



BIRCHIN LANE
REALTY ADVISORS, LLC

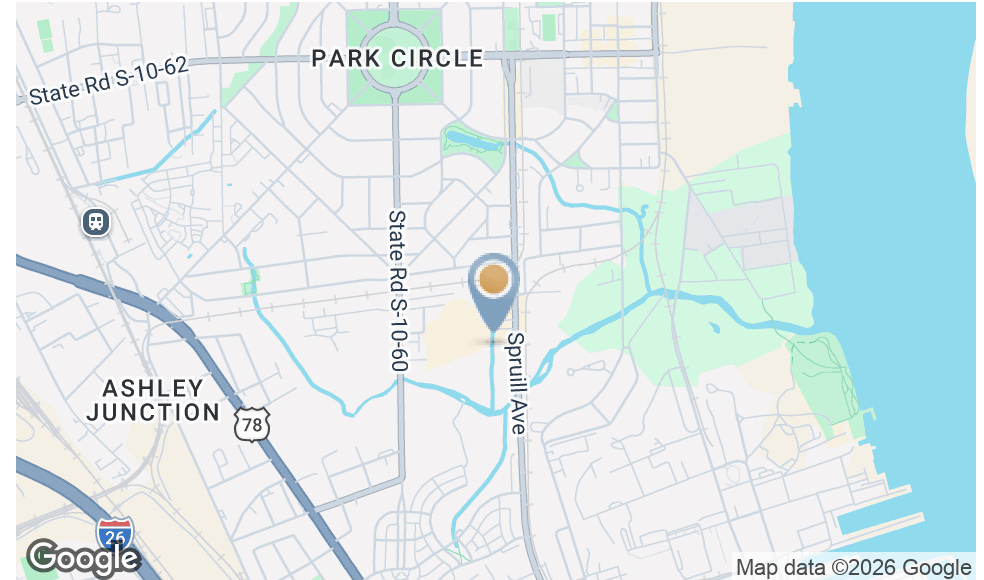
FOR LEASE

4151 SPRUILL AVE

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NORTH CHARLESTON, SC 29405

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OFFERING SUMMARY

Lease Rate: \$32 - 33 SF/yr (Full Service)

Building Size: 12,370 SF

Available Space: Suite 120: 840 SF
Suite 160: 940 SF

Market: North Charleston

Submarket: Park Circle

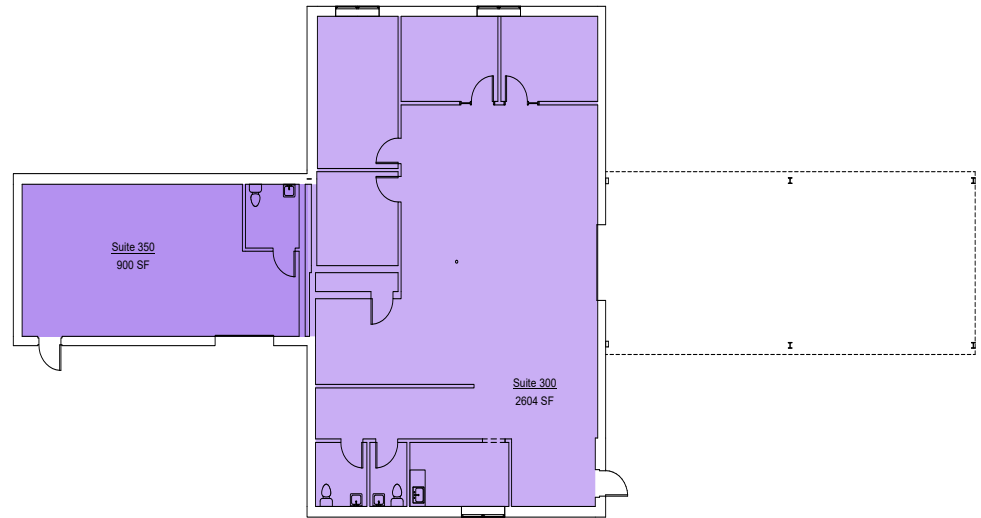
PROPERTY OVERVIEW

Modern office space in the rapidly developing Park Circle commercial corridor. The entire property has been renovated including buildings, parking lot & landscaping. The building features include large windows, a large kitchen/break area and a covered outdoor break area. The property has ample parking at 6/1000 and is accessible via bike lane from Montague and Meeting Streets.

