

Facility Update

January 14, 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

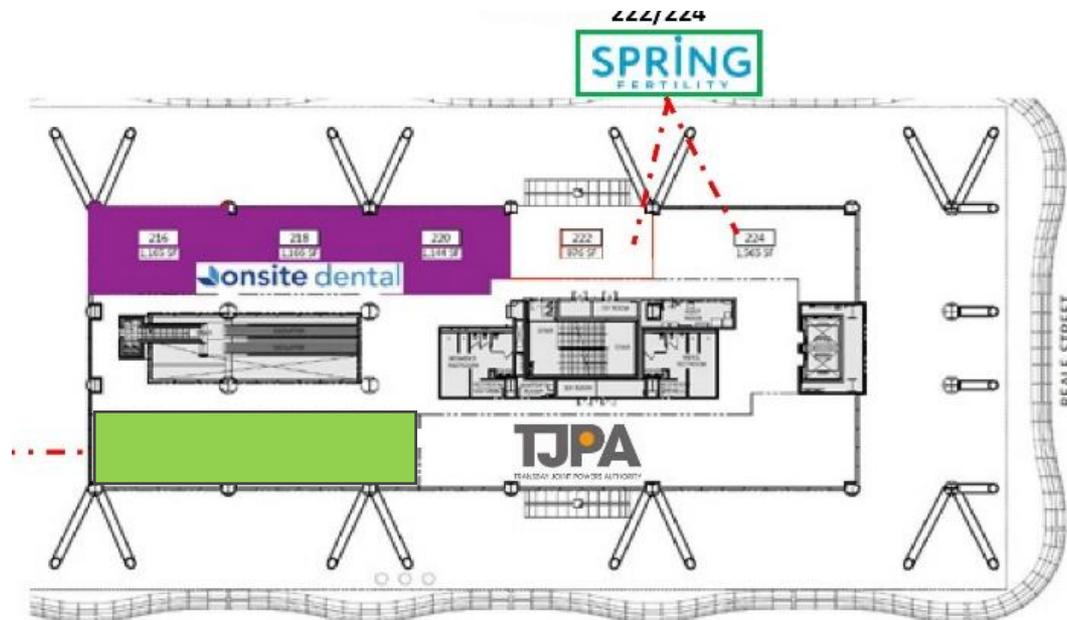
Lease now under negotiations.

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

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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Tenant Improvements Update

TJPA
TRANSBAY JOINT POWERS AUTHORITY

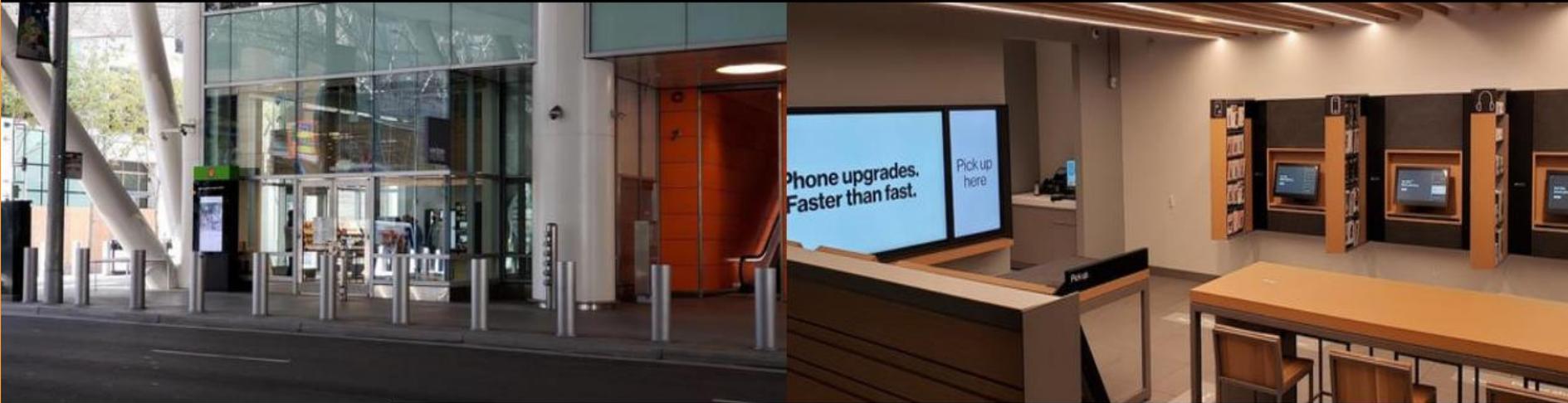


Tenant Construction Completed

Verizon Express

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

Quick pickup and easy checkout at Verizon Express Store.



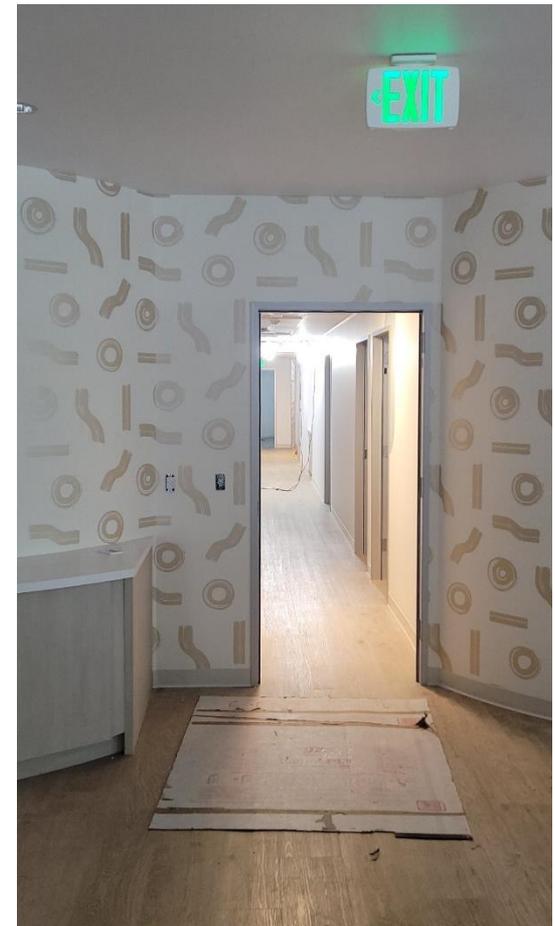
Kaiser

- ✓ 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

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



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Thank You

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