



DOUBLE BRANCH HEALTH & SCIENCE

MEDICAL OFFICE BUILDING

PASCO COUNTY, FL.



healthTREK

NOW PRE-LEASING

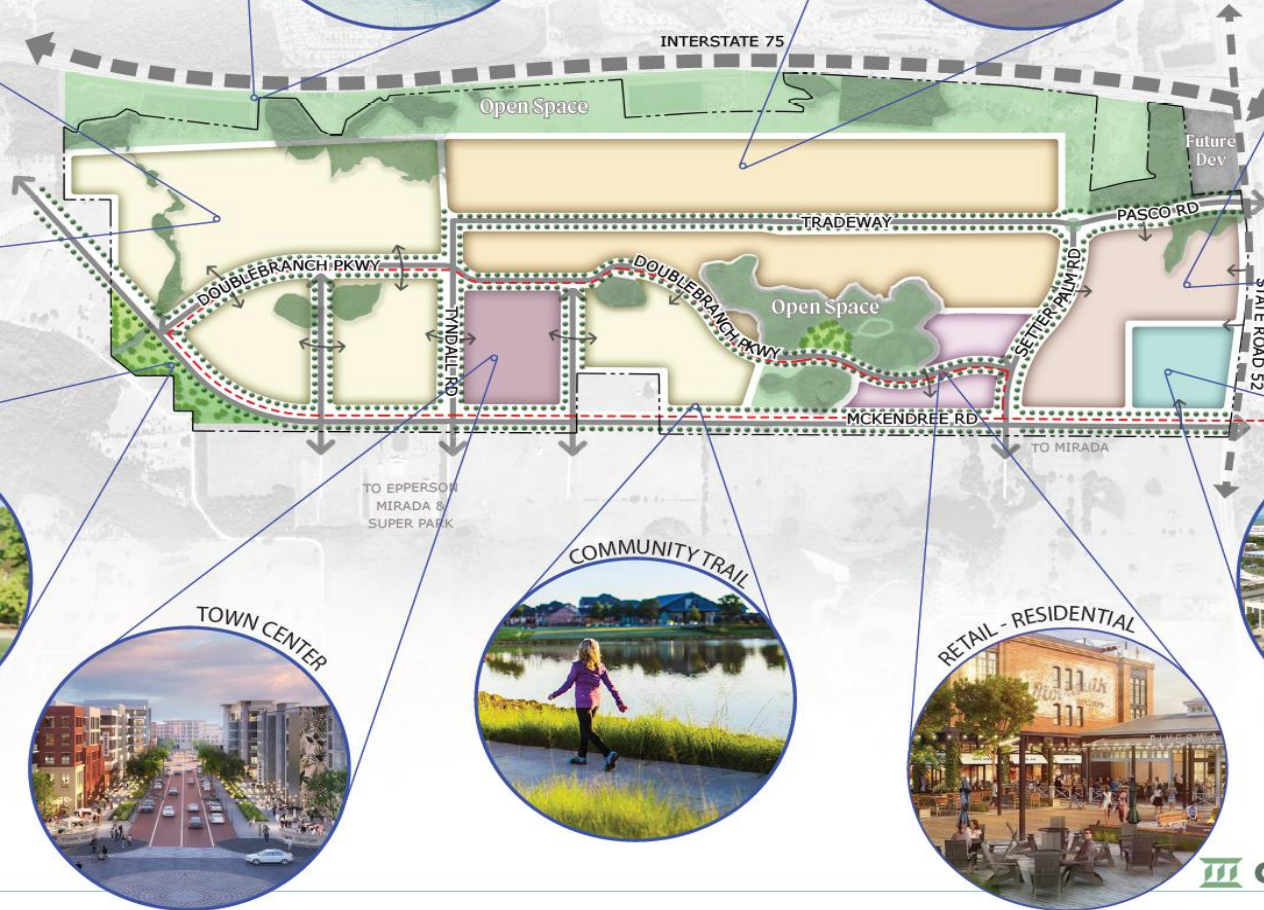
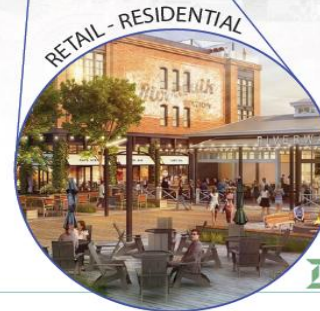
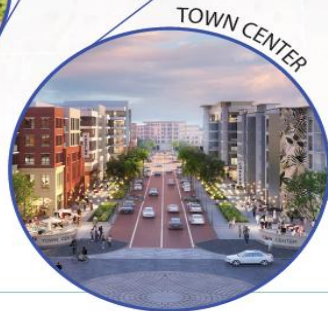


