

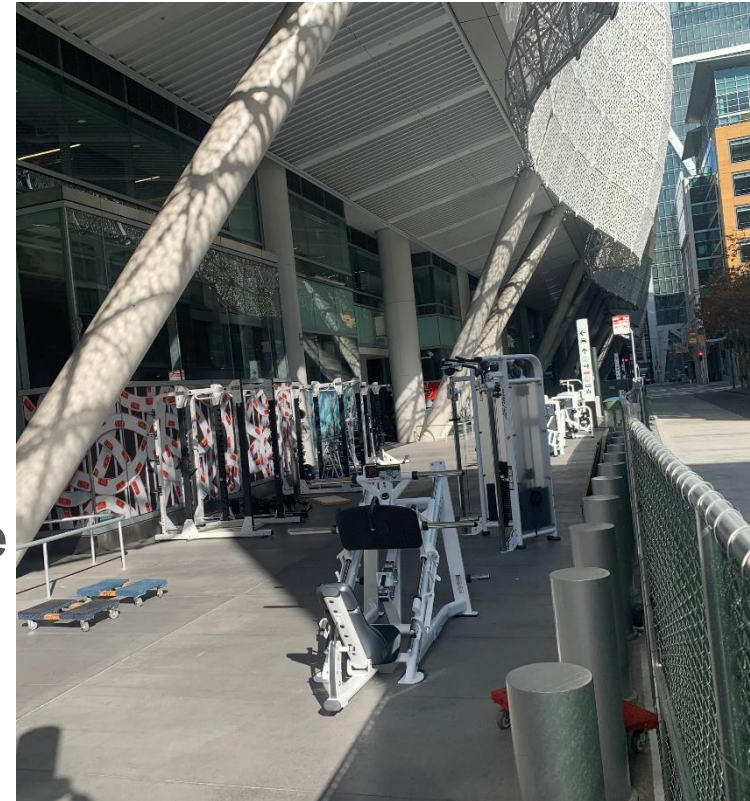
Facility Update

December 10, 2020



Operations Update

- ❑ Continuing: darkened kiosks at unused bus bays and in Grand Hall; pilot program of weekend closure of restrooms near Bay 15 on bus deck
- ❑ Effected further service reductions in engineering and custodial services
- ❑ No changes to intense high-touch area cleaning regimen at the transit center
- ❑ Added new outdoor space along Natoma for outdoor fitness activities by Fitness SF, to mitigate recently imposed indoor use restrictions
- ❑ Glass repairs made to early Spring breakage at Grand Hall



Salesforce Park Update

- ❑ Playground opened this summer when permitted, effective Monday, December 7 is closed until re-opening is allowed by Health Directives
- ❑ Holiday lights installed before Thanksgiving, as desired by East Cut CBD Salesforce Park Committee
- ❑ Special event activities associated with virtual Dreamforce conference took place on December 2



Retail Leasing Update



Active Engagements

Pad P-02 (Park Food & Beverage Kiosk opportunity)

Letter of intent fully executed

Lease now under negotiations. East Cut Community Benefit

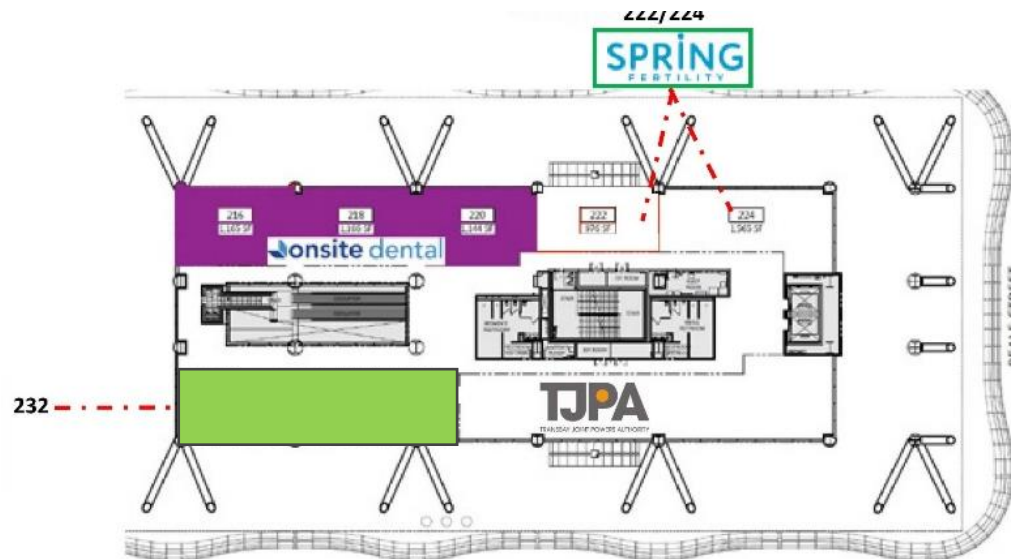
District Salesforce Park Committee provided helpful comments for TJPA consideration in regular meeting as to menu items and look/feel of kiosk

Suite 232 (in green on map below, near TJPA offices on 2nd level)

