

UNION401



401 MCCULLOUGH DR, CHARLOTTE, NC 28262

STREAM®

A WORKPLACE BUILT FOR DAILY EASE



UNION401



**up to 97,871 RSF
available**

BUILDING OVERVIEW

FULL FLOOR OFFICE AVAILABILITY

± 56,000 SF

INDUSTRIAL/FLEX AVAILABILITY

± 63,000 SF

RENOVATIONS

Lobby & Exterior Renovations (2021)

TENANT FITNESS CENTER

PARKING RATIO

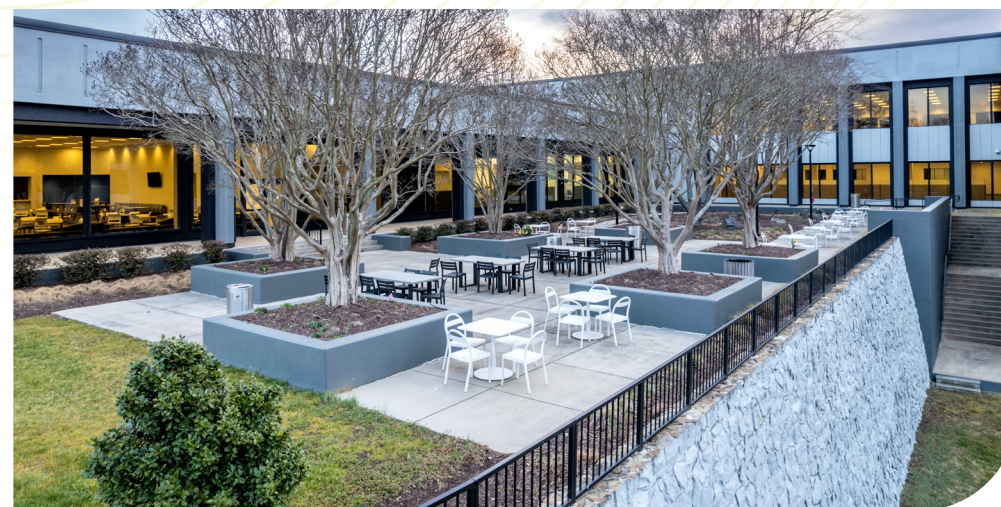
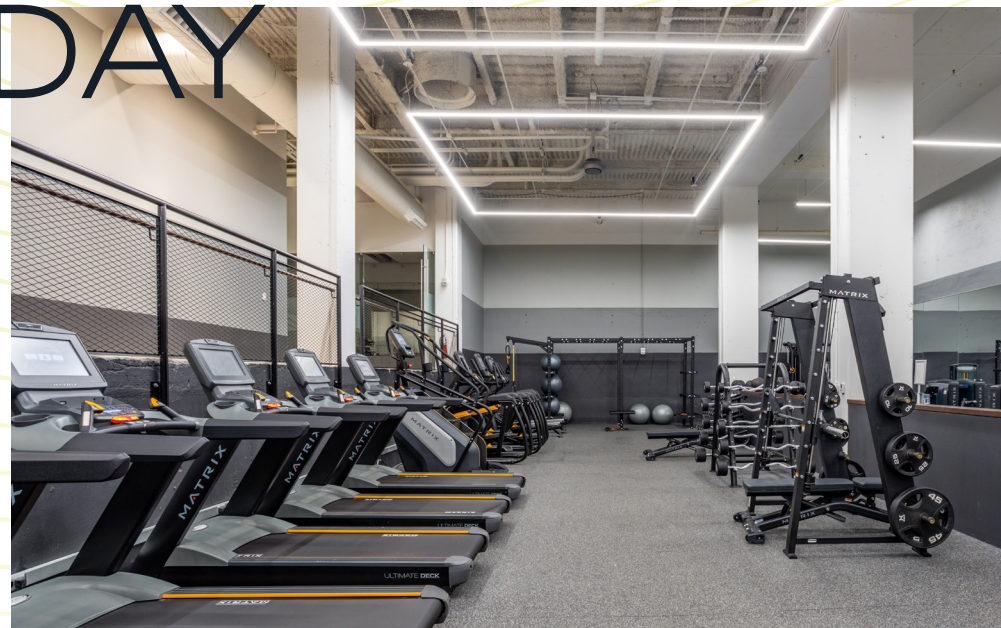
5.65/1,000 SF

CEILING HEIGHT

14'



AMENITIES THAT AMPLIFY THE WORKDAY



STAY ACTIVE AT THE OFFICE

The fitness center includes high-end cardio and strength equipment, a private studio space, and locker rooms with showers.

YOUR OPEN-AIR ESCAPE

Start your day with coffee in the sun or unwind with coworkers at lunch. The outdoor patio provides a welcoming retreat for every tenant.

