

13515 DULLES TECHNOLOGY DR

13515 DULLES TECHNOLOGY DR: A COMPREHENSIVE ANALYSIS OF A PRIME COMMERCIAL LOCATION

AUTHOR: DR. ANYA SHARMA, PhD IN URBAN PLANNING AND REAL ESTATE DEVELOPMENT, WITH 15 YEARS OF EXPERIENCE ANALYZING COMMERCIAL REAL ESTATE TRENDS IN THE NORTHERN VIRGINIA REGION. DR. SHARMA'S RESEARCH FOCUSES ON THE IMPACT OF TECHNOLOGICAL ADVANCEMENTS ON URBAN DEVELOPMENT AND THE ECONOMIC DRIVERS OF COMMERCIAL PROPERTY VALUES.

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KEYWORDS: 13515 DULLES TECHNOLOGY DR, DULLES TECHNOLOGY CORRIDOR, NORTHERN VIRGINIA COMMERCIAL REAL ESTATE, OFFICE SPACE, COMMERCIAL PROPERTY ANALYSIS, REAL ESTATE INVESTMENT, MARKET VALUE, PROPERTY DEVELOPMENT, LOCATION ANALYSIS, ECONOMIC IMPACT

1. INTRODUCTION: UNVEILING THE SIGNIFICANCE OF 13515 DULLES TECHNOLOGY DR

13515 DULLES TECHNOLOGY DR REPRESENTS A SIGNIFICANT ADDRESS WITHIN THE THRIVING DULLES TECHNOLOGY CORRIDOR, A KEY AREA FOR TECHNOLOGICAL INNOVATION AND BUSINESS GROWTH IN NORTHERN VIRGINIA. THIS COMPREHENSIVE ANALYSIS DELVES INTO VARIOUS METHODOLOGIES USED TO ASSESS THE VALUE AND POTENTIAL OF THIS SPECIFIC LOCATION, EXPLORING ITS STRATEGIC ADVANTAGES AND CHALLENGES WITHIN THE BROADER CONTEXT OF THE REGION'S REAL ESTATE MARKET. UNDERSTANDING THE DYNAMICS SURROUNDING 13515 DULLES TECHNOLOGY DR PROVIDES CRUCIAL INSIGHTS FOR INVESTORS, BUSINESSES SEEKING OFFICE SPACE, AND DEVELOPERS CONSIDERING FUTURE PROJECTS IN THE AREA.

2. GEOGRAPHIC LOCATION AND ACCESSIBILITY: A PRIME ADVANTAGE

THE ADDRESS, 13515 DULLES TECHNOLOGY DR, BENEFITS IMMENSELY FROM ITS STRATEGIC LOCATION WITHIN THE DULLES TECHNOLOGY CORRIDOR. THIS AREA IS RENOWNED FOR ITS PROXIMITY TO WASHINGTON DULLES INTERNATIONAL AIRPORT (IAD), PROVIDING EXCEPTIONAL CONNECTIVITY FOR NATIONAL AND INTERNATIONAL BUSINESSES. THE LOCATION OFFERS CONVENIENT ACCESS TO MAJOR ROADWAYS, INCLUDING THE DULLES TOLL ROAD AND ROUTE 28, FACILITATING EFFICIENT COMMUTES FOR EMPLOYEES AND SEAMLESS LOGISTICS FOR BUSINESSES. THIS PRIME ACCESSIBILITY IS A MAJOR FACTOR CONTRIBUTING TO THE DESIRABILITY OF 13515 DULLES TECHNOLOGY DR AND ITS SURROUNDING PROPERTIES.

3. MARKET ANALYSIS AND VALUATION METHODOLOGIES: DETERMINING THE WORTH OF 13515 DULLES TECHNOLOGY DR

ACCURATELY VALUING A PROPERTY LIKE 13515 DULLES TECHNOLOGY DR REQUIRES A MULTIFACETED APPROACH. SEVERAL METHODOLOGIES ARE EMPLOYED, INCLUDING:

COMPARATIVE MARKET ANALYSIS (CMA): THIS INVOLVES COMPARING THE SUBJECT PROPERTY (13515 DULLES TECHNOLOGY DR) WITH RECENTLY SOLD OR LISTED COMPARABLE PROPERTIES IN THE IMMEDIATE VICINITY. FACTORS CONSIDERED INCLUDE SIZE, FEATURES, CONDITION, AND LEASE TERMS. A THOROUGH CMA PROVIDES A STRONG INDICATION OF MARKET VALUE.

INCOME CAPITALIZATION APPROACH: THIS METHOD IS PARTICULARLY RELEVANT FOR INCOME-PRODUCING PROPERTIES. IT ESTIMATES VALUE BASED ON THE NET OPERATING INCOME (NOI) GENERATED BY THE PROPERTY. BY ANALYZING RENTAL RATES, VACANCY RATES, AND OPERATING EXPENSES, AN ACCURATE PROJECTION OF FUTURE INCOME STREAMS CAN BE MADE, ALLOWING FOR A RELIABLE VALUATION OF 13515 DULLES TECHNOLOGY DR, IF IT'S A RENTAL PROPERTY.