Lease negotiations well underway, good progress toward favorable transaction for the TJPA

Other Ground Floor spaces

Vetting interest from multiple parties for at least 4 of our vacant suites



Occupancy Update - no change from last meeting

- 19 locations are under lease today (76,650 sf)
- 9 locations and pad P-02 remain available (16,545)
 - Pad P-02 and Suite 232 are in negotiations

Current Occupancy Rate: 78.4%

■ 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

141 – 1,108 sf

Pad P-02 – 269 sf

232 – 2,240 sf

salesforce
transit
center

Tenant Improvements Update

TJPA

TRANSBAY JOINT POWERS AUTHORITY

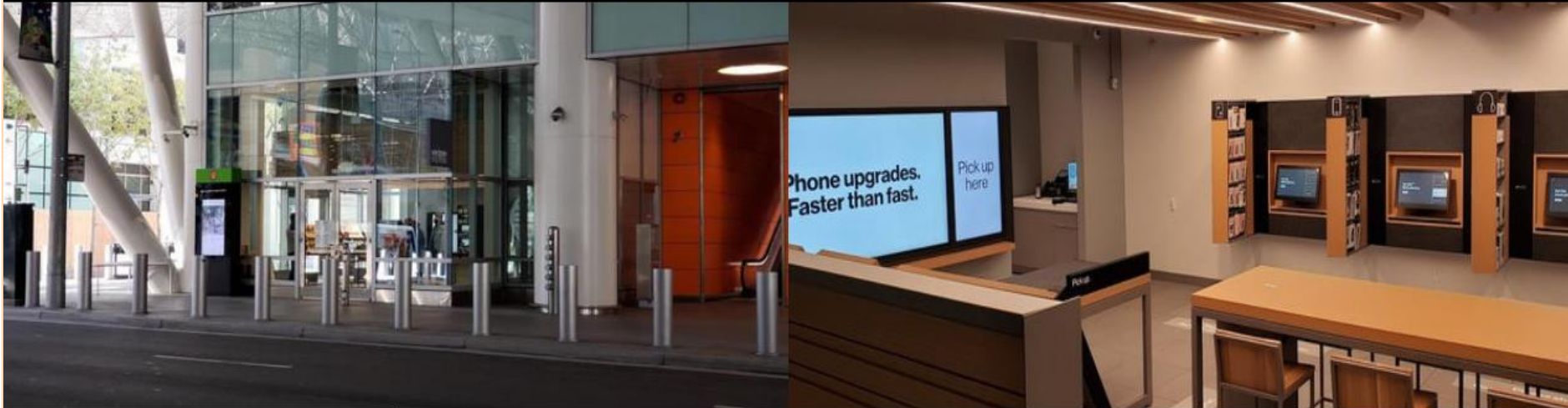


Tenant Construction Completed

Verizon Express

- ✓ 1,333 square feet in Suite 145
- ✓ Opened November 11, 2020

Quick pickup and easy checkout at Verizon Express Store.



Tenant Construction Nearing Completion

Kaiser

- ✓ 3,996 square feet in Suite 200
- ✓ Opening to public pushed to May 2021
- ✓ Rent payments have started



Tenant Construction Underway

Spring Fertility

- ✓ 2,541 square feet in Suite 222/224
- ✓ Excolo as General Contractor began work in October 2020
- ✓ Rent Commencement was November 22, 2020, timely paid
- ✓ Opening Q1, 2021



Remaining Tenant Space Key Dates

Q4 2020 Turnover, Q3 2021 Opening

- Happy Lemon – 836 sf
- Poke House – 1,075 sf
- Venga Empanadas – 691 sf

Q1 2021 Turnover, Q3 2021 Opening

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

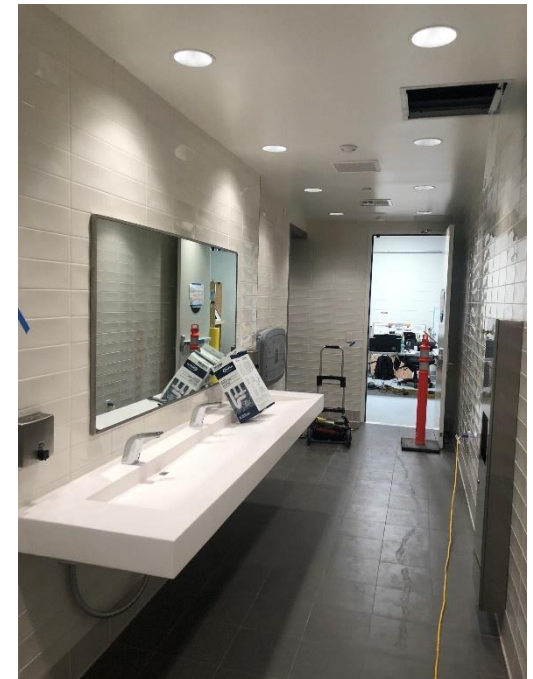
Remaining Tenant Space Key Dates

Q1 2021 Turnover, Q3 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

punchlist items only pending



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Thank You

TJPA

TRANSBAY JOINT POWERS AUTHORITY

