

# Facility Update to Citizens Advisory Committee

February 9, 2021

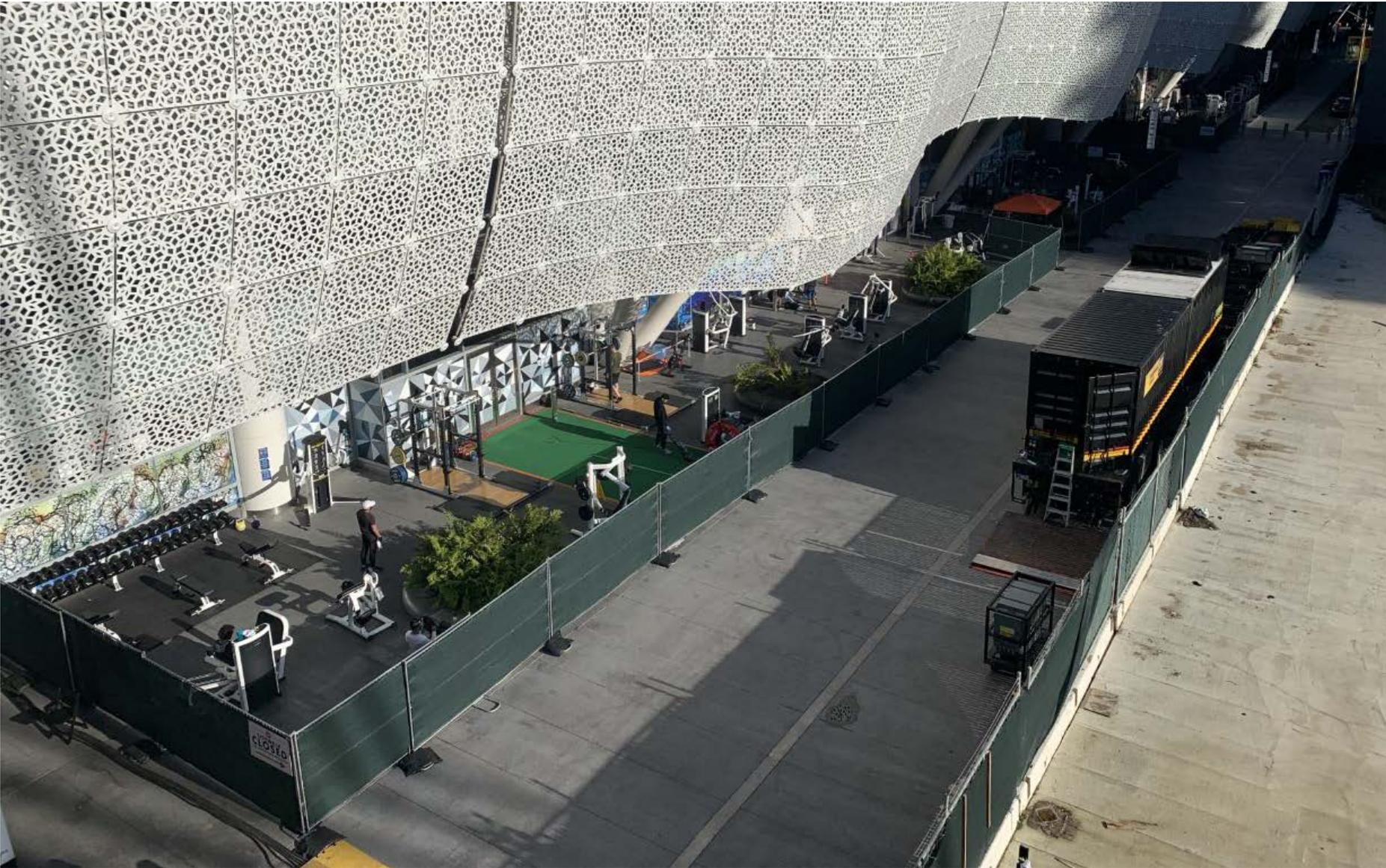


# Operations Update

- ❑ Continuing to deploy 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 remain in place for Fitness SF
- ❑ In support of new Salesforce virtual events on Feb 4, 5, 6 & 8, event team is occupying spaces along Natoma, Minna, west end of facility and Salesforce Amphitheater areas – all in compliance with applicable COVID-19 restrictions