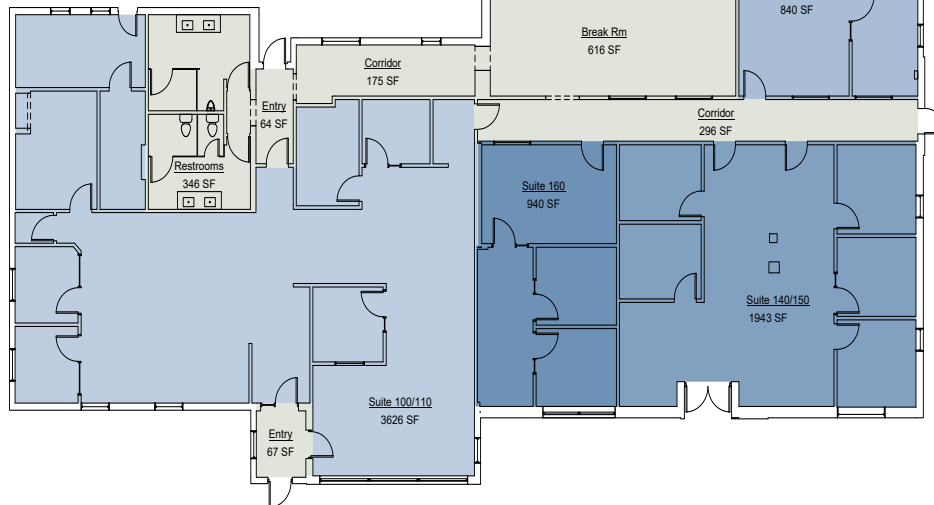
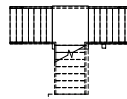
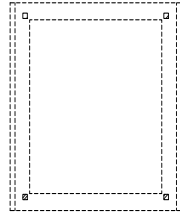
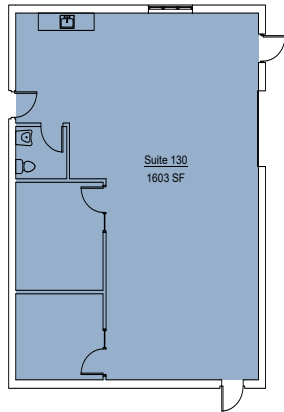
Mixon, Factory at Garco Apartments and Park Circle Station town homes are in close proximity as well as new facilities by Holy City Brewing and Firefly Distillery/Amphitheater having just opened the immediate area. Nearby dining highlights include Jackrabbit Filly, Codfather, Basil, Junction and Evo Pizzeria.

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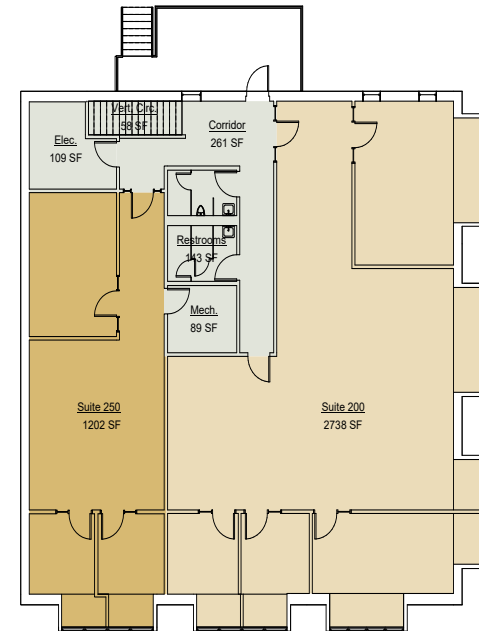
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③ First Floor - Building C
1/8" = 1'-0"



