



9144 Arrowpoint Boulevard | Charlotte, NC

premier *Opportunity*

Union Point represents the perfect opportunity for larger tenants to truly make their mark and leave a lasting impression within the market. With 54,337 contiguous square feet of office space spread across three full-floors and an ample 5 per 1,000 parking ratio, tenants have the ability to take advantage of a rare branding opportunity and be a part of something brand-new. Extensive renovations at the building include the modernization of the lobby and entry, as well as the addition of a high-end indoor/outdoor tenant amenity lounge that overlooks the building's tranquil water feature and surrounding park-like setting.





superior *Location*

Union Point is strategically located in the heart of South Charlotte at the union of Interstates 77 and 485. This ideal location affords tenants unrivaled regional access to some of Charlotte's most desirable neighborhood communities including Uptown, Midtown/South End, SouthPark, Ballantyne, Fort Mill, and Berewick. Additionally, Union Point is a short drive away from numerous surrounding dining, retail, and lodging options, as well as the Charlotte Douglas International Airport.

distance from asset

I-77: 1 min.

I-485: 2 min.

Fort Mill: 5 min.

Berewick: 5 min.

Midtown/
South End: 8 min.

Ballantyne: 8 min.

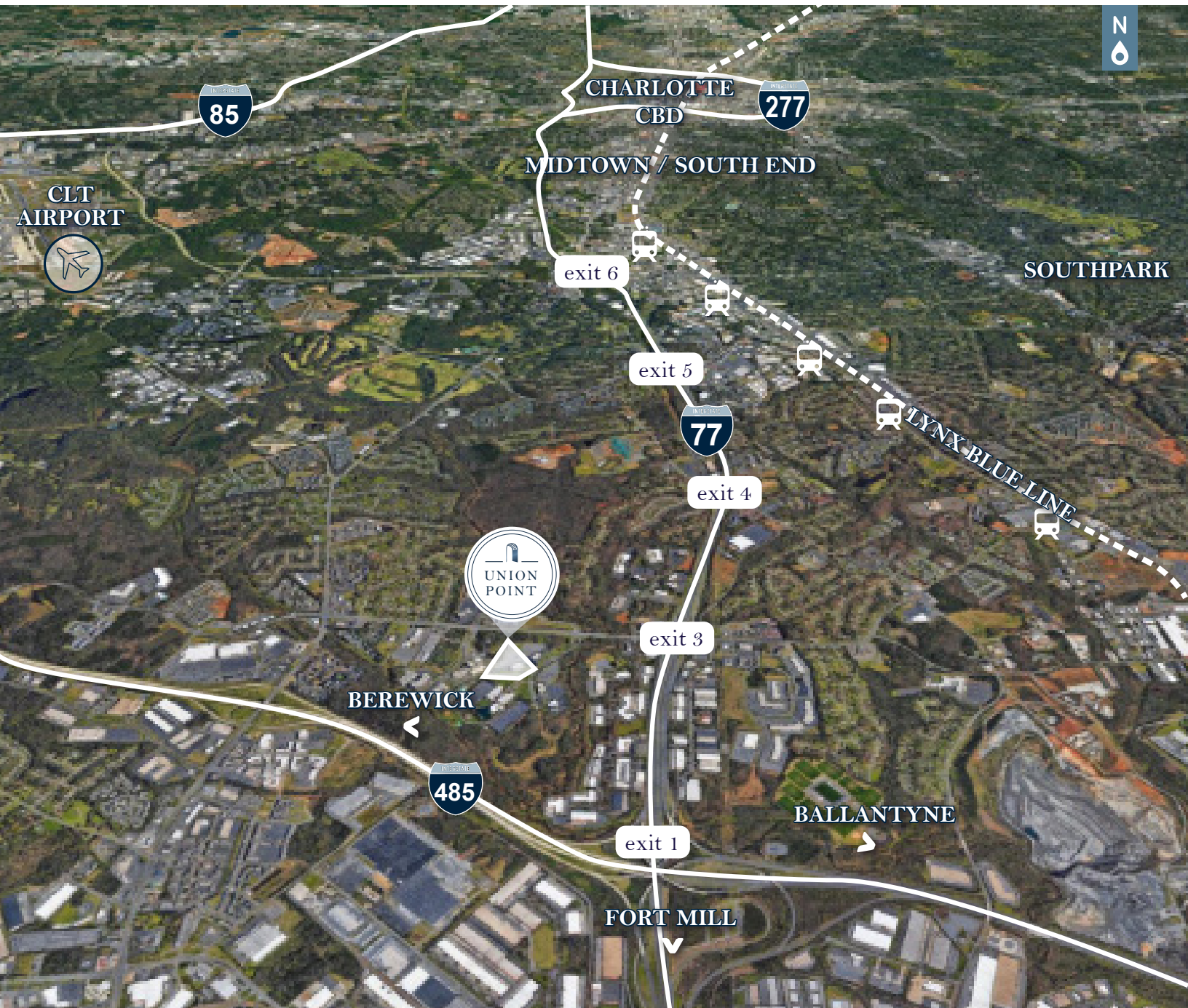
Uptown: 10 min.

