

OFFICE MEDICAL

3,555 sqft
FOR LEASE



200 Andover Park East
Suite 100
Tukwila, WA. 98188



Radiation Oncology Treatment Suite

- High-density concrete shielded vault optimized specialized for radiation oncology use.
- Neutron shielded, ksi 50 grade steel, lead and polyboran shielding throughout.
- Easy Access to I-5 / 405 & SR-67
- End-Cap Suite #100 - Exterior Signage PARK TENANTS WA State DMV, Concentra Medical, Sound Credit Union, US Health Works, VI, Resorts, Benca Dentistry

TBD + NNN (\$11.50)



Contact Broker : Matthew Royal

matthew@royalcommercialcorp.com / 1-425-952-4000

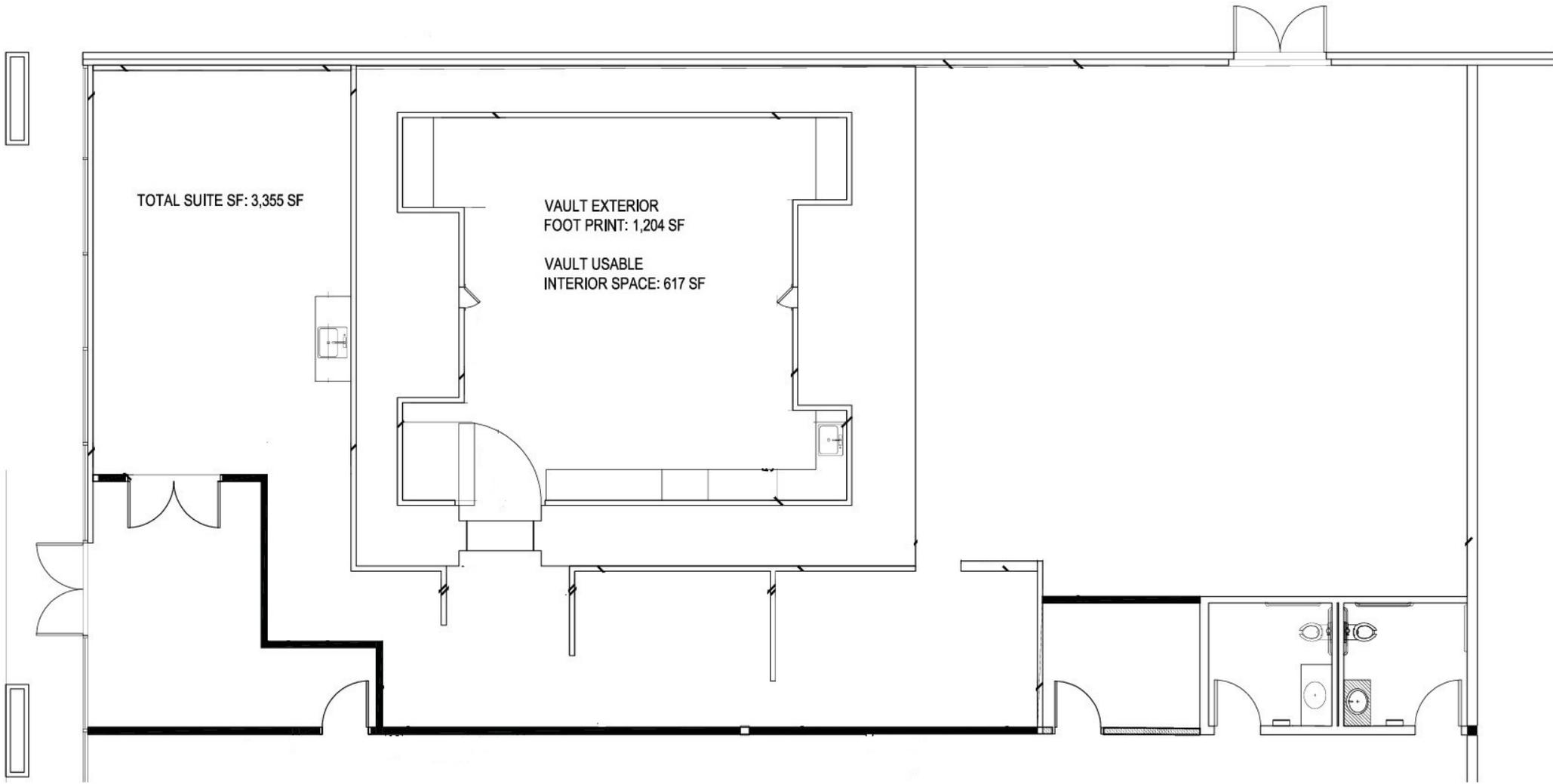
OFFICE SPACE

3,555 sqft

FOR LEASE



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Matthew Royal : matthew@royalcommercialcorp.com 1-425-952-4000



Royal Commercial Corp.

royalcommercialcorp.com

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Radiation Vault Specifications



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Prior tenant 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 (S4.1)
6. Finish: Grout pit base (147 lb/ft³, 2000 psi, 7-day cure pre-equipment)

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