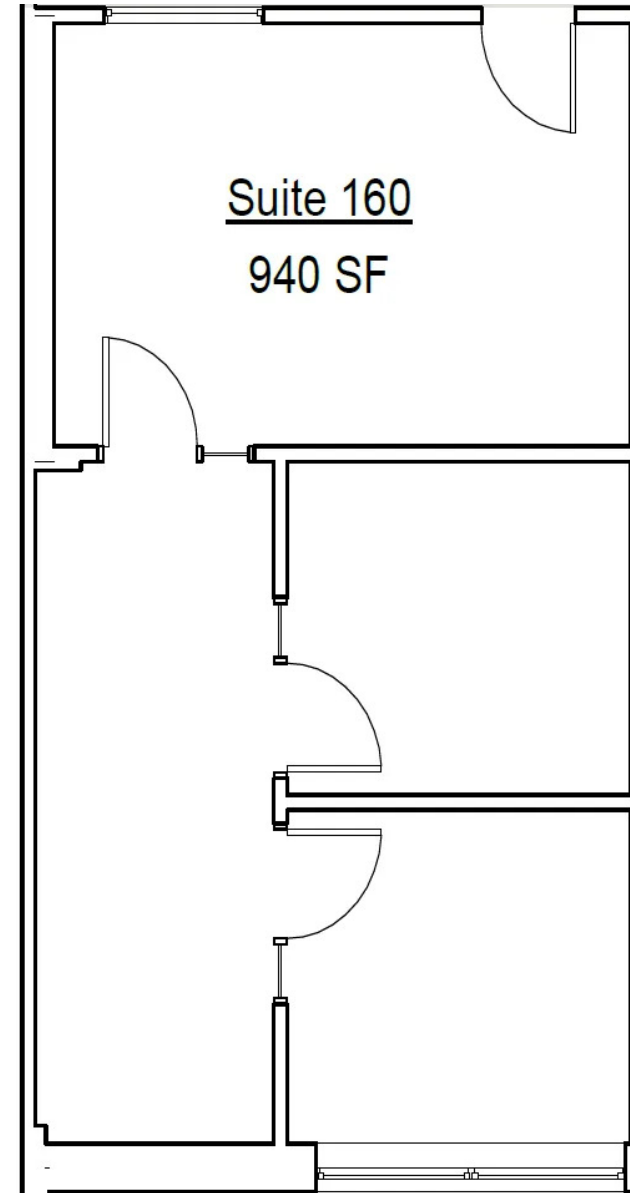
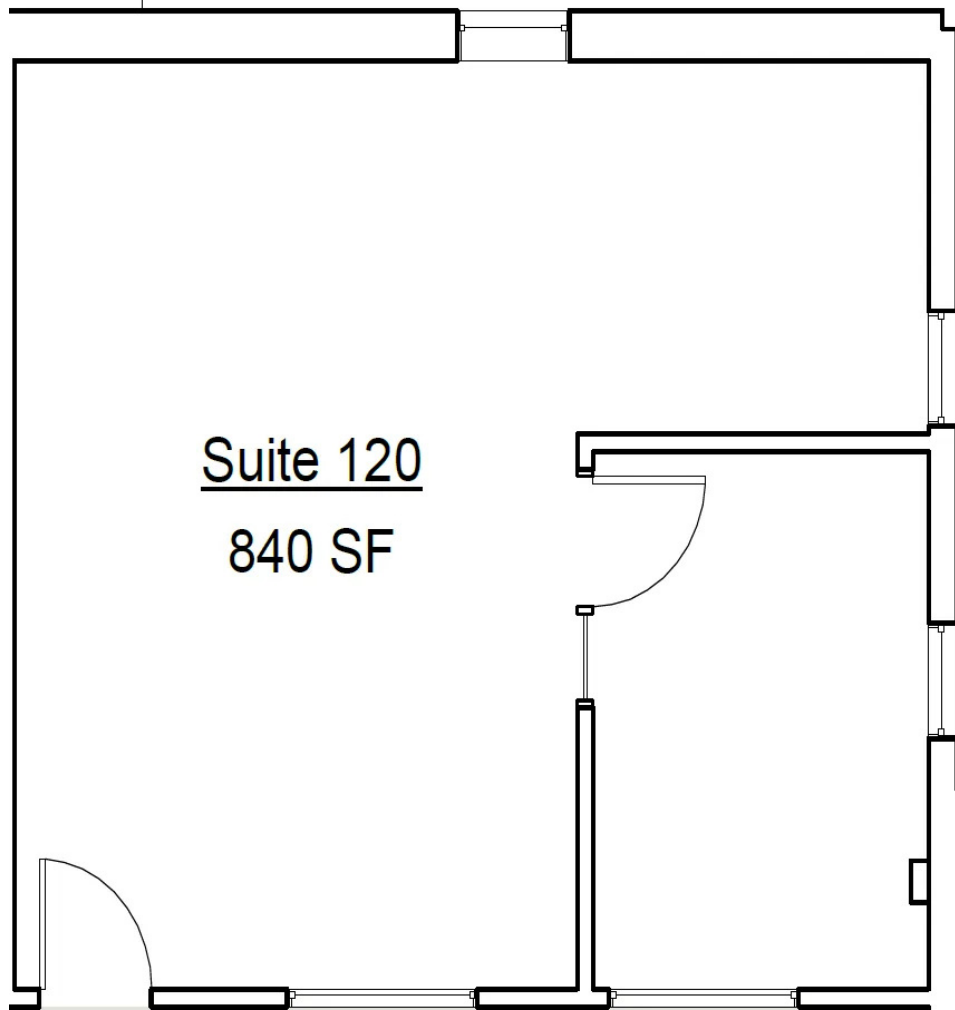
① First Floor - Building A & B
1/8" = 1'-0"



② Second Floor - Building A
1/8" = 1'-0"

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ADDITIONAL PHOTOS

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