SouthPark: 10 min.

CLT Airport: 12 min.

Superior Location

In the heart of South Charlotte at the union of Interstates 77 and 485



Surrounding Amenities

WHITEHALL COMMONS



AYRSLEY



property *Fact Sheet*

Address	9144 Arrowpoint Blvd, Charlotte, NC 28273
Landlord	RealOp Investments, LLC
Project Area	84,564 RSF
Stories	Four (4)
On-Site Property Management	RealOp Investments, LLC 704.370.9801
On-Site Amenities	Union Point on-site amenities include a full-time property and facility management staff, fitness center, meeting and conferencing center, as well as a new indoor/outdoor tenant amenity lounge complete with soft seating, TVs, Wi-Fi, grab-and-go vending, and kitchen. Additionally, Union Point is located in close proximity to numerous surrounding dining, retail, and lodging options for tenants and their clients to easily access. Heavily landscaped park with water feature. Daycare center located within walking distance, inside the park.
Parking	Surface lot provides a ratio of 5.0 spaces per 1,000 RSF.
Cable/Fiber Providers	Spectrum, AT&T, and Level 3 Communications
Security	Secured by access cards at all primary building entry and exit points. Additionally, Union Point offers on-site roving security officers.
Public Transportation	Only 2.9 miles to Arrowood Station (LYNX Light Rail) and a three minute walk to the Charlotte Area Transit System (CATS) Bus route.

Developer	Faison and Associates
Year Built	1989
Heating	Heat in the tenant spaces and common areas is provided by electrical resistance in the variable air volume (VAV) boxes mounted above the ceiling.
Cooling	Chilled air to the tenant spaces is provided by two 80-ton Trane closed loop chillers and four Trane air-handler units. Chilled air is provided from the air-handler units to variable air volume (VAV) boxes via metal ductwork. Temperature is controlled by pneumatic thermostats located in the air-conditioned spaces.
Superstructure	Steel and cast-in-place reinforced concrete
Exterior Walls	White precast panels / single-paned glazed glass
Foundation	Reinforced concrete slab
Electrical	Power service to the building is underground from utility owned pad-mounted transformers. The main electrical switchgear provides 2,000-amp 480/277 volt, three-phase four-wire service. Stepdown transformers provide the tenants with 208/120 service.
Flooring	6 inch rasied floor throughout on floors 2-4



unmatched *Service*

Union Point is committed to setting a new level of expectations when it comes to customer service. With the overall tenant experience being top-of-mind, Union Point provides on-site property and facilities management, as well as roving security. Additionally,

Union Point tenants have access to numerous on-site, premium amenities such as a fitness center, meeting and conferencing center, as well as a brand-new indoor/outdoor tenant amenity lounge that is perfect for socializing, eating, or entertaining clients.





BOB BOYKIN

bob@meritcre.com

804.929.3825