



## THE ICE HOUSE

**4287 SPRUILL AVE, CHARLESTON, SC**

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**5,249 RSF FOR SUBLEASE**



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE  
**THE ICE HOUSE**  
**4287 SPRUILL AVE**  
**5,249 RSF**

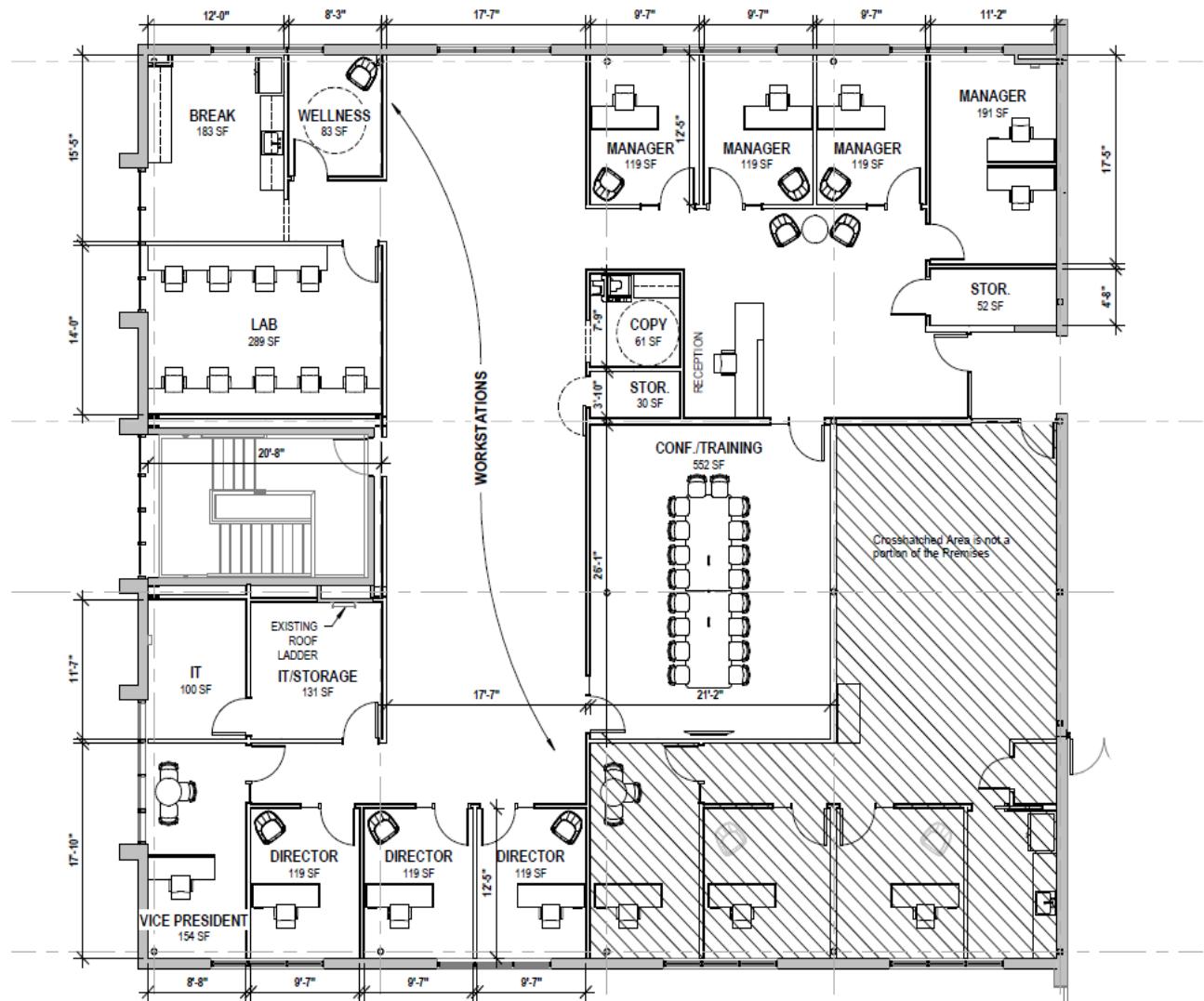
## Property Highlights

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



# FLOORPLAN



FOR SUBLEASE  
**THE ICE HOUSE**  
**4287 SPRUILL AVE**

**5,249 RSF**



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