WHERE WORKDAYS CONNECT WITH EVERYDAY LIVING

FROM LOCAL DINING AND
CONVENIENT RETAIL TO
PARKS AND NEARBY HOTELS,
UNION401 IS POSITIONED IN
A COMMUNITY DESIGNED
FOR BALANCE. ALL WITHIN
WALKING DISTANCE OF THE
LYNX BLUE LINE.



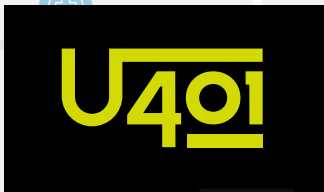
A LOCATION THAT WORKS FOR YOU

A STRATEGIC UNIVERSITY SUBMARKET
ADDRESS JUST 13 MINUTES FROM UPTOWN,
WITH EFFICIENT ACCESS TO I-85, THE AIRPORT,
AND A ROBUST LABOR MARKET.

10 MIN DRIVE
13 DAYCARES

10 MIN DRIVE
+130 RESIDENTIAL UNITS

UNIVERSITY
RESEARCH
PARK



UNIVERSITY
CITY

UNIVERSITY OF NORTH CAROLINA
CHARLOTTE

UNC CHARLOTTE MAIN

JW CLAY BOULEVARD
UNC CHARLOTTE

MCCULLOUGH

UNIVERSITY CITY
BOULEVARD

- RESTAURANTS
- RETAIL
- HOTELS
- HEALTHCARE SYSTEMS
- CONNECTION TO LIGHT RAIL
- LIGHT RAIL STOP
- HIGHWAY ACCESS

- 13 MIN UPTOWN
- 18 MIN CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
- 18 MIN SOUTH END
- 18 MIN HUNTERSVILLE
- 25 MIN CONCORD

