

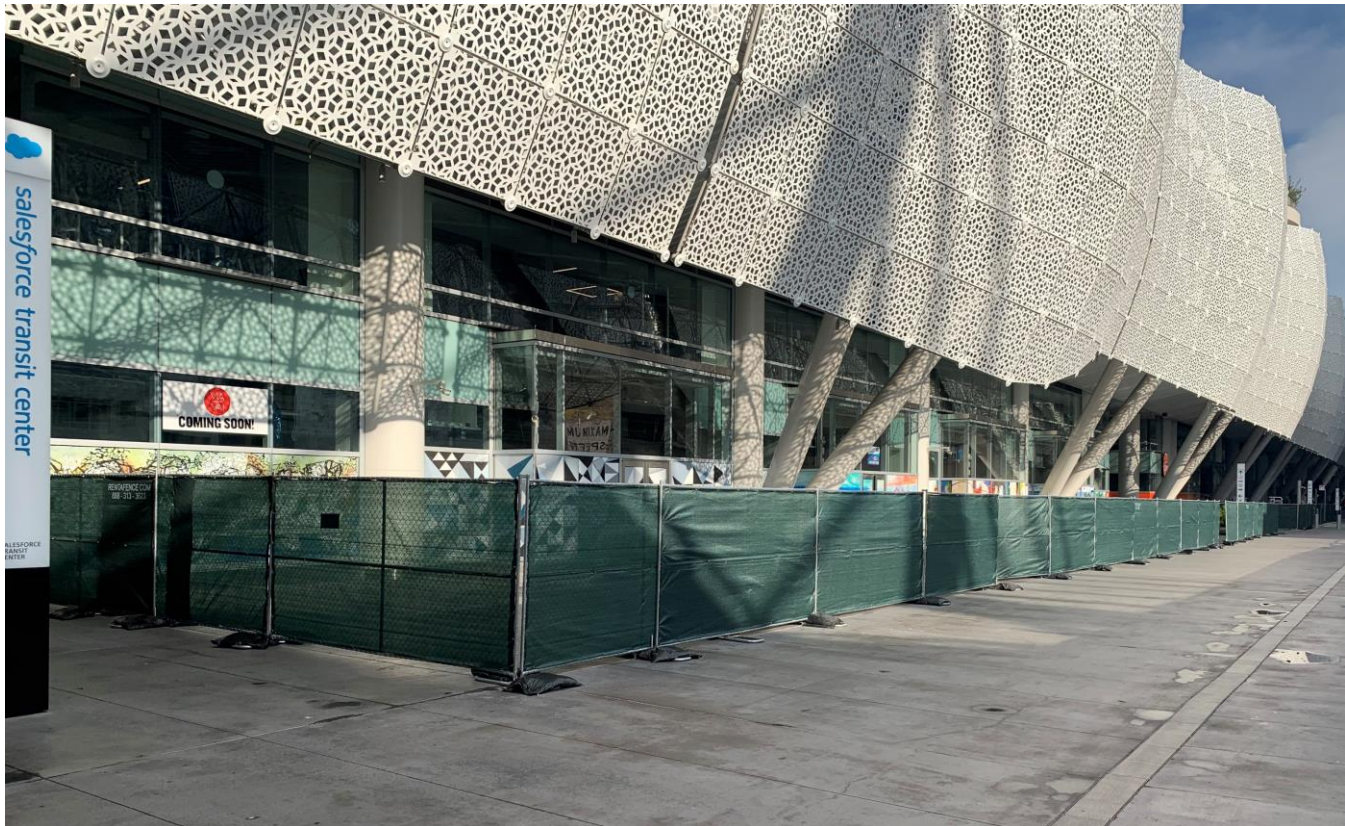
# Facility Update to Citizens Advisory Committee

January 12, 2021



# Operations Update

- ❑ Continuing to employ cost reduction measures with minimal impact to patrons
- ❑ No changes to intense high-touch area cleaning regimen throughout the transit center
- ❑ Expanded outdoor fitness areas for Fitness SF in light of continued indoor use restrictions and recently relaxed outdoor fitness use guidelines





