

# OFFICE / RETAIL / MEDICAL

3,555 sqft  
3,486 sqft

## FOR LEASE



200 Andover Park East  
Suite 100 & Suite 6  
Tukwila, WA. 98188



### Office & Specialty Space

Suite 100 3,555 sqft, High-density concrete shielded vault optimized specialized for radiation oncology use. Neutron shielded, ksi 50 grade steel, lead and polyboran shielding throughout.

Suite 6— 3,468 sqft Prior Church, w/ open floorplan for retail / office showroom, and many other uses

- Easy Access to I-5 / 405 & SR-67
- Exterior Signage PARK TENANTS WA State DMV, Concentra Medical, Sound Credit Union, US Health Works, VI, Resorts, Benca Dentistry
- High traffic and density counts—great location office or retail.

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# Radiation Vault Specifications / 3,555 sqft



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## Specialty Space / Medical or Security Vault Space

Prior Use/User was Cancer Center specializing in radiation oncology, providing state-of-the-art treatments for cancers including prostate, breast, head/neck, colorectal, brain/CNS, bone, skin, lung, gynecologic, and metastatic disease.

### Vault type:

High-density concrete shielded vault optimized for radiation oncology LINAC (high-energy beam shielding) / for Varian Clinac 21iX-series LINAC (high-energy X-ray beams, 6-25 MV) or similar.

### Prior Vault equipment:

The vault housed a 2011 Varian Clinic 21iX-series linear accelerator (LINAC), with associated CT simulator gantry (e.g. GE Optima CT580), bariatric treatment table, and Dorado laser system.

### Dimensions/Specs:

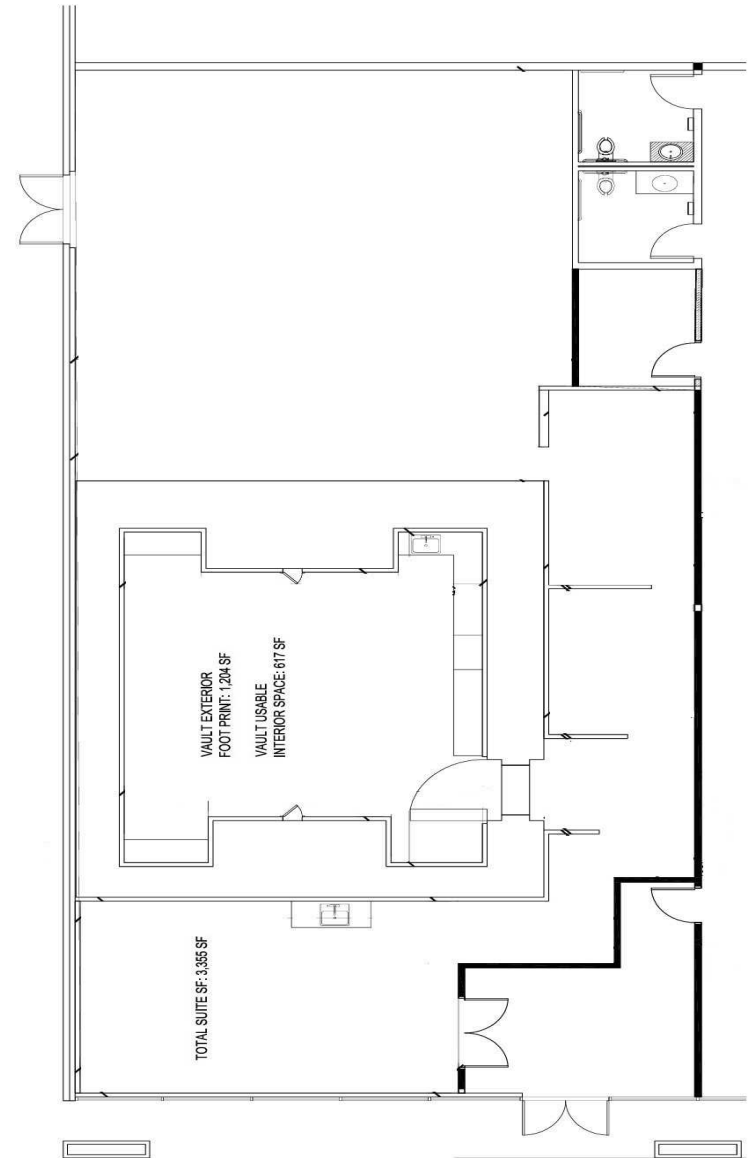
- Neutron shielded, ksi 50 grade steel, lead and polyboran shielding throughout.
- Automated 71" door, w/ 48" doorframe
- Walls: 8 ft thick (all sides)
- Roof slab: 13 ft thick (above 10 ft ceiling)
- Floor slab: 3 ft thick (sits on -3 ft elevation)
- Pit: 13 ft 9 in deep x 5 ft 6 in wide (under gantry)
- Footprint: 36 ft x 32 ft overall (22'x13'x10' height interior)

