

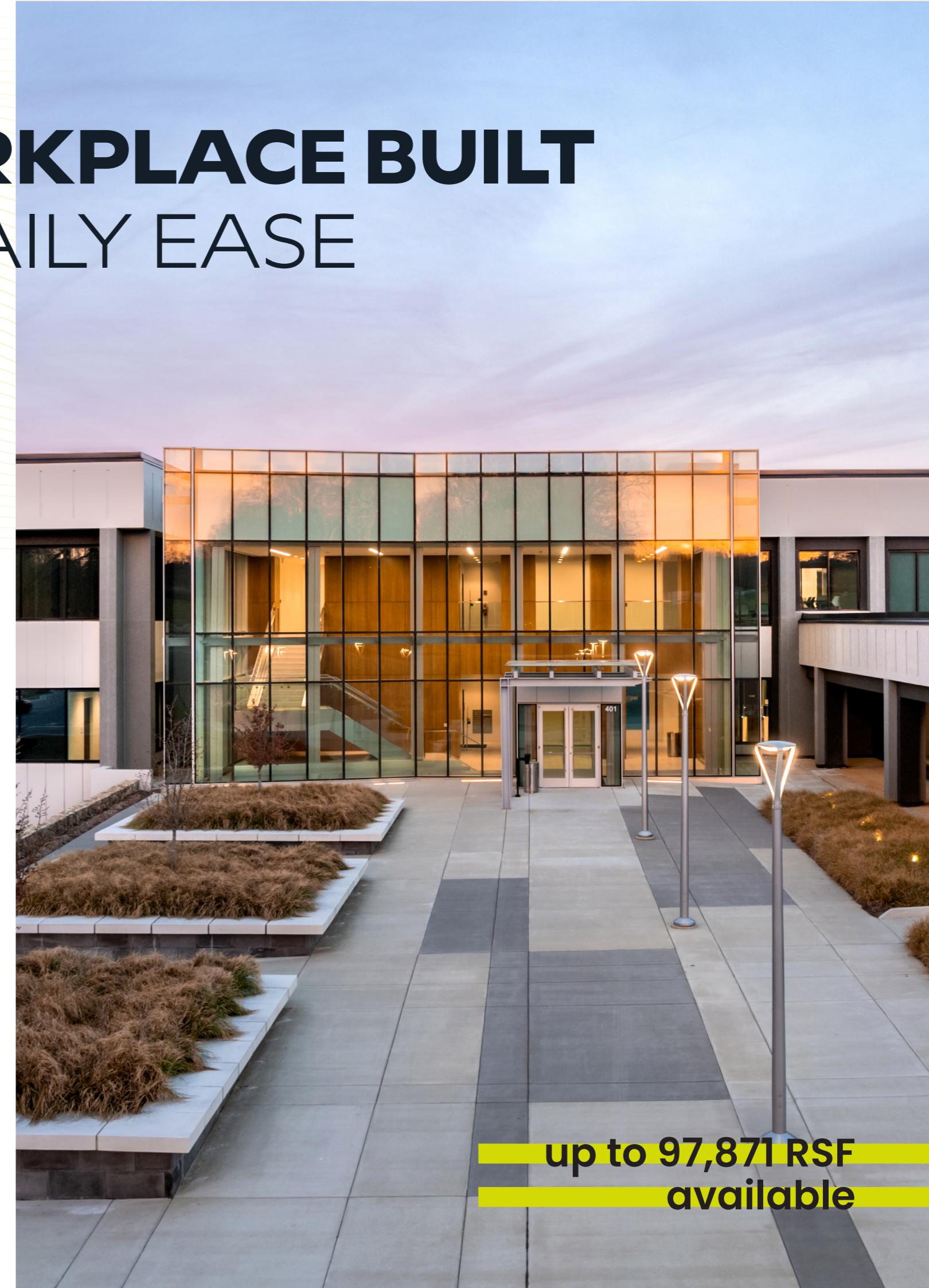