Double Branch Master Plan



DoubleBranch

Pasco County



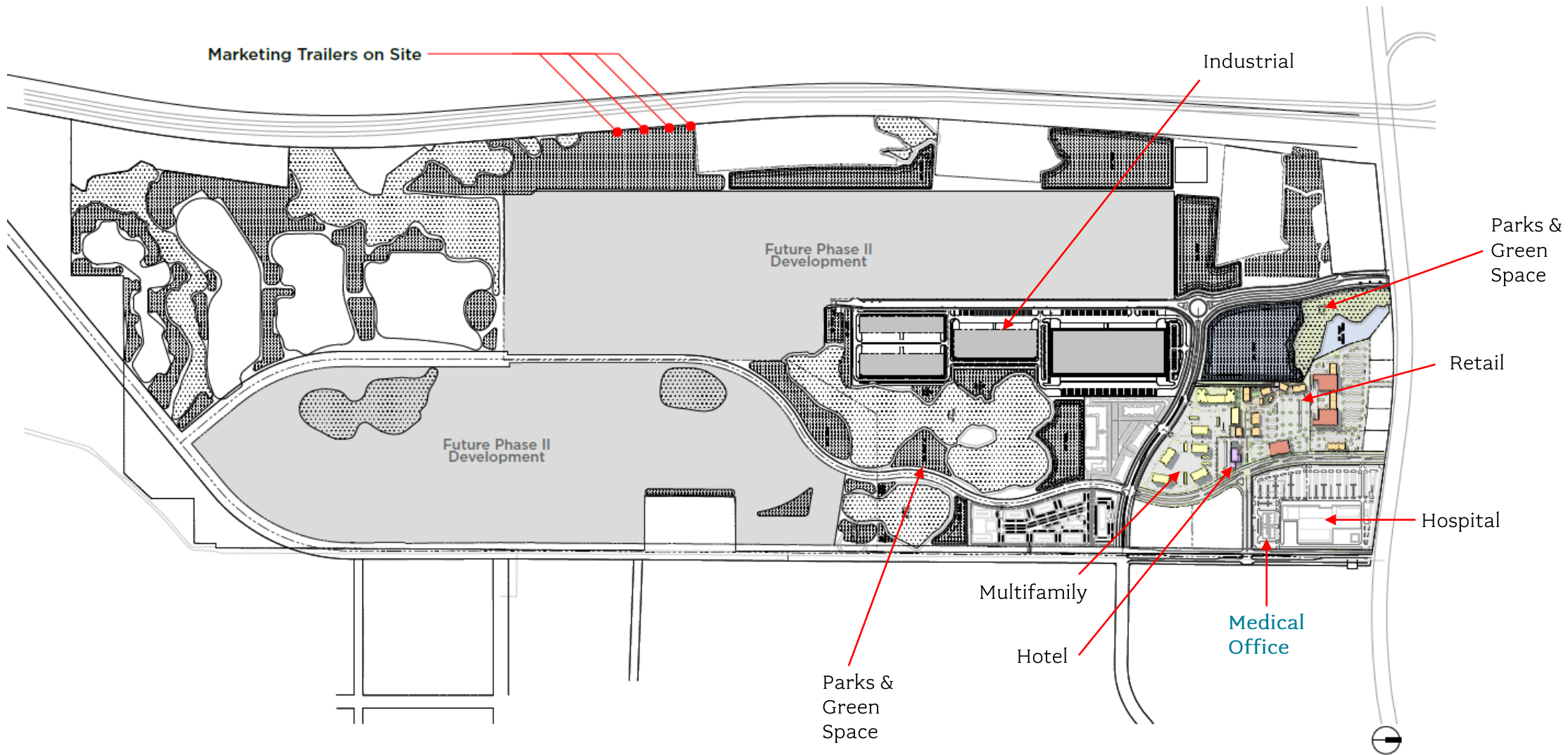
DOUBLEBRANCH 08-15-2023

 **COLUMNAR** + 

NOT TO SCALE 



Master Plan



double branch masterplan

The information shown is based on the best information available and is subject to change without notice.

San Antonio, Florida
February 25, 2025

OMNIPLAN

 **COLUMNAR**

2



Master Plan

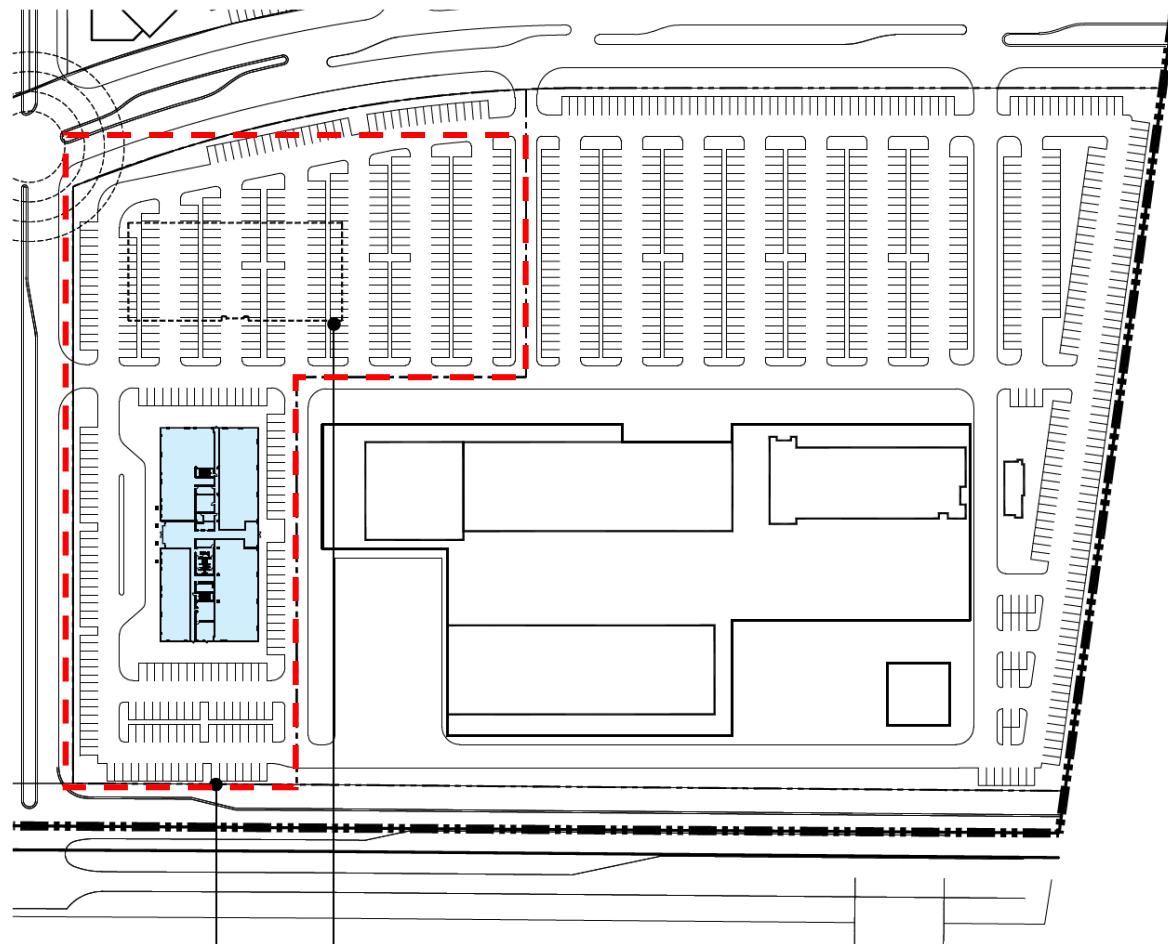


- = Retail
- = Multifamily
- = Hotel
- = Hospital
- = Medical Office

Additional Amenities:

- Manicured Park/Green Spaces
- Connected Bike Trail System
- Entertainment Pavilions
- High-end restaurant space, 200k total retail
- Upscale Hotel





Lot A Total

Phase I MOB = 480 spaces
Hospital Parking = 615
1095 spaces provided

Future MOB Phase II

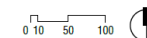
4 Levels
470 spaces required @ 5 per 1000

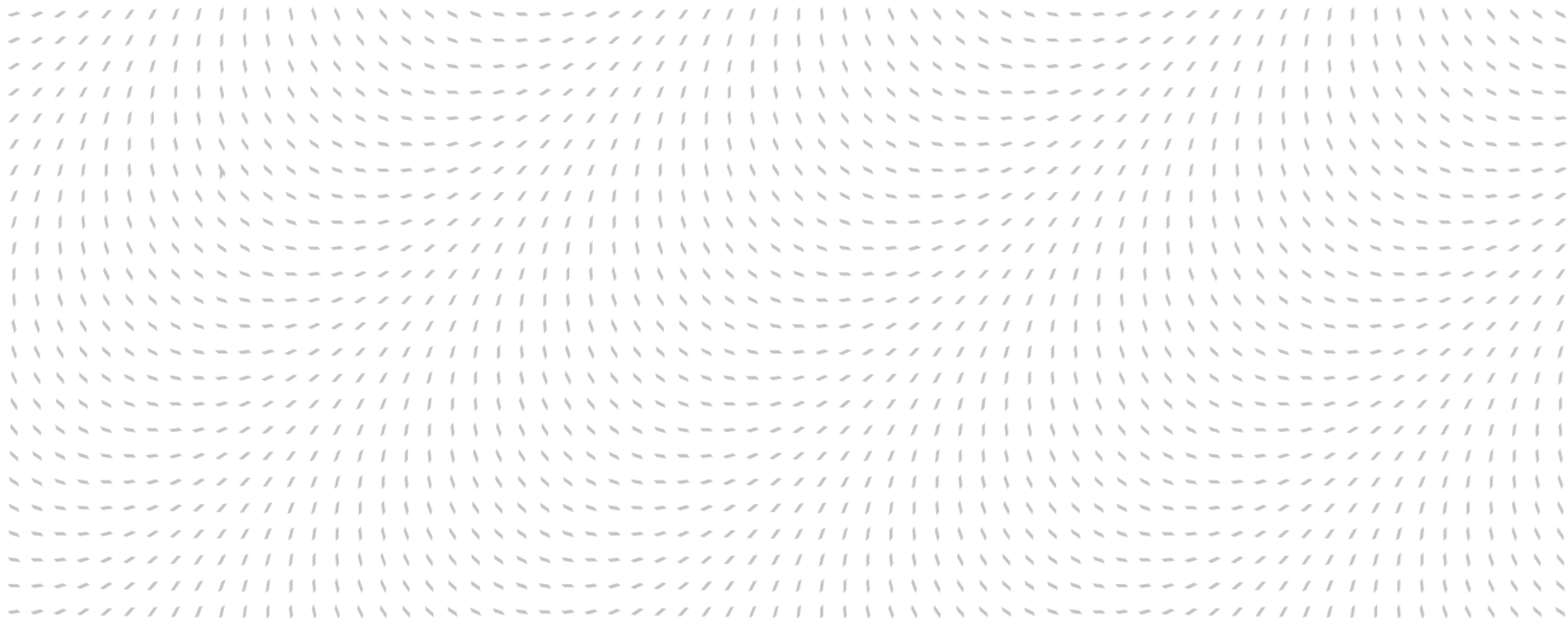
MOB Phase I

4 Levels
470 spaces required @ 5 per 1000
480 spaces provided

Phase I & II Total

2 Phases - 4 Levels each
480 spaces provided





Opportunity Details

Project Details

Health + Science District Medical Office Building One

- 100,962 rentable sf Medical Office Building
- Physician Office & Ancillary Spaces Available
- 5/1000+ sf Surface Parking
- Adjacent to Integrated Acute Care, Outpatient and Wellness Amenities, 150+ bed Hospital in negotiations
- High Visibility from I-75 & SR-52
- Building Signage Available
- Pasco County Incentives Available / “Ready Site” Program¹
- 4Q 2025 Construction Start with Occupancy by Year-End 2026



Project Details

MOB Lease Offering

	Target \$NNN/rsf*	Target Total Rent/rsf	Tenant Improvement Allowance/rsf**
Physician Office	\$39.00	\$51.00	\$80.00
Ancillary Space (Surgery, Imaging, etc.)	\$51.00	\$69.00	\$225.00

Limited Partnership Co-Investment Available — Details Upon Request

* - Estimated \$12-18psf NNN expenses (inclusive of RE Tax) subject to tenant operations

** - requires 10-yr minimum lease term, TI overages can be amortized into lease subject to approved levels

Anticipated 4Q 2026 Occupancy



Phase 1 Complimentary Developments



Multifamily

- Delivery Date: 1Q 2027
- Units: 324
- Spec: Class A Garden (4 floors)
- Market-leading finishes & amenity package
- Surface Park