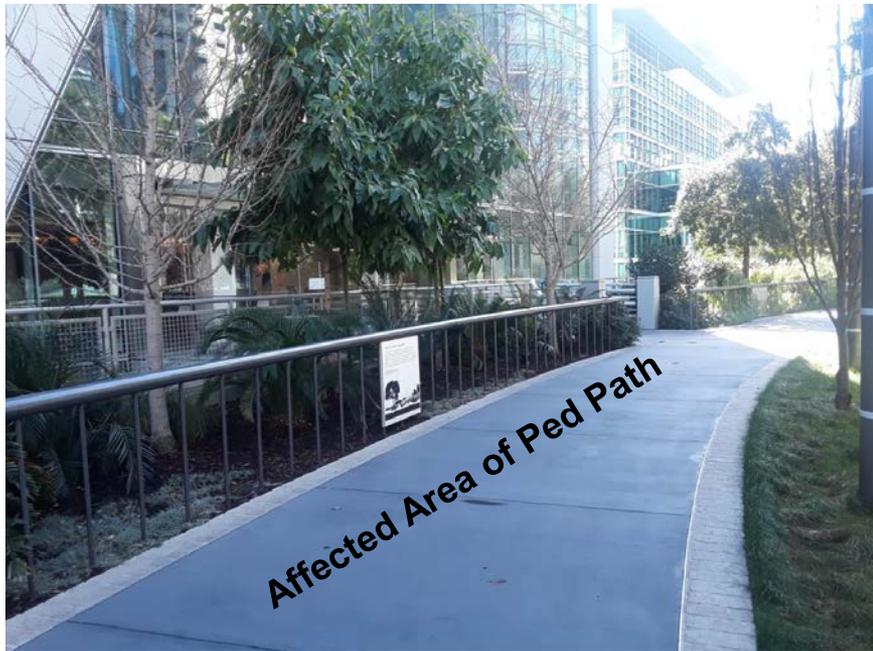
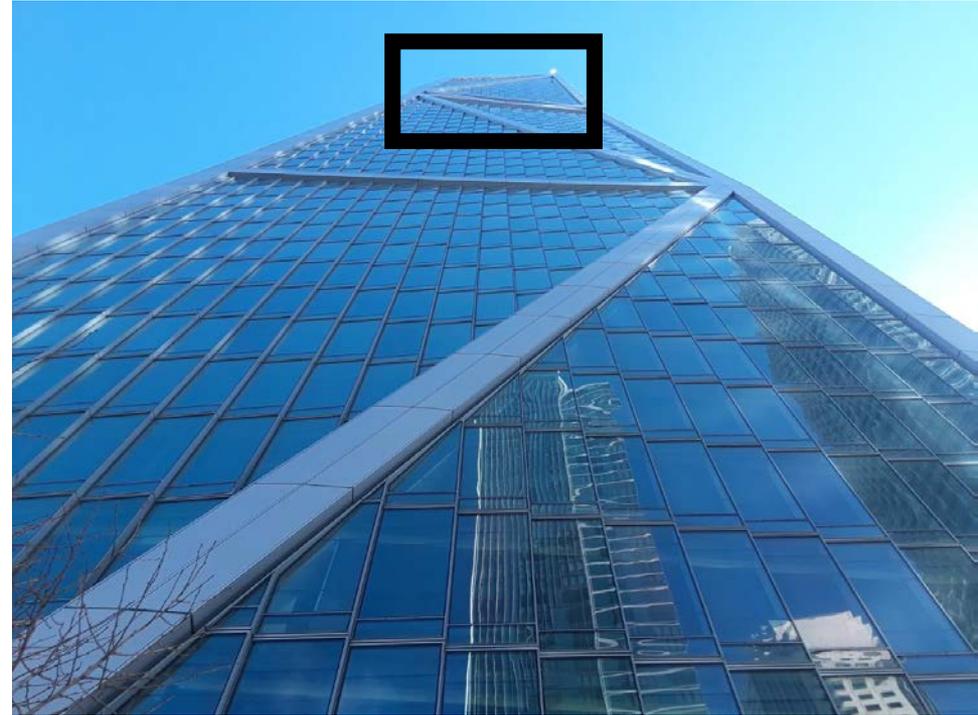


# Operations Update



# Operations Update

- ❑ Entered into License Agreement with 181 Fremont to facilitate during month of February:
  - ❑ Window washing
  - ❑ Window repairs
  - ❑ Bridge deck repairs



# Salesforce Park Update

- ❑ Holiday lights removed
- ❑ Salesforce special event occupying Salesforce Amphitheater area from 1/31/2021 through 2/12/2021