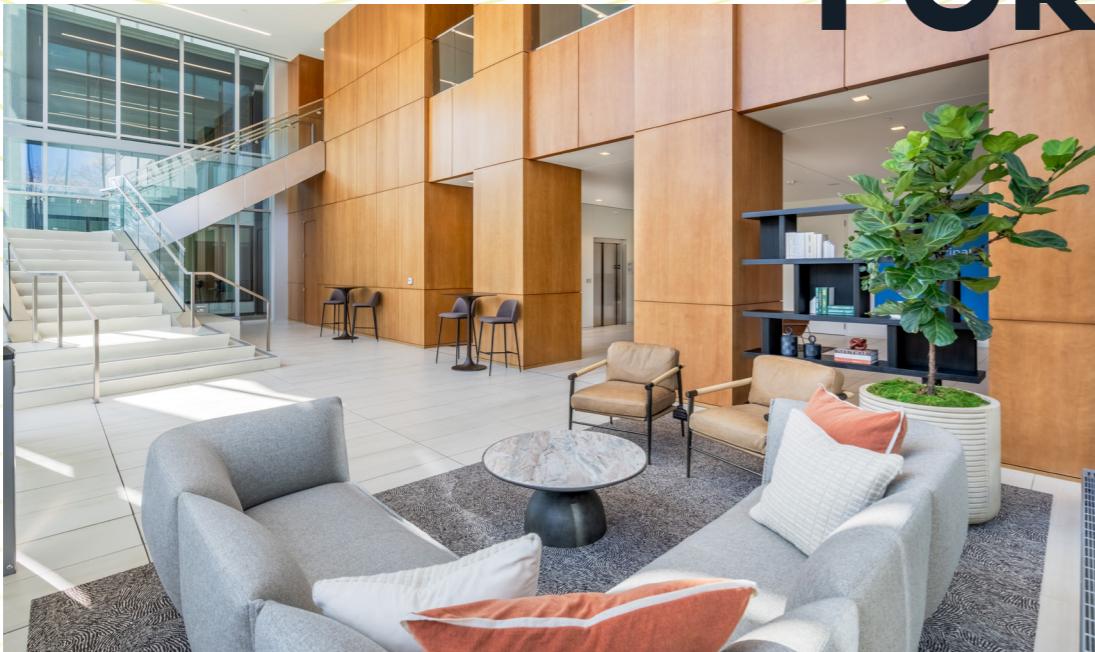
# UNION401