Retail

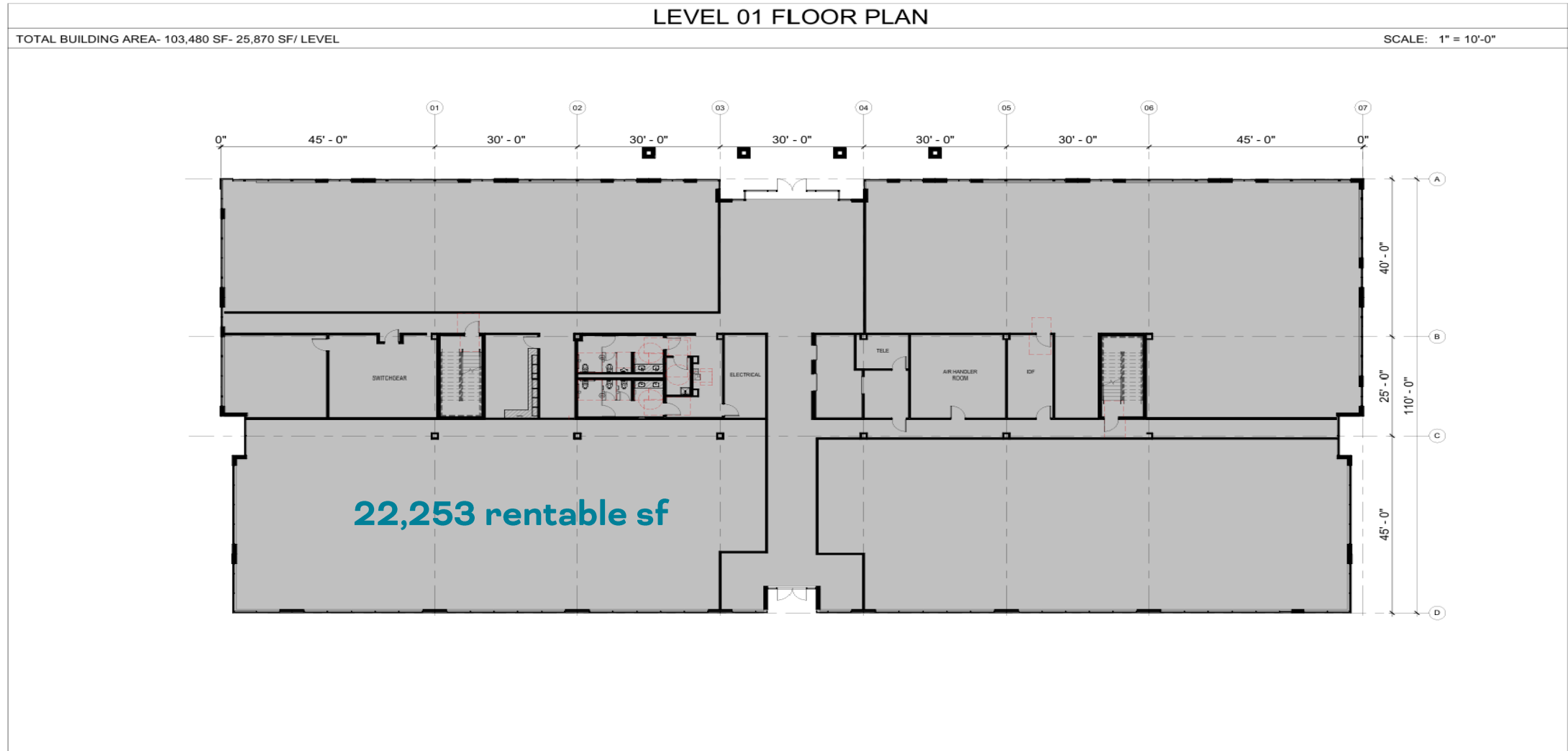
- Delivery Date: 3Q 2026+
- SF: 198,000
- Uses: Grocer, Fitness, Lifestyle, Pad sites, Inline, Freestanding, Entertainment, F&B
- Surface Park



