

Facility Update

August 12, 2021



Operations & Park Update

- ❑ Frequency of service by our Transit Operators increasing
 - ❑ Ridership numbers still relatively flat
- ❑ Lawn re-seeding project a success
- ❑ Dreamforce related event now tentatively slated for mid-September on west end of Park
- ❑ Film shoots and corporate event interest continues to improve
- ❑ Amplified sound guidelines to be recommended by the Salesforce Park Committee on September 1
- ❑ Wayfinding efforts moving forward



Retail Leasing Update



Status of Available Spaces

- ❖ **Pad P-02** (Park Food & Beverage Kiosk opportunity)
 - Lease negotiations wrapping up, in parallel with kiosk design – expect to seek TJPA Board approval in September
- ❖ **Salesforce Park** (cart-based food opportunity)
 - Vetting interest in serving park patrons via mobile cart (only if complementary to Pad P-02 user)
- ❖ **Other spaces**
 - ❖ **Suite 232**
 - Marketing efforts continue
 - ❖ **Suites 133 and 137**
 - Lease negotiations drawing to a close
 - ❖ **Suites 135 and 141**
 - Marketing efforts continue, some tours of space held recently
 - ❖ **Suites 117 and 118**
 - Vetting interest here as well
- ❖ **Occupancy rate approximately 82%**

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Tenant Improvements Update

TJPA
TRANSBAY JOINT POWERS AUTHORITY



Status of Landlord Delivered Items

Kitchen Exhaust

- ❑ Scrubber room construction progressing, last large material delivery of vertical ducting received two weeks ago, installations underway throughout suites, more horizontal ducting to be delivered in coming weeks

Other Base Building Requirements

- ❑ On course for completion by this Fall

Event Raceway – Connecting B-1 to Park Level

- ❑ Provides video/cable and fiber connectivity to enhance plug & play capability for events in Salesforce Amphitheater/Lawn and Main Plaza – ductwork completed, power panel to be set in August, however some supply chain issues delaying fiber connection

Dry Storage in Suites 113 and 115

- ❑ Fully completed, have been generating interim revenues through licensed use with special events/film shoots.