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)

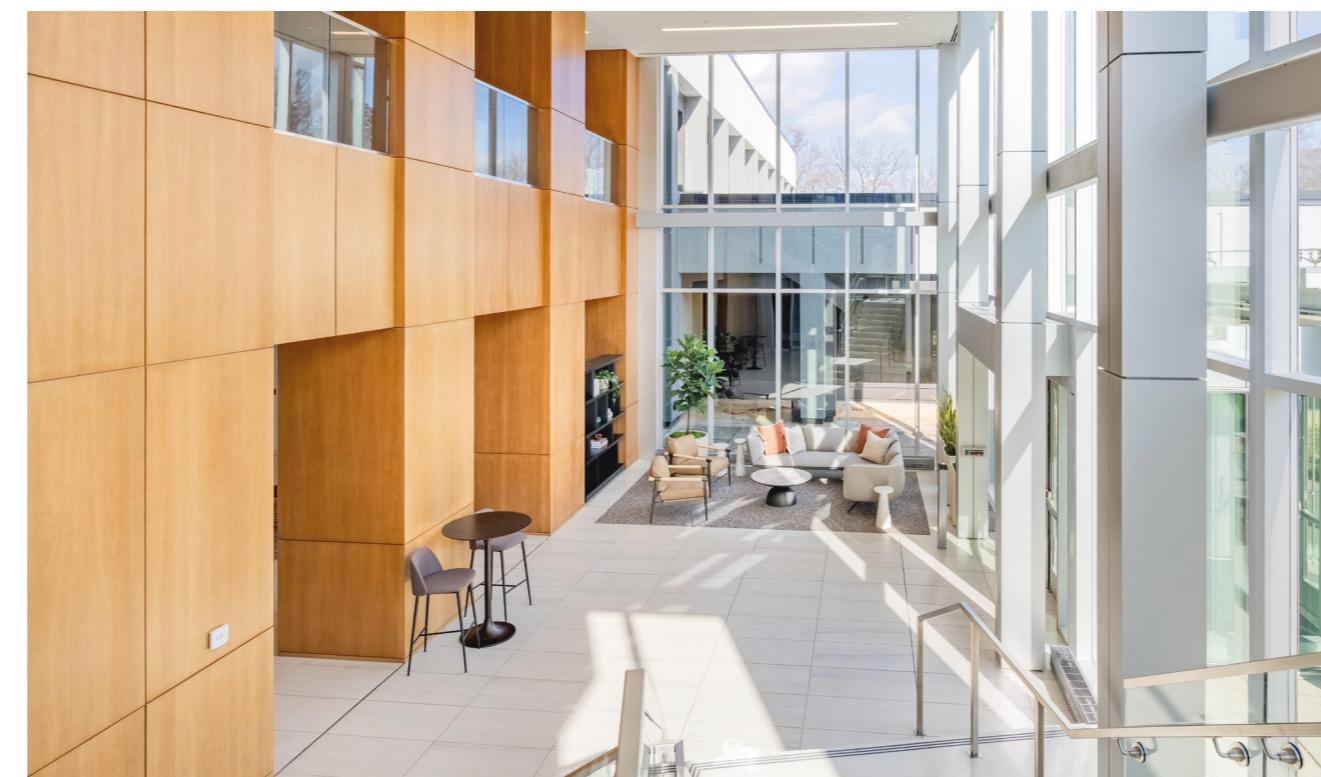
TENANT FITNESS CENTER

PARKING RATIO

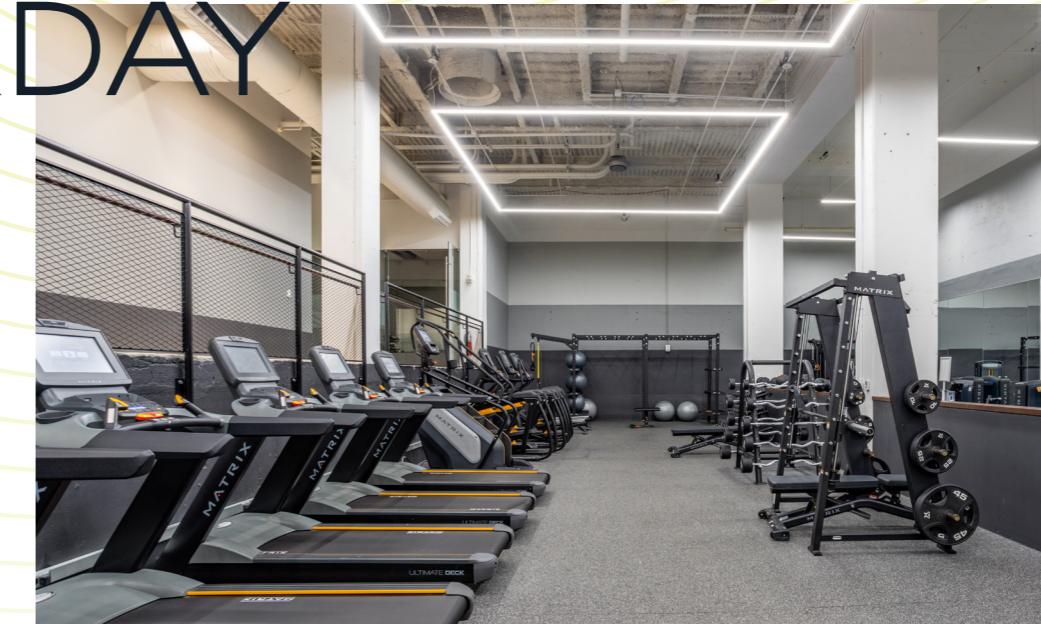
5.65/1,000 SF

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

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

UNIVERSITY  
RESEARCH  
PARK