# Salesforce Park Update

- ❑ Playground re-opened December 10 following a brief closure by Health Directives issued December 7, has remained opened since
- ❑ Holiday lights extended through end of January due to popular demand



# Retail Leasing Update



# Active Engagements

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

Letter of intent fully executed

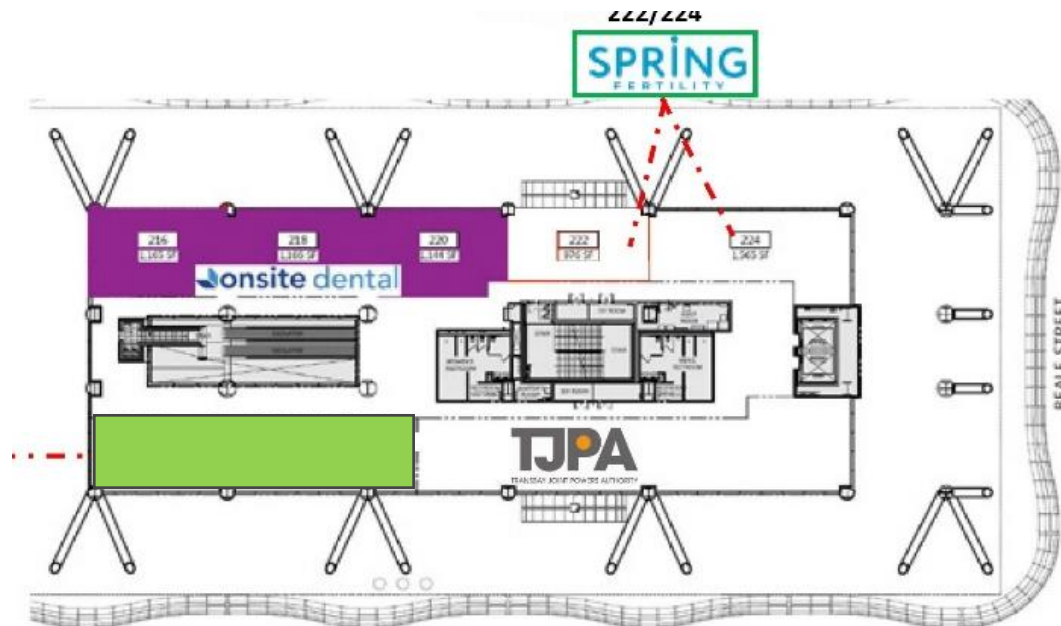
Lease now under negotiations.

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

Lease negotiations continue, Board approval will be required once a final lease is developed.

Other Ground Floor spaces

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





## SALESFORCE TRANSIT CENTER

Excerpt  
From  
Draft  
Updated  
Leasing  
Flyer from  
Colliers



### Things you should know

- SFPD Station On-Site
- 24/7 security and management on site
- ABM janitorial services tours ground floor common areas, sidewalks, and park 7 days a week

### Deal Points

- 80% currently leased
- Vanilla shell delivery
- Gross Leases include garbage fees

### Pre & Post Covid Location Features

- 1,000+ visitors to the rooftop Park every hour
- Over 10,000 residential units within a block
- 30+ outdoor events per week, including yoga, music, kids activities, and meditation
- Aside from the park and immediate access to public transit, Salesforce Transit Center will feature prominent local retailers and restaurants

# 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

115 – 1,356 sf

117 – 1,468 sf

118 & 119 – 3,549 sf

Pad P-02 – 269 sf

133 – 3,062 sf

135 – 977 sf

137 – 1,414 sf

141 – 1,108 sf

232 – 2,240 sf

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# Tenant Improvements Update