**COVID-19 check-in area, a required stop by event staff before proceeding to Amphitheater**

# Retail Leasing Update



# Active Engagements

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

Letter of intent fully executed

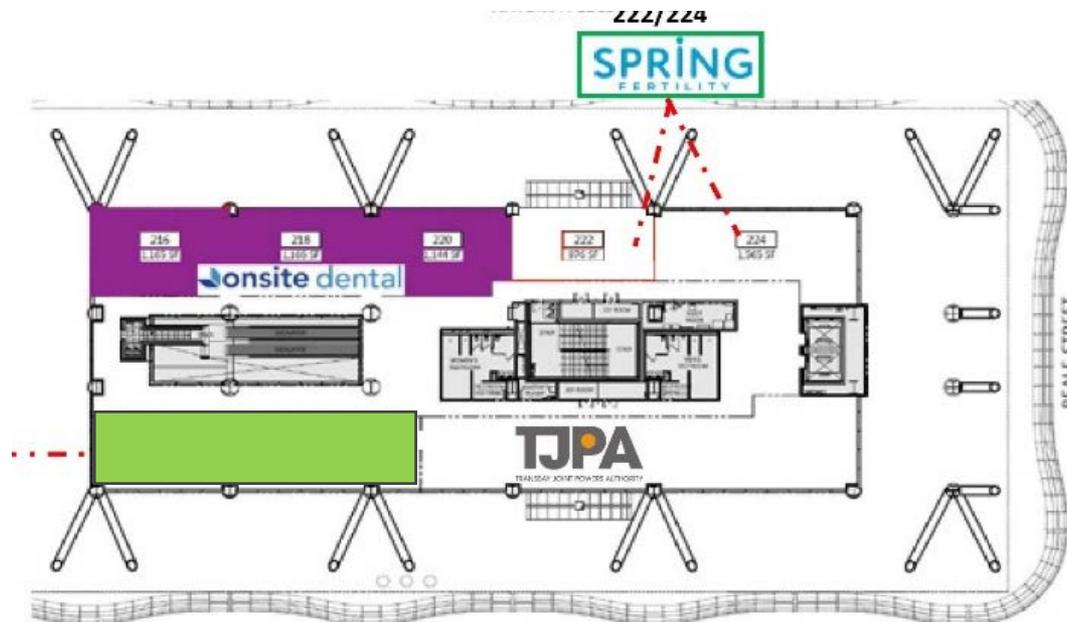
Lease negotiations continue

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 **six** 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