**U401**

UNIVERSITY CITY BOULEVARD

JW CLAY BOULEVARD  
UNC CHARLOTTE

UNC CHARLOTTE MAIN

UNIVERSITY OF NORTH CAROLINA  
CHARLOTTE

**49**

**13 MIN**

**18 MIN**

**18 MIN**

**18 MIN**

**25 MIN**

UPTOWN

CHARLOTTE  
DOUGLAS  
INTERNATIONAL  
AIRPORT

SOUTH END

HUNTERSVILLE

CONCORD

**24**

**85**

**29**

**29**

**24**

IBM DR

IKEA BLVD

MCCULLOUGH DR

MCCULLOUGH

UNIVERSITY CITY BLVD

N GRAHAM ST

UNIVERSITY CITY BLVD

N TRYON ST

**10 MIN DRIVE**

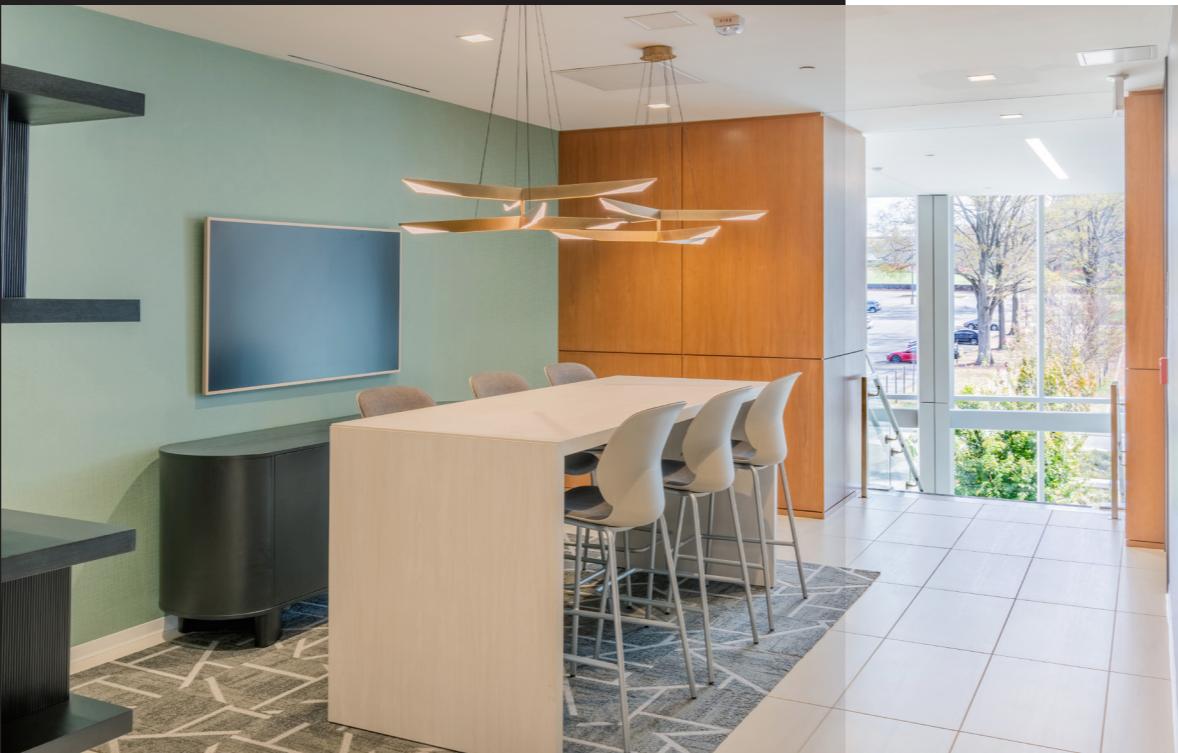
13 DAYCARES

**10 MIN DRIVE**

+130 RESIDENTIAL UNITS



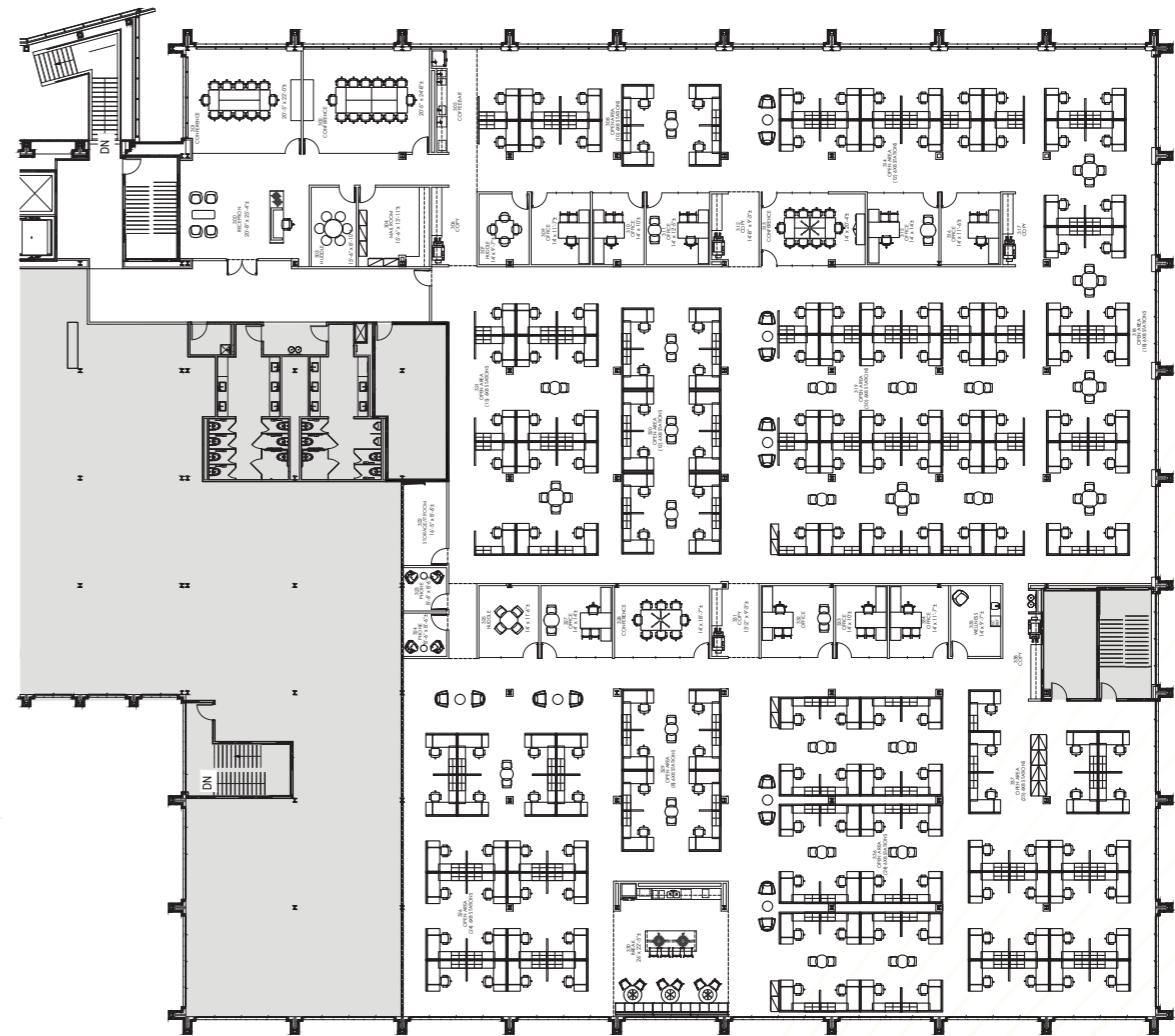
## FULL FLOOR AVAILABILITY



## 3RD FLOOR

34,558 RSF

PROPOSED BUILDOUT