Exhaust fan inside scrubber room

Ductwork in lower level



Event raceway connection to park level

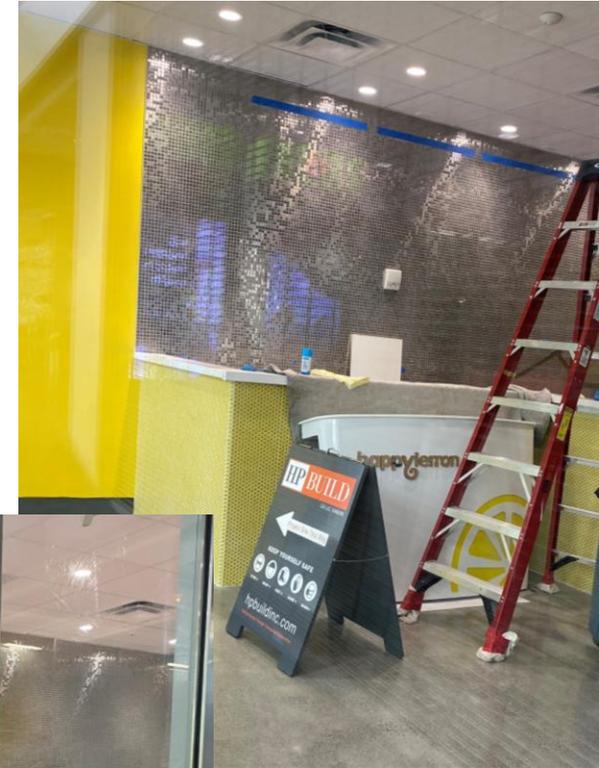
Remaining Tenant Space Key Dates

September 2021 Opening

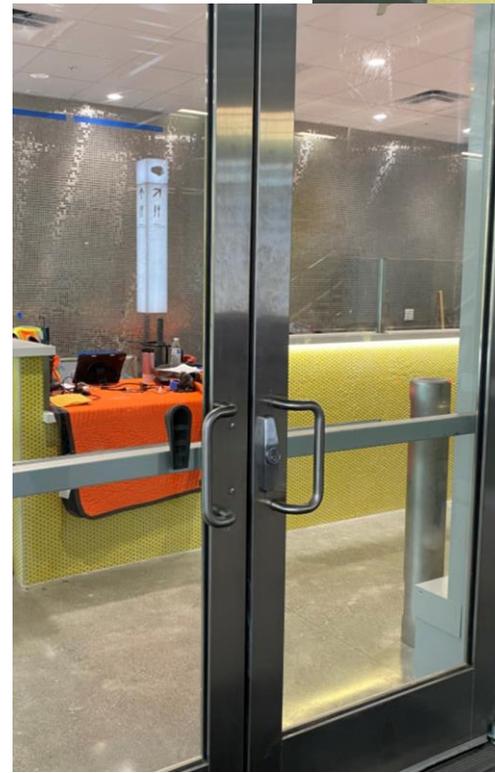
- Happy Lemon – 836 sf
 - Rent commenced 2/2021
 - Permitting processes pushed opening one month

October 2021 Opening

- Kaiser Permanente – 3,996 sf
 - Rent commenced 10/2020
 - Working on future advertising campaign in center (yields additional TJPA revenue)



Happy Lemon



Remaining Tenant Space Key Dates

Q1 2022 Likely Openings

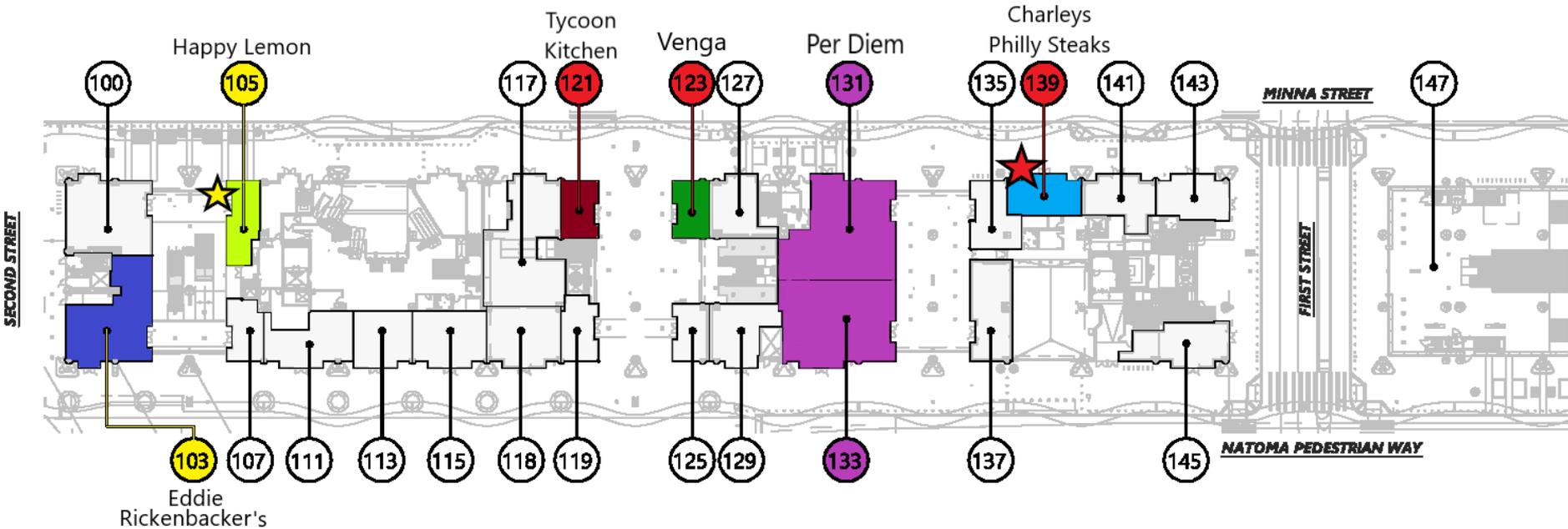
- Charley's Philly Steaks – 971 sf
- Dim Baos – 1,950 sf & 742 sf
- Tycoon Kitchen – 687 sf
- Venga Empanadas – 691 sf
- Acquolina – 2,073 sf
- Poke House – 1,075 sf
- Per Diem – 3,256 sf
- Eddie Rickenbacker's – 2,300 sf

SALESFORCE TRANSIT CENTER GROUND FLOOR

WEEK OF 8/9/21 - 8/13/21

ONSITE CONTRACTORS

- M.A. Steiner, Matrix, Expert Drywall
- NOVO, Russell H., DPW, McClure, Innovative Mech.
- HP Build, Russell H., West Coast Acoustical, Capitol Electric, RLH, RMI



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Thank You

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