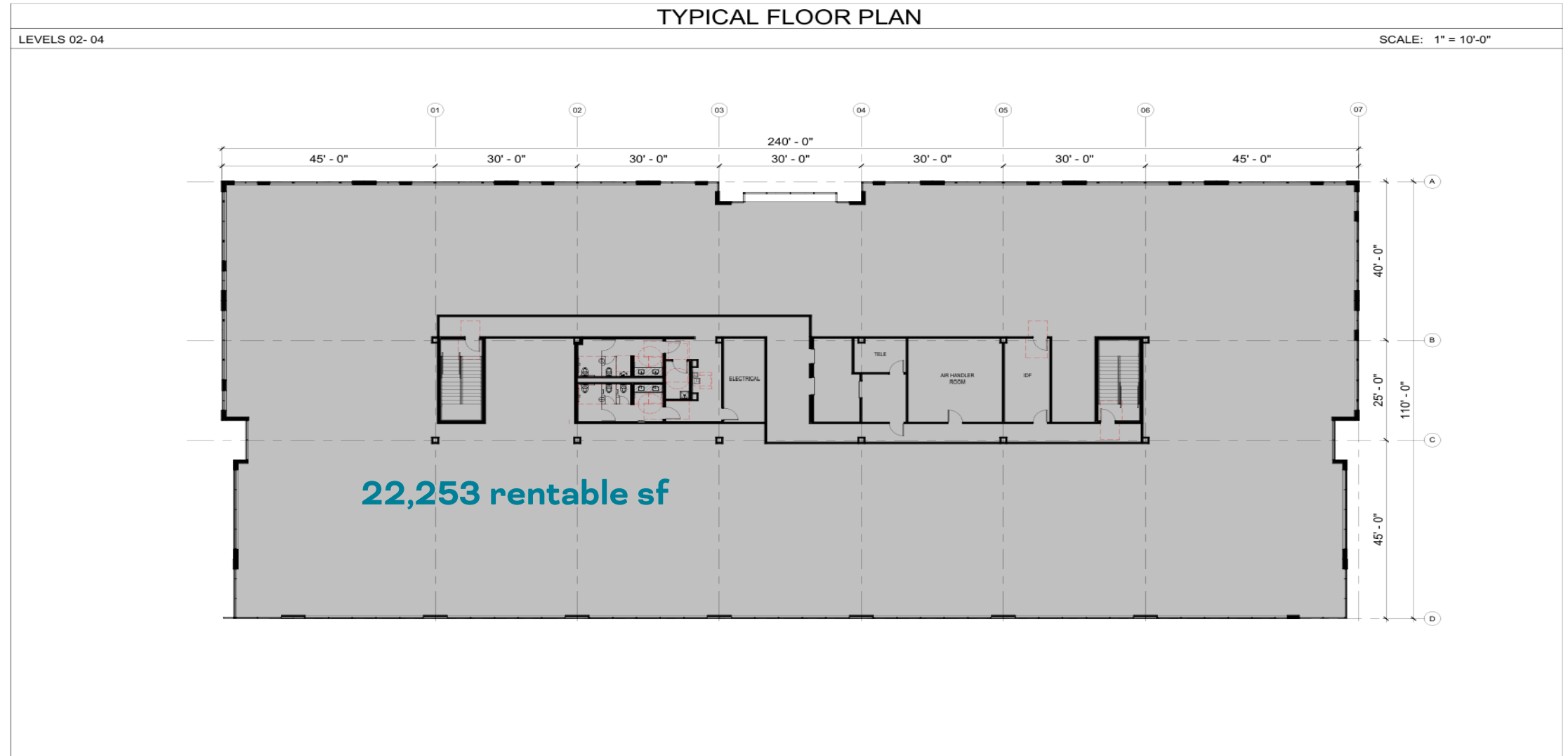
Hospital

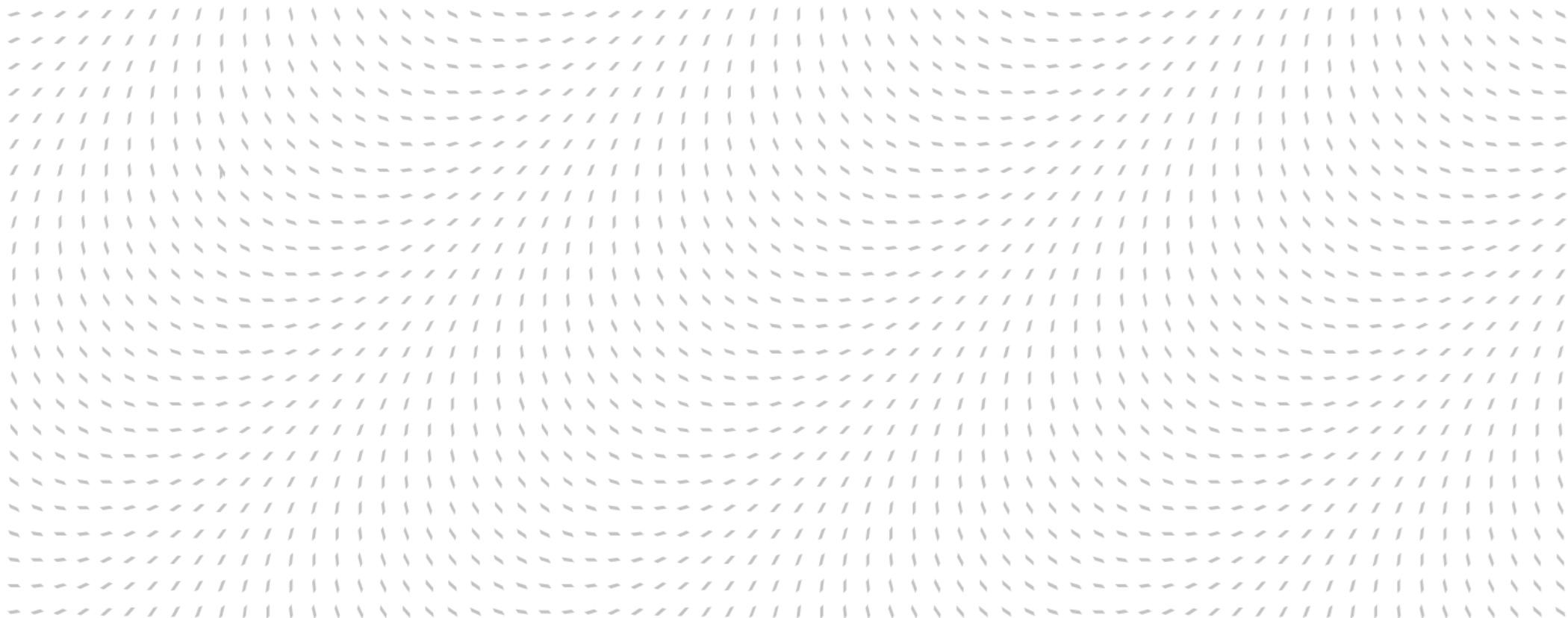
- Delivery Date: TBD
- User: Major Health System
- Beds: 150+
- Spec: Next-gen Emergency / General Care
- Structured Garage

