



DRAMATIC RATE REDUCTION!

±4,896-SF Class A Office Suite For Sublease in Park Circle

4289 Spruill Ave, Suite 200 | North Charleston, SC

REDUCED LEASE RATE:
\$24 PSF NNN



Space comes as a fully furnished "plug & play" opportunity



Large open work area to enhance collaboration



Quick access to I-526, I-26 & Charleston Int'l Airport



±35 restaurants & cafés within 1 mile radius

For Sublease | 4289 Spruill Ave

Property Overview



At-a-Glance

±4,896 SF

Sublease size

Immediately

Date available

3/31/2029

Sublease ends

\$24 PSF NNN

Sublease rate

\$10.48 PSF

Operating expenses

Class A

Office space

±26,000 SF

Total possible SF

8

Private offices

2

Conference rooms

2

Call rooms

1

Kitchenette

2

Storage closets

Expansion Potential Available – Additional space including Suite 201 and first-floor options may accommodate growing companies with larger square footage requirements. *Contact broker for pricing.*

Park Circle's Premier Class A Office Environment

Suite 200 at 4289 Spruill Avenue presents an exceptional ±4,896-SF Class A office sublease in Park Circle, one of the region's most amenity-rich business districts. Available now through March 31, 2029, this professionally designed workspace offers private offices, collaborative open areas, quality finishes, abundant natural light and a functional kitchenette. The suite also comes **fully furnished** – a rare “plug and play” opportunity.

The location provides excellent highway connectivity and walkable access to dining, retail and services. At \$24 per square foot NNN (with operating expenses of \$10.48 per square foot), this sublease delivers exceptional value for creative or traditional office users.

- **Functional, Move-In Ready Layout** – 8 private offices combined with open collaborative space and kitchenette, and fully furnished layout
- **Prime Park Circle Location with Walkable Amenities** – Immediate access to restaurants, cafés, retail and professional services
- **Superior Access** – Excellent connectivity to major roadways ensures convenient access for clients and staff

