



## THE ICE HOUSE

**4287 SPRUILL AVE, CHARLESTON, SC**

**5,249 RSF FOR SUBLEASE**



**CUSHMAN &  
WAKEFIELD**



FOR SUBLEASE

# THE ICE HOUSE

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## Property Highlights

Presenting a rare turn-key office sublease in one of North Charleston's most unique adaptive reuse projects, The Ice House. This 5,249 SF space is fully built out and move-in ready, with furniture available for immediate occupancy. Enjoy free, ample surface parking, access to a shared outdoor patio, and proximity to some of the area's best amenities — including Firefly Distillery, Holy City Brewery, and the newly redeveloped Park Circle Playground, all just a short walk away. The Ice House combines convenience, character, and community — ideal for companies seeking a creative and accessible office environment.

- \$32.50/SF NNN
- Estimated NNN: \$9.72/SF
- Move-In Ready
- Furniture Negotiable
- Shared Outdoor Patio



**Floor Plan Details:**

- Rooms and Areas:**
  - BREAK: 183 SF
  - WELLNESS: 83 SF
  - LAB: 289 SF
  - IT: 100 SF
  - IT/STORAGE: 131 SF
  - DIRECTOR: 119 SF (3 offices)
  - VICE PRESIDENT: 154 SF
  - MANAGER: 119 SF (3 offices)
  - COPY: 61 SF
  - STOR.: 30 SF
  - CONF/TRAINING: 552 SF
  - STOR.: 52 SF
- Dimensions:**
  - Overall width: 12'-0", 8'-3", 17'-7", 9'-7", 9'-7", 9'-7", 11'-2"
  - Overall height: 15'-5", 14'-0", 11'-7", 17'-10"
  - Room dimensions: 20'-8", 7'-9", 3'-10", 26'-1", 21'-2", 12'-3"
- Other Features:**
  - EXISTING ROOF LADDER
  - RECEPTION
  - Crosshatched Area is not a portion of the Premises



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