Floorplans



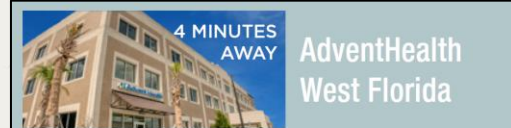
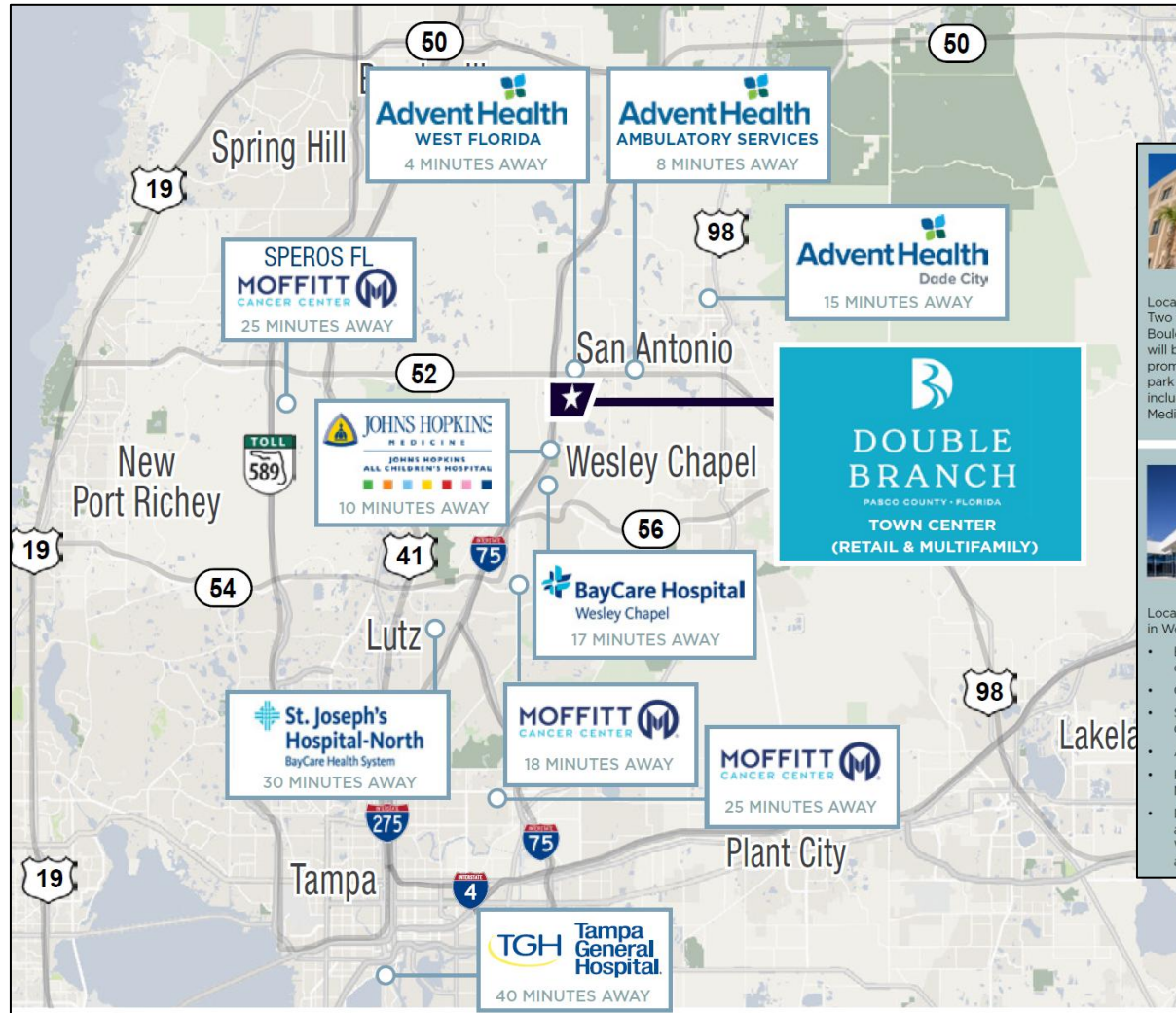
Floorplans





Market Information

Existing Hospital Systems



4 MINUTES
AWAY

**AdventHealth
West Florida**

Located across from Double Branch is AdventHealth's primary care facility. Two miles east of Double Branch, at the corner of State Road 52 and Mirada Boulevard Advent Health West Florida's new Ambulatory Services Center will bookend the Connected City Corridor. It includes a three-phase plan to promote healthy living with telehealth services in individual homes, a health park facility and plans for an offsite emergency room. Featured services include Diagnostics, Family Medicine, Gastroenterology, Hepatology, Internal Medicine, and Orthopedic Surgery.



15 MINUTES
AWAY

**AdventHealth
Dade City**

Located eight miles northeast of Double Branch, the full-service AdventHealth Dade City, formerly Florida Hospital Dade City, offers high level healthcare services including:

- Board certified emergency and urgent medicine physicians, 24 hours-a-day, seven-days-a-week, 365 days-per-year
- On-site, full-service, state-of-the-art laboratory services
- State-of-the-art digital radiology services featuring low dose radiation CAT scan and diagnostic X-ray systems
- Ambulance access
- Full-service Heart & Vascular Center
- Doctors specializing in Bariatrics and Weight Loss, Pediatrics, Diabetes and Endocrinology, Gastroenterology, Ear, Nose & Throat, Men's and Women's Health, Orthopedics, Pulmonology, Sports Medicine, Urology, and Surgery & Wound Care



17 MINUTES
AWAY

**BayCare
Hospital
Wesley Chapel**

Located nine miles south of Double Branch, the full-service BayCare Hospital in Wesley Chapel, offers high level healthcare services including:

- Board certified emergency and urgent medicine physicians, 24 hours-a-day, seven-days-a-week, 365 days-per-year
- On-site, full-service, state-of-the-art laboratory services
- State-of-the-art digital radiology services featuring low dose radiation CAT scan and diagnostic X-ray systems
- Ambulance access
- Full-service Cancer Treatment Center, Heart & Vascular Institute, Neuroscience Institute, and Orthopedic Institute
- Doctors specializing in Bariatrics and Weight Loss, Pediatrics, Diabetes and Endocrinology, Gastroenterology, Ear, Nose & Throat, Men's and Women's Health, Orthopedics, Pulmonology, Sports Medicine, Urology, and Surgery & Wound Care



10 MINUTES
AWAY

Johns Hopkins Children's Hospital

Johns Hopkins All Children's Hospital is expanding its reach with a new 56-bed pediatric hospital in Wesley Chapel, Florida. Located near Interstate 75 and Overpass Road, this facility will feature a 16-room emergency center, clinic spaces, imaging rooms, operating rooms, and support services. Construction is set to begin in early 2025, with completion anticipated in 2027.