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

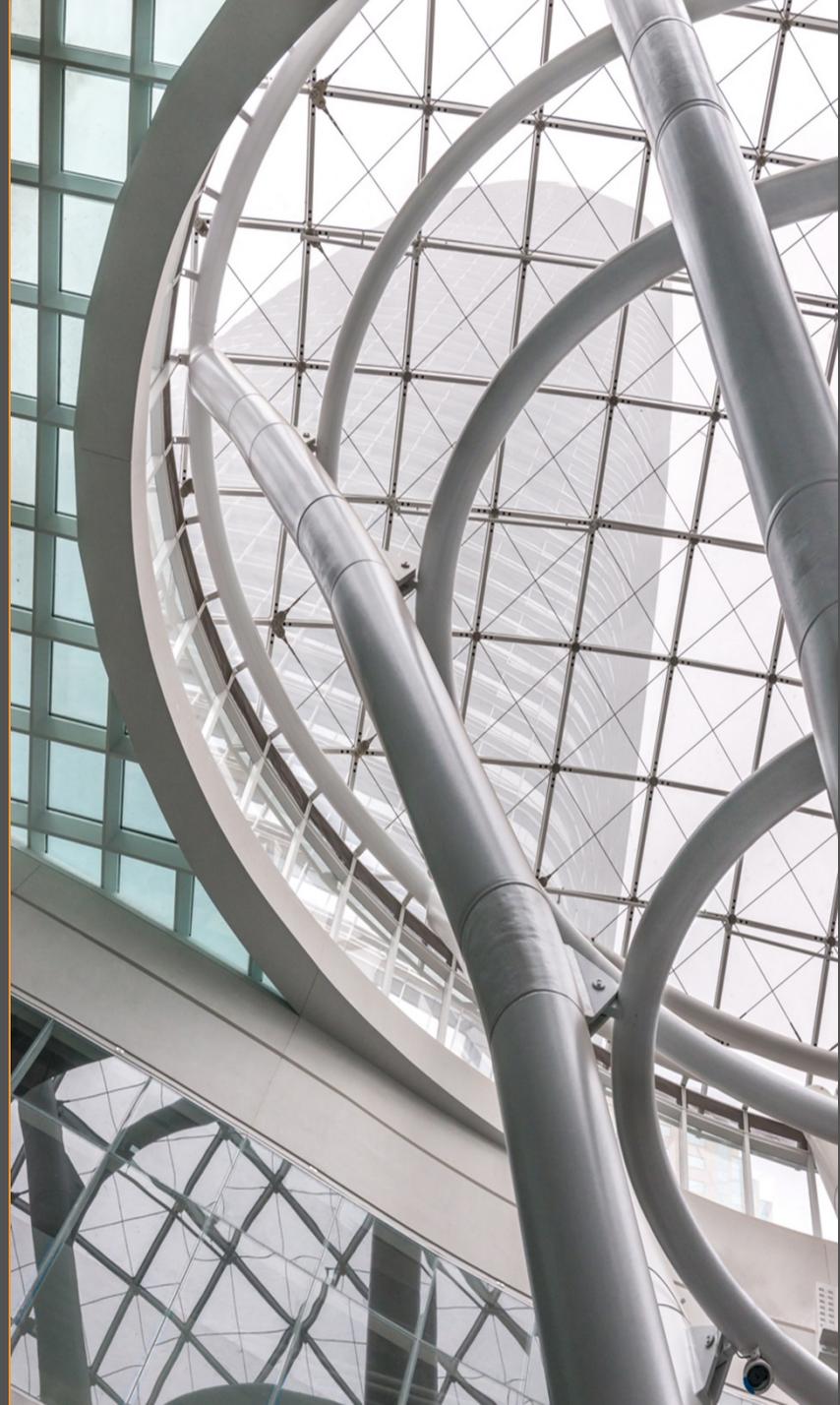
232 – 2,240 sf

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center

# Tenant Improvements Update

**TJPA**

TRANSBAY JOINT POWERS AUTHORITY

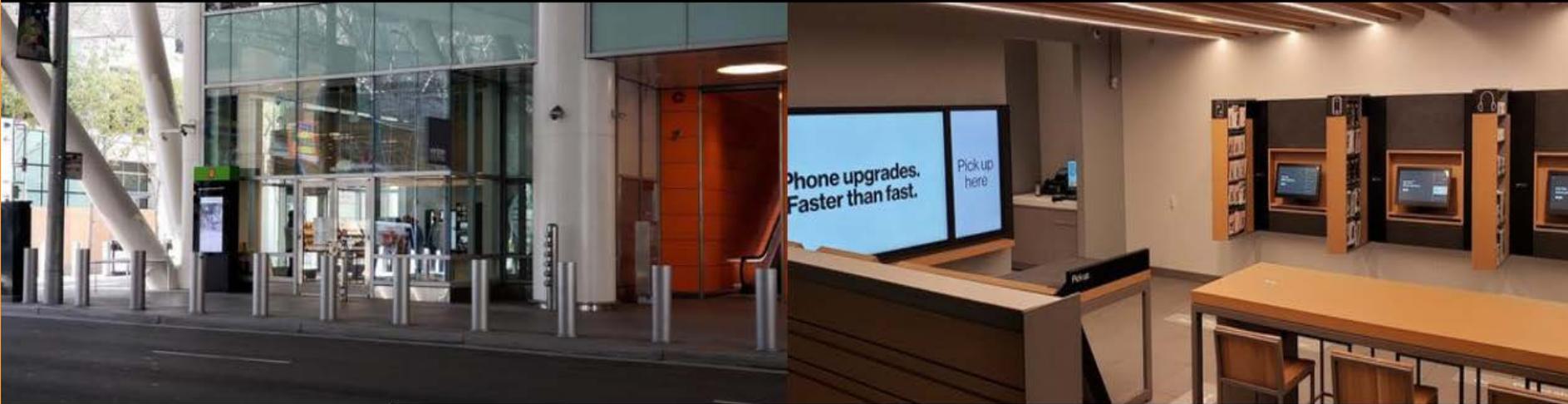


# Tenant Construction Completed

## Verizon Express

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

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



## 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 by end of February 2021



# Remaining Tenant Space Key Dates

## Q4 2020 Turnover, Q3 2021 Opening

- Happy Lemon – 836 sf
  - Rent Commencement 2/10/2021
- Poke House – 1,075 sf

## Q1/Q2 2021 Turnover, Q3 2021 Opening

- Charley's Philly Steaks – 971 sf
- Dim Baos – 1,950 sf
- Tycoon Kitchen – 687 sf
- Venga Empanadas – 691 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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Thank You

**TJPA**

TRANSBAY JOINT POWERS AUTHORITY

