



# 4,896-SF Class A Office Suite with Open Work Area Located in Park Circle

4289 Spruill Ave | Suite 200  
North Charleston, SC

OFFICE SUITE | FOR SUBLEASE  
LEASE RATE:  
**\$28/PSF NNN**



Large open work area to enhance collaboration



Quick access to I-526, I-26 & Charleston International Airport



±35 restaurants & cafés within 1 mile radius

For Sublease | 4289 Spruill Ave

# Property Overview



## At-a-Glance

**4,896 SF**

Sublease size

**4/1/2026**

Date available

**3/31/2029**

Sublease ends

**\$28/SF NNN**

Sublease rate

**\$10.28/SF**

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.*

## Elevate Your Business in Park Circle's Premier Class A Office Environment

Suite 200 at 4289 Spruill Avenue presents an exceptional 4,896-square-foot Class A office sublease in Park Circle, one of the region's most amenity-rich business districts. Available April 1, 2026, through March 31, 2029, this professionally designed workspace offers private offices, collaborative open areas, quality finishes, abundant natural light and a functional kitchenette. The location provides excellent highway connectivity and walkable access to dining, retail and services. At \$28 per square foot NNN (with operating expenses of \$10.28 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
- **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



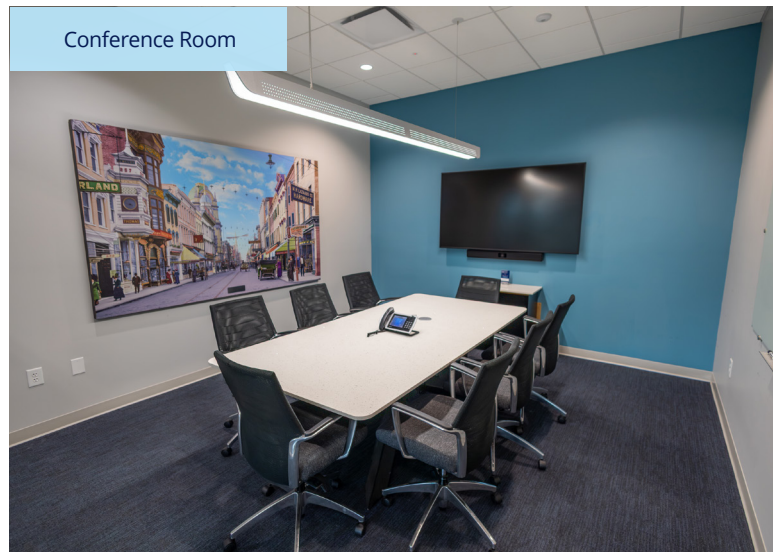
Open Work Area



Natural Light



Conference Room



# Location Details

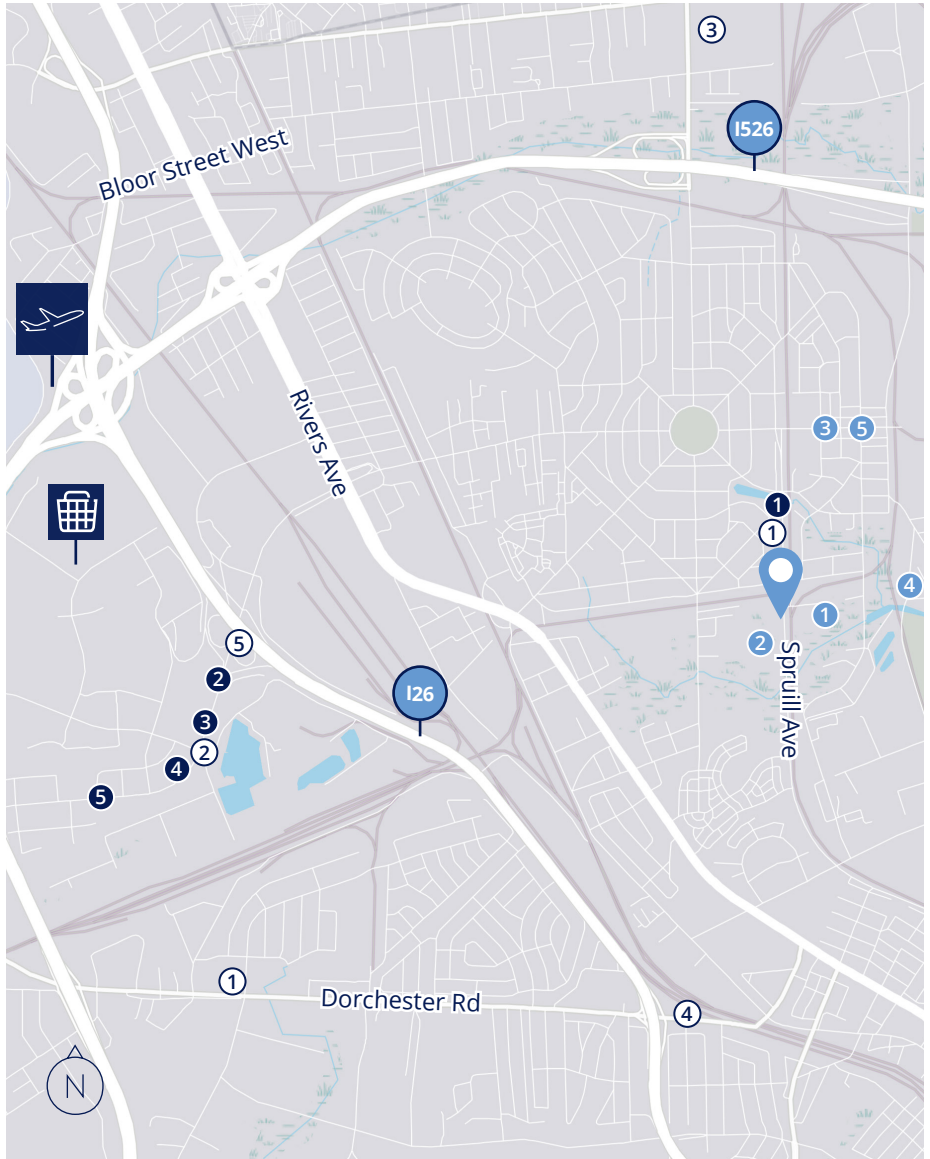
## Area Highlights

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

The Mill

Park Circle Athletic Club

Orange Spot Coffee

Wyrd Sisters Brewing

Commonhouse Aleworks

LOLA

Madra Rua Irish Pub

Southern Roots Smokehouse

Fratello's Italian Tavern

Accent on Wine

Basil Park Circle

DIG in the Park

The Tattooed Moose

Paddock & Whisky

Ciudad Bonita

Azul Mexicano

Sissy Bar

Olde Village Barber

Odd Duck Market

Old Village Market & Deli

EVO Pizzeria

Benny Rinaldi's Pizza

Jackrabbit Filly



0.5 Miles | 4289 Spruill Ave

## Contact



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