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY



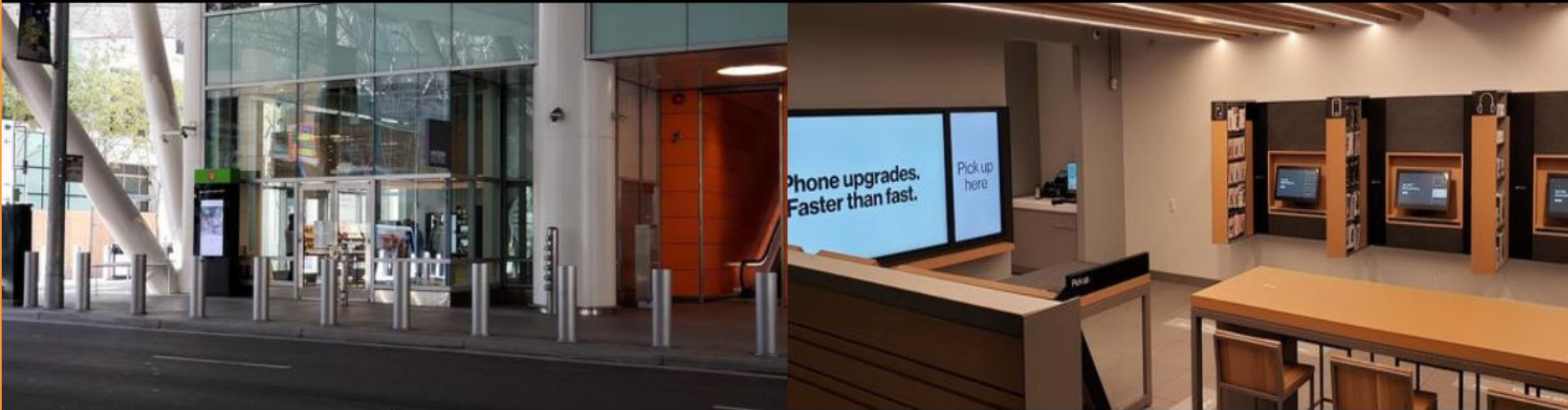


# Tenant Construction Completed

## Verizon Express

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

**Quick pickup and easy checkout at Verizon Express Store.**



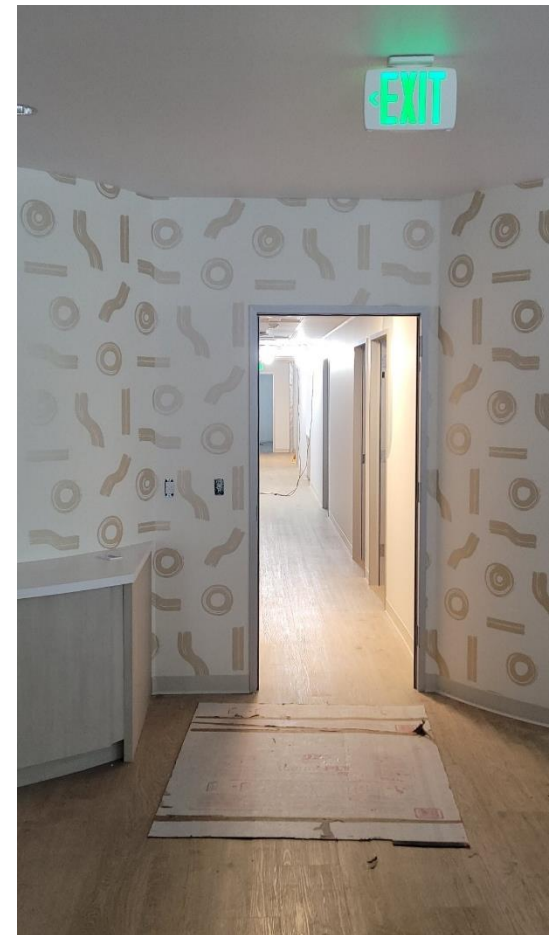
## Kaiser

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

# Tenant Construction Nearing Completion

## 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/Q2 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

Q2 2021 Turnover, Q3/Q4 2021 Opening:

- Acquolina – 2,073 sf
- Per Diem – 3,256 sf
- Eddie Rickenbacker's – 2,300 sf

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Common Area  
Improvement -  
Gender Neutral  
Restroom Project  
Completion: January,  
2021, punchlist items  
now underway



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Thank You

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