ENVISION THE  
POSSIBILITIES

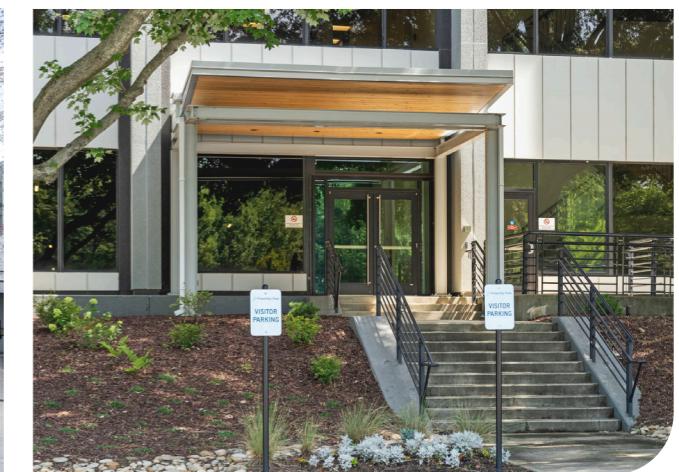
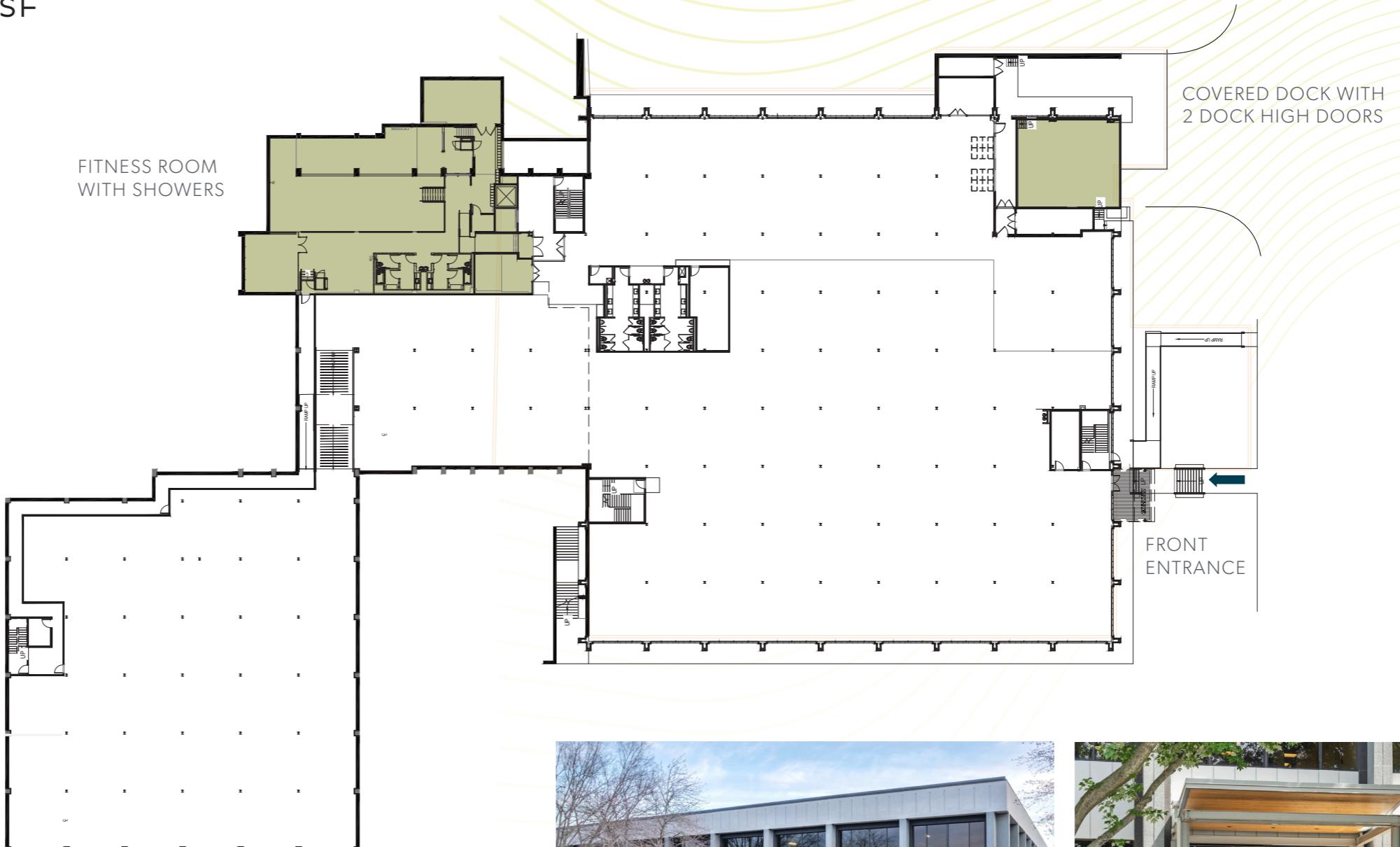
U401

# INDUSTRIAL/FLEX AVAILABILITY

U401

## 1ST FLOOR

63,313 RSF



# UNION401

**Charley** Leavitt

704.634.8254

CHARLEY.LEAVITT@STREAMREALTY.COM

**Kennedy** Fertitta

704.962.7430

KENNEDY.FERTITTA@STREAMREALTY.COM