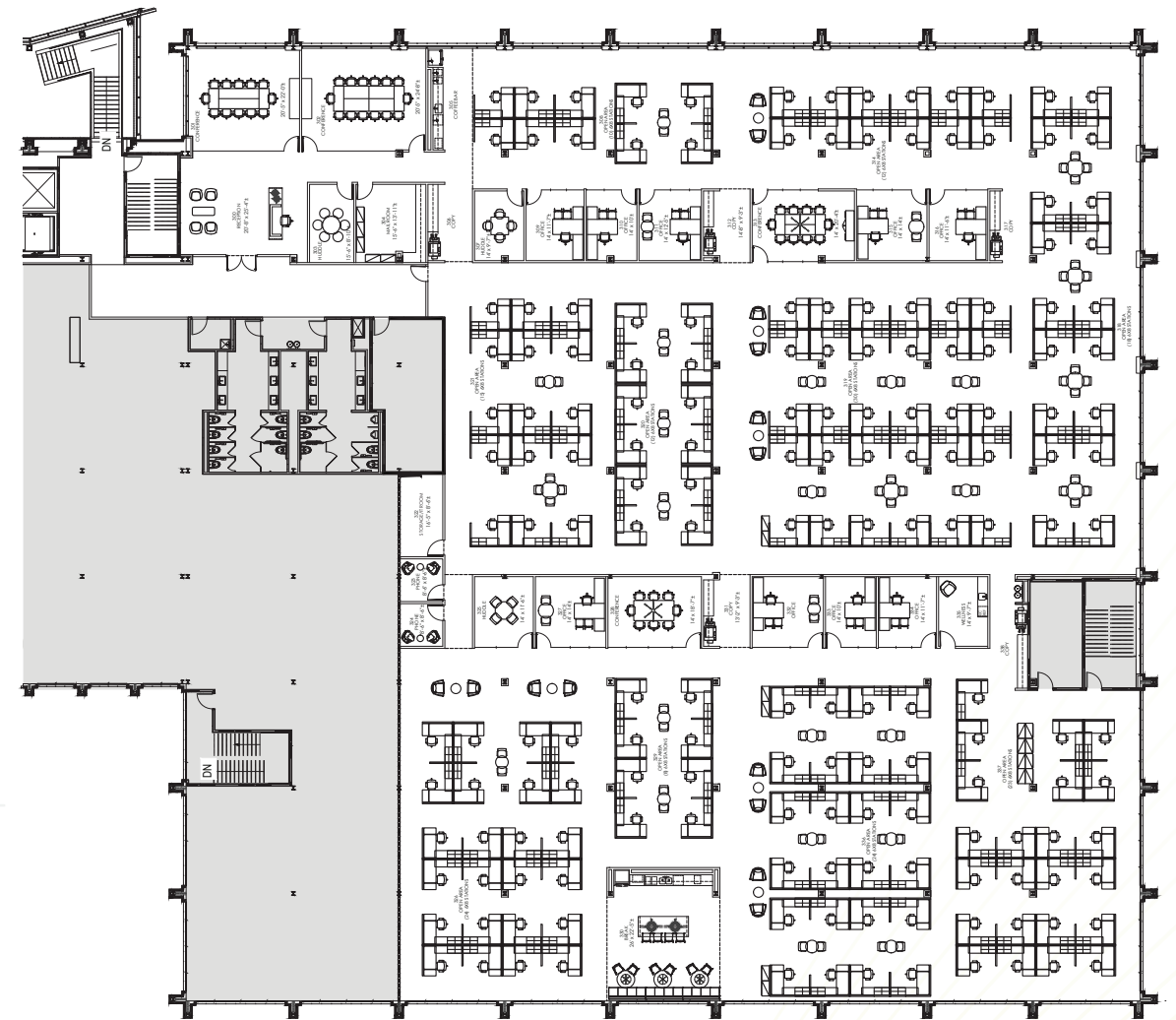


**FULL FLOOR
AVAILABILITY**

3RD FLOOR

34,558 RSF

PROPOSED BUILDOUT



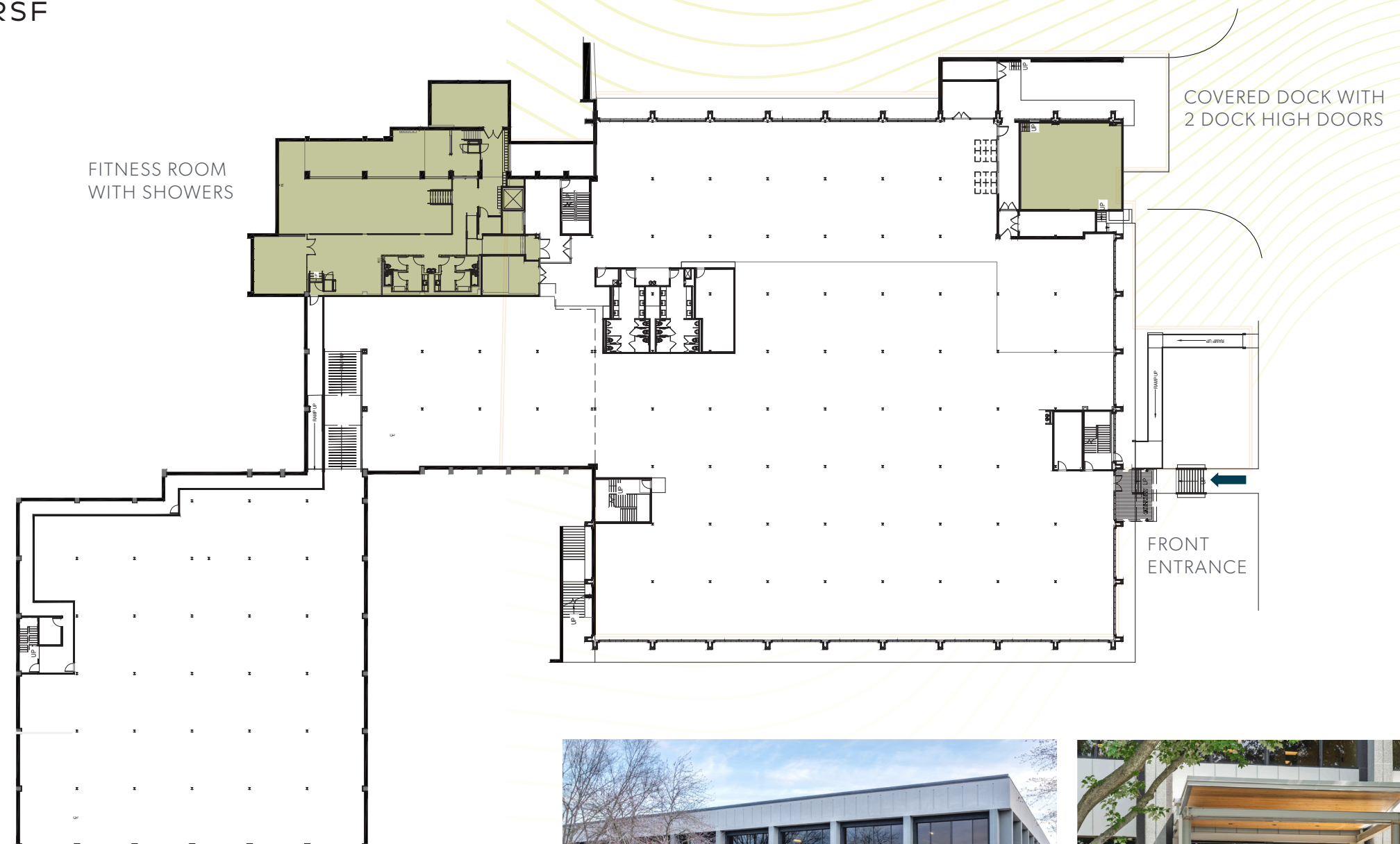
**ENVISION THE
POSSIBILITIES**

INDUSTRIAL/FLEX AVAILABILITY

U401

1ST FLOOR

63,313 RSF



UNION401

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