,996 square feet in Suite 200
- ✓ Staff training October 2020
- ✓ Open to public November 17, 2020



Remaining Tenant Space Key Dates

Q4 2020 Turnover, Q1 2021 Opening

- Happy Lemon – 836 sf
- Poke House – 1,075 sf
- Spring Fertility – 2,541 sf
- Venga Empanadas – 691 sf

Q1 2021 Turnover, Q1 2021 Opening

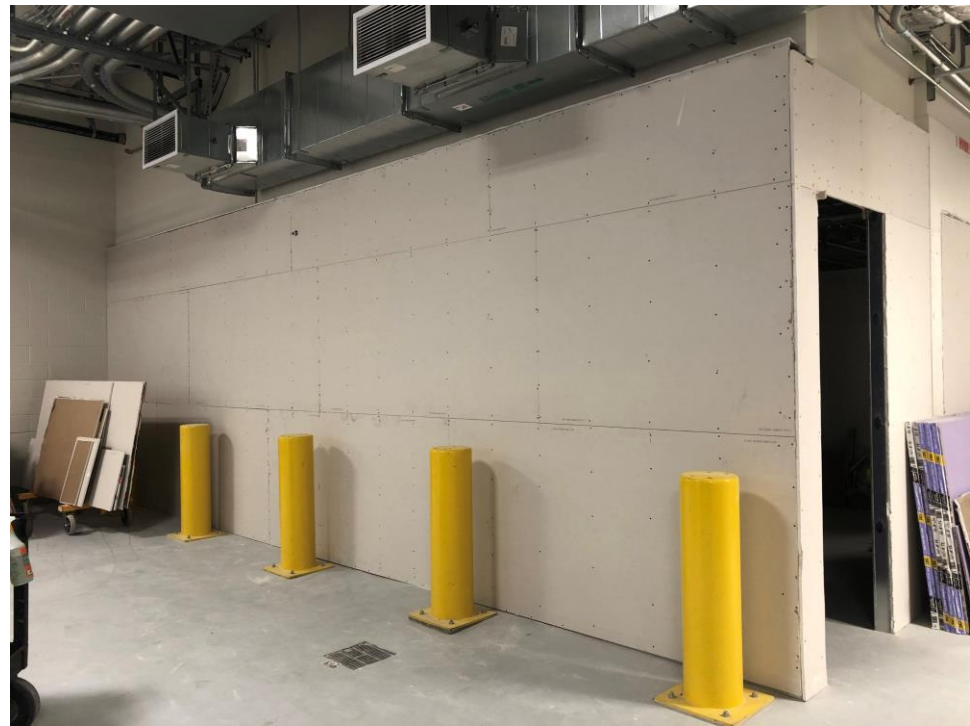
- Charley's Philly Steaks – 971 sf
- Dim Baos – 1,950 sf
- Tycoon Kitchen – 687 sf

Remaining Tenant Space Key Dates

Q1 2021 Turnover, Q2 2021 Opening:

- Acquolina – 2,073 sf
- Per Diem – 3,256 sf
- Eddie Rickenbacker's – 2,300 sf (mobile space may be opening much sooner)

Common Area Improvement -
Gender Neutral Restroom Project
Completion: Q4, 2020



salesforce
transit
center

Thank You

TJPA
TRANSBAY JOINT POWERS AUTHORITY

