



## HSA PrimeCare and Harrison Street Capital Acquire 107,000-SF Medical Office Building in Melbourne, Fla

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HSA PrimeCare, an operating division of HSA Commercial Real Estate, has acquired Crane Creek Medical Center, located at 2222 South Harbor City Blvd., Melbourne, Fla., in a joint venture with Chicago-based Harrison Street Real Estate Capital, said John Wilson, president, HSA PrimeCare, and John Mangel, vice president, development and acquisitions, HSA Commercial Real Estate. The 107,000-square-foot, six-story medical office building, built in 2009, was purchased from a joint venture of Milwaukee-based Zilber Ltd. and the building's anchor tenants, The B.A.C.K. Center and Osler Medical.

The B.A.C.K. Center, a neck and spinal specialty practice led by the renowned spinal surgeon Dr. Richard A. Hynes, currently occupies two floors totaling 68,000 square feet at Crane Creek. The B.A.C.K. Center offers spine surgery, neurosurgery, orthopedic, chiropractic and physical therapy services at this facility. The firm's office suite includes a pharmacy, a medical equipment company and a 6,400-square-foot auditorium in which the practice hosts educational programs and medical seminars. The remaining space is occupied by Osler Medical, a multispecialty medical group based in Brevard County that was recently integrated with The B.A.C.K. Center.

“Crane Creek Medical Center is a state-of-the-art medical office building occupied by best-in-class tenants,” said John Wilson, president, HSA PrimeCare. “As we continue to execute our acquisition plan, these are the types of opportunities we want to pursue.”