### Concrete Reinforcement (Rebar Schedule)

- Walls: #8 bars @ 12" o.c. both ways, both faces (4 curtains noted)
- Roof: #6 bars @ 12" o.c.
- Floor: #7 bars @ 12" o.c. both ways
- Dowels/Laps: #6 @ 12" o.c., 3 ft min lap, 3" cover

### Build Sequence Highlights

1. Excavate: To -4 ft, add crushed rock base (soils report required)
2. Pour Floor/Pit: 3 ft slab, align with existing floor ( $\pm 1/4"$  lip)
3. Walls & Roof: Form/pour 8 ft/13 ft thick, tie to building trusses (8 ft spacing)
4. Supports: 4x4 steel tubes (HSS) w/ 5/8" epoxy anchors; 2.5 ft deep concrete saddles
5. Shielding Add-Ons: Steel plates in walls/roof; foam gaps; door recess (\$4.1)
6. Finish: Grout pit base (147 lb/ft<sup>3</sup>, 2000 psi, 7-day cure pre-equipment)



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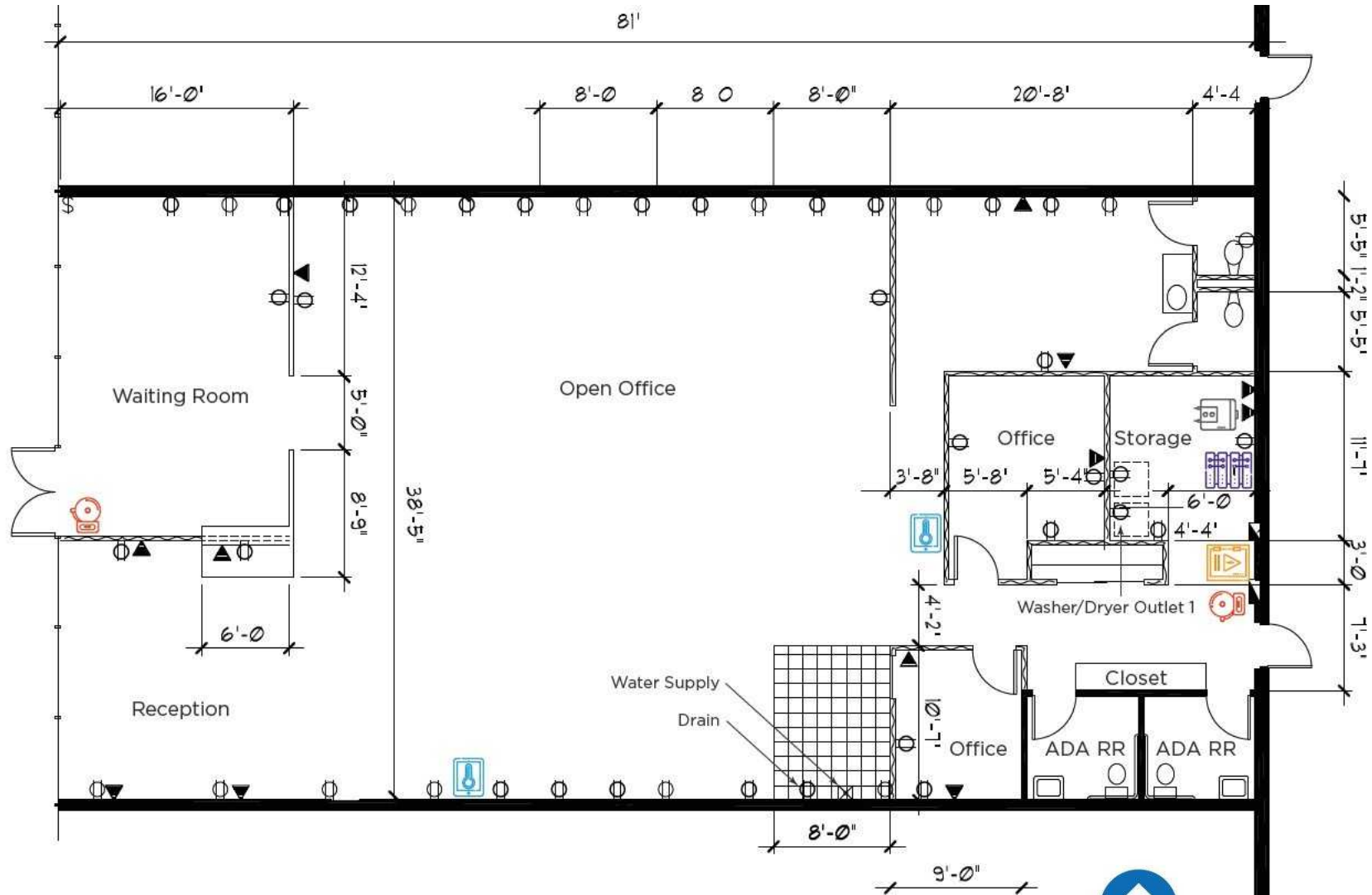
# OFFICE SPACE

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