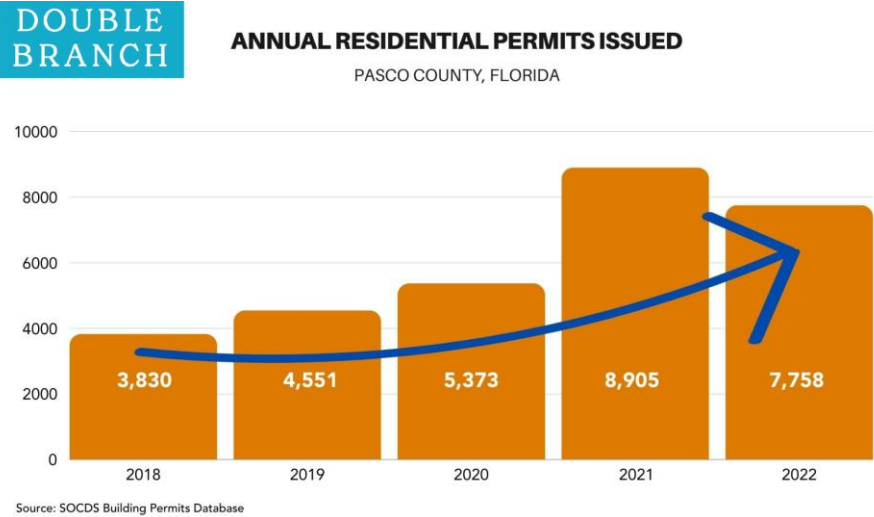
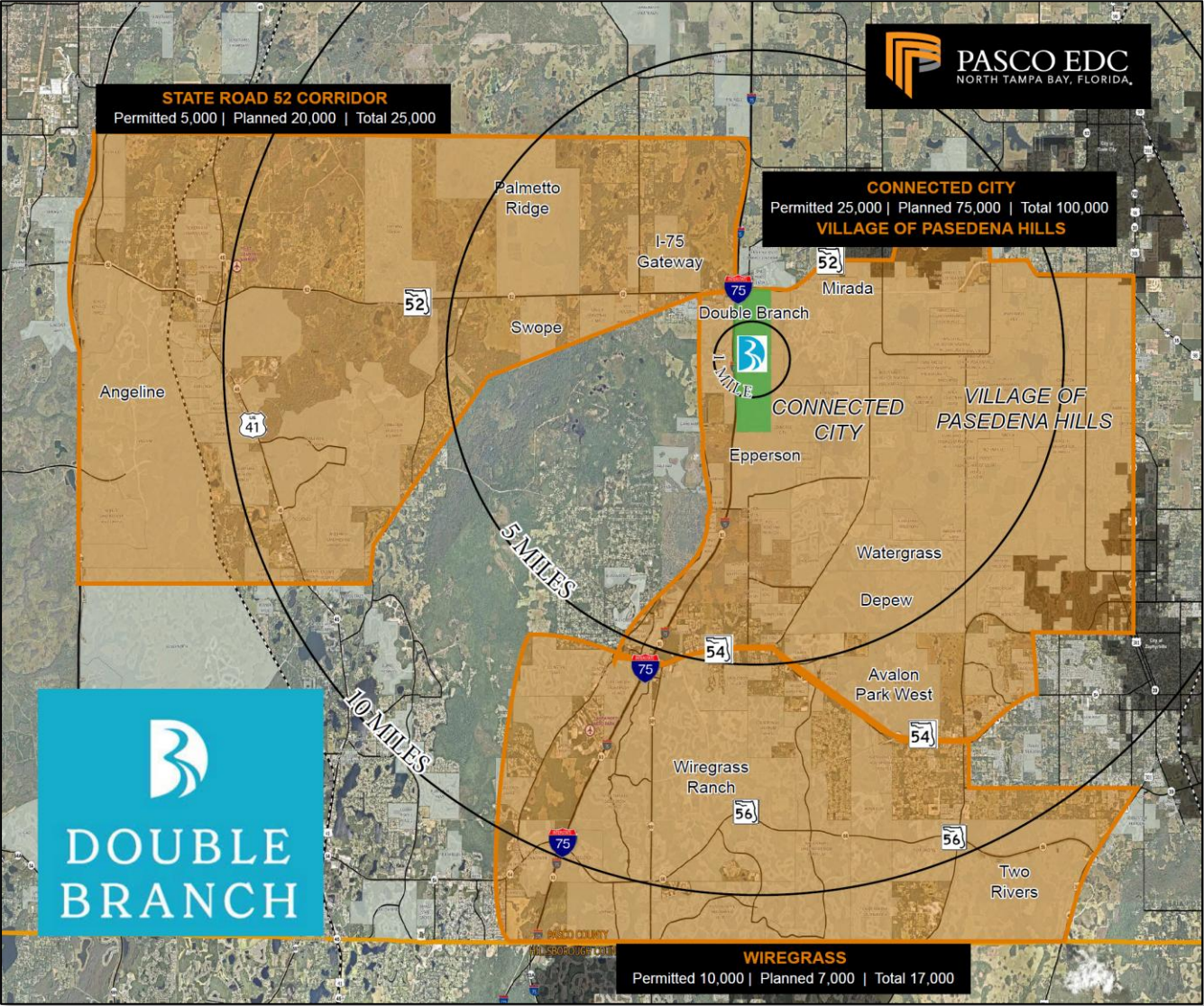


