The University Union is the hub of co-curricular activities and programs for the campus, as well as home to a multitude of student services. Generally, the educational, cultural and social programs held in the Union are intended for the entire academic community. The Union is a place where students, faculty, staff and alumni can relax, interact and share common interests and experiences. The following offices and services are located in the University Union:

First floor
- a full-service Post Office,
- a full-service PNC bank branch,
- the University Store,
- Paws café (featuring billiards, food, entertainment, music and a cyber café with made-to-order deli and grill items),
- Starbucks coffee and pastries,
- the Auxiliary Services Business Office,
- Art Services,
- Ticket Office, and
- Event and Conference Services Reservations office.

Second floor
- University Union Information Desk,
- Susquehanna Food Court (a mall style eatery),
- Patuxent Grill (which offers high-quality dining at reasonable prices),
- Offices of the Student Government Association (SGA),
- Office of Student Activities (which includes Commuter Affairs, Greek Life [fraternities and sororities], the Student Leadership Programs and Off-Campus Housing Programs),
- Office of the Black Student Union,
- Campus Ministries Office,
- New Student and Family Programs,
- Office of Diversity Resources,
- Offices of Event and Conference Services (where reservations for rooms and other campus facilities may be made and audiovisual/technical services requested), and
- University Union office suite.

Third floor
- Towerlight (Towson University’s student newspaper),
- African American Cultural Center,
- Women's Center,
- Offices of the Students Achieve Goals through Education (SAGE) Program,
- Queer Student Union,
- several multipurpose conference rooms, and
- a number of open spaces for socializing.