

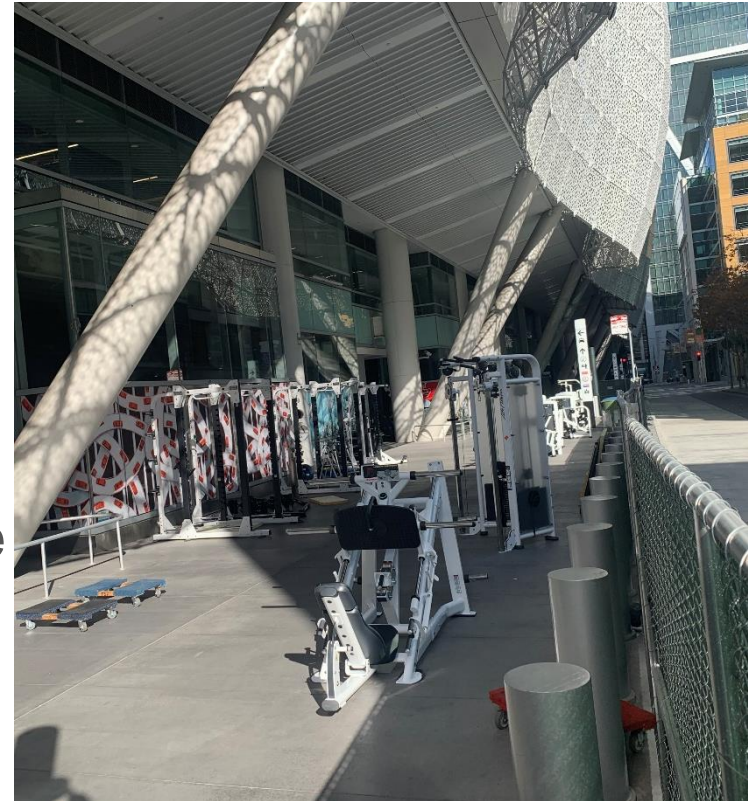
# Facility Update to Citizens Advisory Committee

December 8, 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

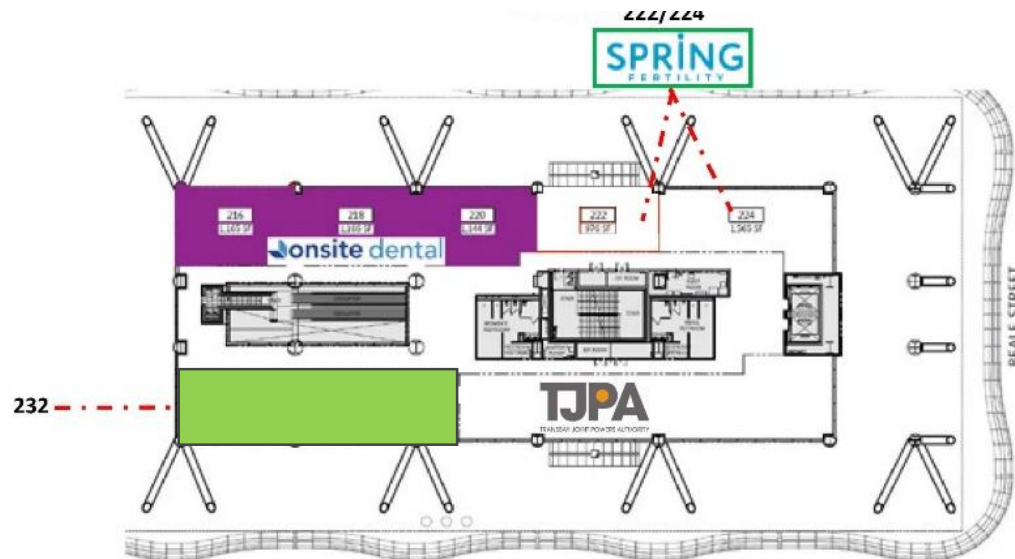
District Salesforce Park Committee provided helpful comments for TJPA consideration in regular meeting as to menu items and look/feel of kiosk

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

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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

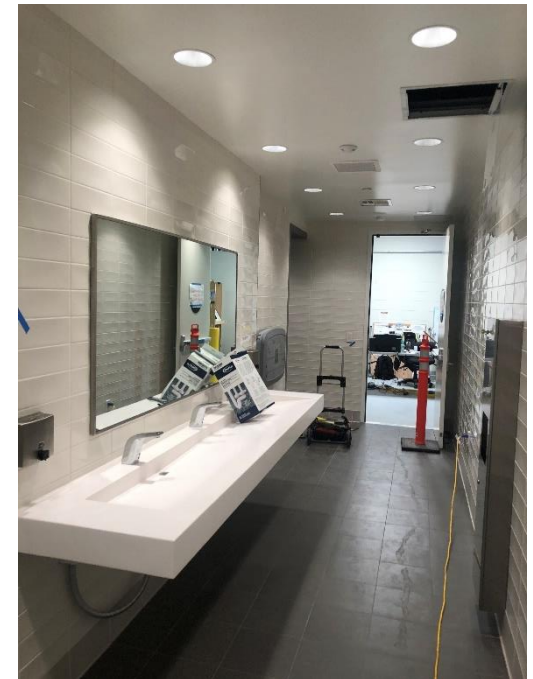
# Remaining Tenant Space Key Dates

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)

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

punchlist items only pending



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Thank You

**TJPA**

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