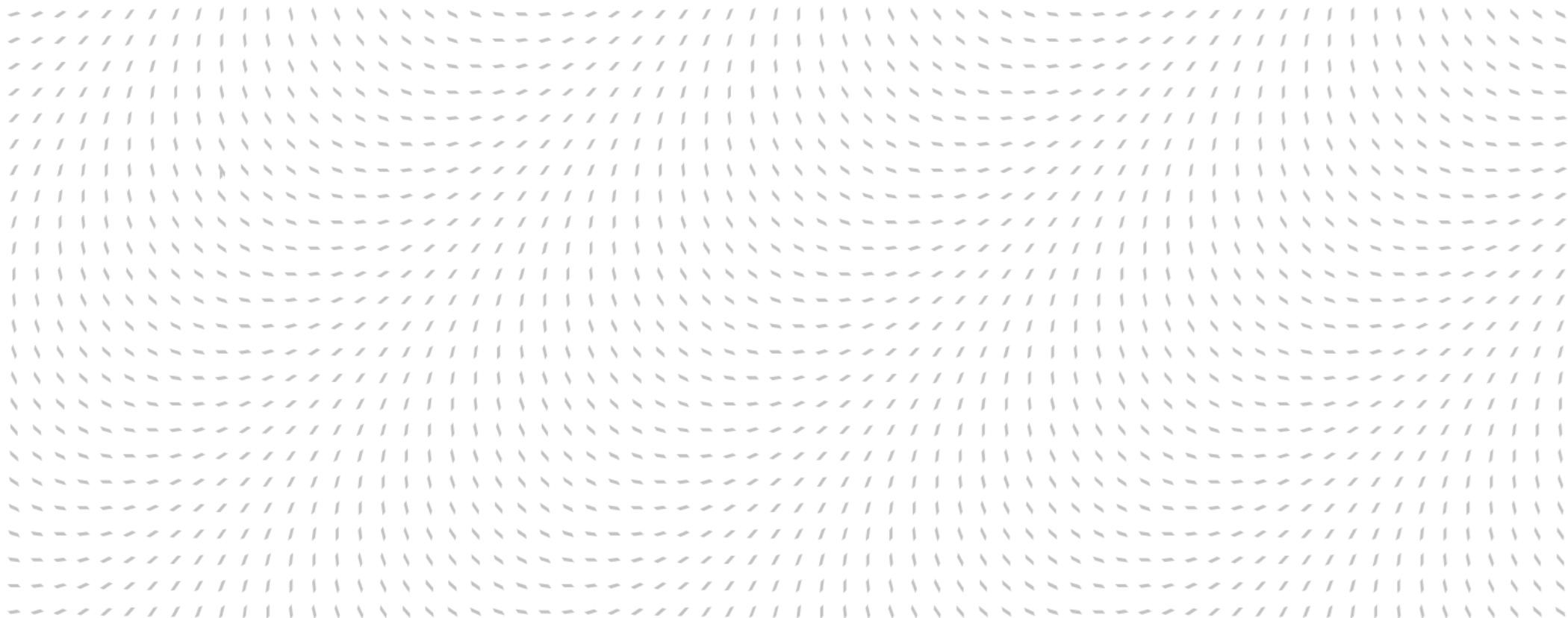
25 MINUTES
AWAY

Moffitt Life Science Center, Wesley Chapel

Moffitt Cancer Center is developing Speros FL, a 775-acre global innovation center in Pasco County, Florida. This monumental campus will feature 16 million square feet of lab, office, manufacturing, and clinical space, with potential additions like classrooms, health clubs, and a performing arts center.

Household Formation Growth





Sponsor Overview

Sponsor Overview

Columnar, a Traylor Capital company, has its roots in Traylor Bros., Inc., a third-generation family-owned company. Founded in 1946 by William F. Traylor, his son and grandsons have steered the company toward the same vision throughout the decades: to be the most respected, preferred, and consistently performing heavy civil contractor in North America.

Daniel A. Traylor and the Traylor family founded Columnar in 2009 during the precipitous slide in national residential real estate markets. Since that time, under the Traylor Capital umbrella, platform companies have made more than 30 distinct investments spanning Florida, North Carolina, Texas, and Colorado delivering superior risk-adjusted returns along the way. Based on early success and a rapidly growing capital base, Columnar continues to expand its geographic footprint.

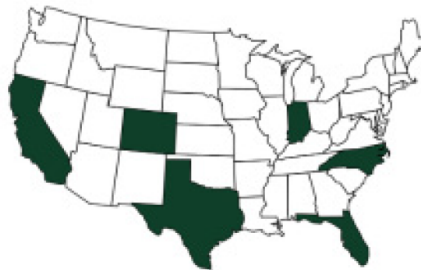
In 2017, Columnar began commercial and multifamily development with strategic partnerships and in 2023 officially launched Columnar Commercial to greatly expand that business line. More recently, in 2020, Traylor Capital launched RockWell Homes to continue vertical integration from “horizontal” land developer to “vertical” builder and developer. Columnar’s close-knit team of managers have long-established presences in target markets, enabling them to source best-in-class opportunities. They tap into both traditional and non-traditional channels to uncover unique off-market transactions. Columnar prides itself on being at the forefront of local development trends and fostering relationships that lead to extraordinary opportunities. Columnar’s excellent contract performance has built a reputation critical to its past and future success.

Columnar - Investigating Development Trends and Fostering Relationships that Lead to Uncommon Opportunities

40+
Developments
in Six States

13,000
Residential
Units

7 Million SF
Commercial and
Industrial



Sponsor Overview — Columnar Commercial Projects



Tri-County 75

- Location: Ft Myers, FL
- Class A, 4 building, 820,000 sf, Spec Industrial Development
- Delivered June 2024, sold November 2024 (100% leased)
- 85% of project leased to creditworthy tenants
- Status: Sold



75 Logistics at Double Branch

- Location: Pasco County, FL
- Phase 1 is 450,000 sf, 3 building, Spec warehouse/distribution to be delivered in June 2025
- Additional Phases include build-to suit opportunities for an additional 4M sf
- Status: Under Construction



Bosk Apartments

- Location: Avon, CO
- 242 Luxury, market rate apartments
- Status: Construction Commenced in October 2024, delivery expected in Q1 2027

Sponsor Overview — Columnar Commercial Projects



The Boardwalk & Shops at Double Branch

- Location: Pasco County, FL
- Boardwalk: Upscale freestanding outparcels targeting F&B/fashion & entertainment, ~65k sf
- Shops: Junior anchor & inline targeting grocer & fitness, ~135k sf
- Status: Predevelopment



Suncoast Distribution

- Location: Various, FL
- 4 building cold storage portfolio, totaling 315k+ sf
- Strategy — Acquire from user, known to vacate in 18-24 months. Re-lease or sell to users
- Status: 1 building sold, others marketed for sale or lease



Heirloom

- Location: Georgetown, TX
- Total Build Out: ~100 build-for-rent townhome units and ~200 traditional garden market rate units
- Status: Predevelopment — construction to commence 2026





CONTACT BELOW FOR:

Building Leasing
Land Acquisition
Build-to-Suits

healthTREK

 **COLUMNAR**
COMMERCIAL

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**DOUBLE
BRANCH**

PASCO COUNTY • FLORIDA

The content of the provided information is preliminary in nature and subject to changes dependent on market conditions and judgement of developer. Any modifications to the site configuration, facility representations and preliminary pricing are subject to changes without notice and are available to facilitate interest discussions as the overall project is developed.

Disclaimers

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