For Sublease | 4289 Spruill Ave

Property Images

Reception



8 Private Offices



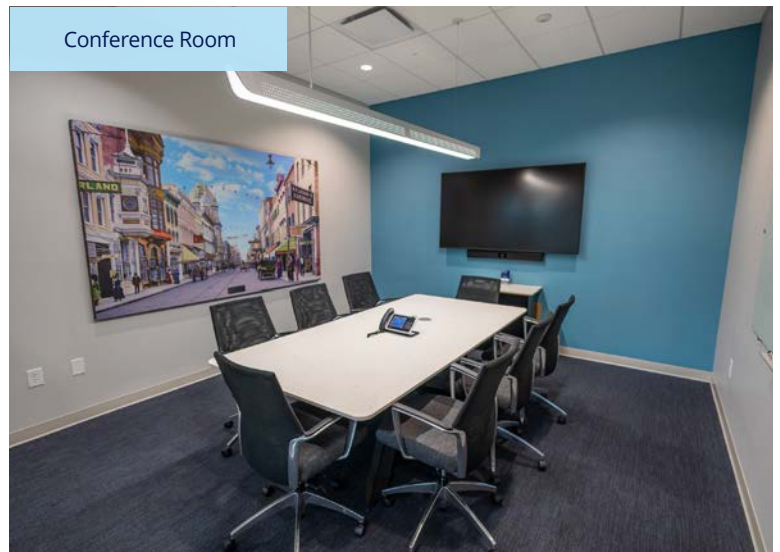
Open Work Area



Natural Light



Conference Room



Location Details

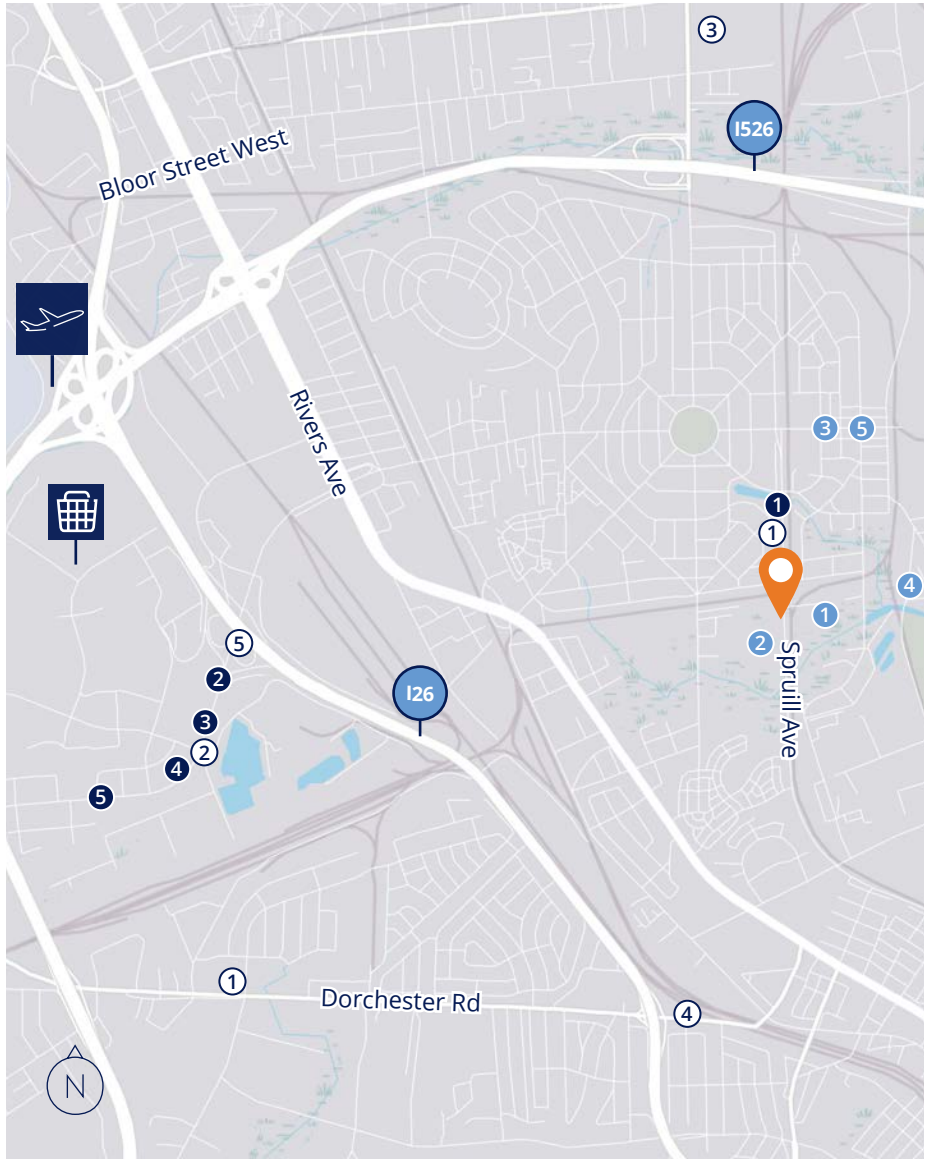
Area Highlights

Park Circle combines walkable urban amenities with excellent regional connectivity, creating an ideal environment for businesses and employees.

- Direct access to I-526 and I-26 provides seamless connectivity throughout the Charleston region
- Walkable mixed-use environment with 35+ restaurants and cafés within one mile

Travel Distances

I-526	0.5 mi 5 Mins
I-26	3 mi 7 Mins
Downtown	4.5 mi 8 Mins
Mount Pleasant	10 mi 13 Mins
West Ashley	3 mi 6 Mins
Daniel Island	5.5 mi 10 Mins
Summerville	18 mi 22 Mins
James Island	11 mi 21 Mins
Johns Island	12 mi 24 Mins



4-Mile Radius From Property



Subject property



Interstate



Charleston International Airport



Walmart

- ① Hotel Circulo
- ② Marriott
- ③ Wyndham
- ④ Holiday Inn
- ⑤ Hyatt Place

- ① Sunoco
- ② Spinx
- ③ Parkers Kitchen
- ④ Mobil
- ⑤ Circle K

- ① Holy City Brewing
- ② Firefly Distillery
- ③ Commonhouse Aleworks
- ④ Coast Brewing
- ⑤ Stems & Skins

For Sublease | 4289 Spruill Ave

Nearby Amenities

I-526

The Factory at Park Circle

Ingevity

Charleston Metro Chamber of Commerce

Assembly at Park Circle

Garco Mill

Wyrd Sisters Brewing

Commonhouse Aleworks

The Tattooed Moose

Basil Park Circle

Paddock & Whisky

Azul Mexicano

Odd Duck Market

EVO Pizzeria

Benny Rinaldi's Pizza



0.5 Miles | 4289 Spruill Ave

Jackrabbit Filly



merce

LOLA

cle

eria

The Mill

Madra Rua Irish Pub

Fratello's Italian Tavern

Accent on Wine

Ciudad Bonita

Sissy Bar

Old Village Market & Deli

Olde Village Barber

DIG in the Park

Southern Roots Smokehouse

Park Circle Athletic Club

Orange Spot Coffee

Contact



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