DISCOUNTED CASH FLOW (DCF) ANALYSIS: THIS ADVANCED TECHNIQUE FORECASTS FUTURE CASH FLOWS FROM THE PROPERTY, DISCOUNTING THEM BACK TO THEIR PRESENT VALUE. THIS APPROACH IS PARTICULARLY USEFUL FOR LONG-TERM INVESTMENT DECISIONS AND CONSIDERING POTENTIAL FUTURE DEVELOPMENTS AROUND 13515 DULLES TECHNOLOGY DR.

LAND VALUE ANALYSIS: FOR PROPERTIES WITH SIGNIFICANT LAND VALUE, SEPARATING LAND VALUE FROM BUILDING VALUE IS CRUCIAL. THIS APPROACH CONSIDERS FACTORS SUCH AS LAND ZONING, DEVELOPMENT POTENTIAL, AND COMPARABLE LAND SALES IN THE AREA SURROUNDING 13515 DULLES TECHNOLOGY DR.

4. ECONOMIC FACTORS INFLUENCING 13515 DULLES TECHNOLOGY DR

THE ECONOMIC LANDSCAPE OF NORTHERN VIRGINIA PROFOUNDLY IMPACTS THE VALUE AND APPEAL OF 13515 DULLES TECHNOLOGY DR. KEY FACTORS INCLUDE:

HIGH CONCENTRATION OF TECHNOLOGY COMPANIES: THE DULLES TECHNOLOGY CORRIDOR IS A HUB FOR MAJOR TECHNOLOGY FIRMS, CREATING A STRONG DEMAND FOR OFFICE SPACE. THIS CONTRIBUTES DIRECTLY TO THE VALUE OF PROPERTIES LIKE 13515 DULLES TECHNOLOGY DR.

STRONG EMPLOYMENT GROWTH: CONSISTENT JOB CREATION IN THE REGION SUPPORTS RENTAL RATES AND PROPERTY VALUES. THE HIGH DEMAND FOR SKILLED WORKERS ATTRACTS COMPANIES, FURTHER BOOSTING THE DESIRABILITY OF 13515 DULLES TECHNOLOGY DR AS A BUSINESS LOCATION.

GOVERNMENT INFLUENCE: THE PRESENCE OF FEDERAL GOVERNMENT AGENCIES AND CONTRACTORS IN THE AREA CREATES A STABLE AND SIGNIFICANT ECONOMIC DRIVER, FOSTERING CONTINUED GROWTH AND STABILITY IN THE MARKET AROUND 13515 DULLES TECHNOLOGY DR.

5. INFRASTRUCTURE AND AMENITIES SURROUNDING 13515 DULLES TECHNOLOGY DR

THE INFRASTRUCTURE AND AMENITIES SURROUNDING 13515 DULLES TECHNOLOGY DR ARE CRUCIAL ELEMENTS AFFECTING ITS VALUE AND DESIRABILITY. THESE INCLUDE:

ACCESSIBILITY TO PUBLIC TRANSPORTATION: WHILE CAR ACCESS IS EXCELLENT, THE AVAILABILITY OF PUBLIC TRANSPORTATION OPTIONS, SUCH AS BUS ROUTES, INFLUENCES THE PROPERTY'S ATTRACTIVENESS TO EMPLOYEES WHO PREFER ALTERNATIVES TO DRIVING.

PROXIMITY TO RETAIL AND RESTAURANTS: THE PRESENCE OF NEARBY RESTAURANTS, SHOPS, AND RECREATIONAL FACILITIES CONTRIBUTES TO THE OVERALL CONVENIENCE AND APPEAL OF THE LOCATION.

QUALITY OF LIFE FACTORS: ACCESS TO PARKS, SCHOOLS, AND OTHER AMENITIES SIGNIFICANTLY INFLUENCES THE QUALITY OF LIFE FOR EMPLOYEES WORKING AT BUSINESSES LOCATED AT OR NEAR 13515 DULLES TECHNOLOGY DR.

6. FUTURE DEVELOPMENT POTENTIAL AT AND AROUND 13515 DULLES TECHNOLOGY DR

THE FUTURE POTENTIAL OF THE AREA SURROUNDING 13515 DULLES TECHNOLOGY DR IS SIGNIFICANT. ONGOING INFRASTRUCTURE IMPROVEMENTS, PLANNED DEVELOPMENTS, AND THE CONTINUED EXPANSION OF THE TECHNOLOGY SECTOR SUGGEST CONTINUED GROWTH AND INCREASED PROPERTY VALUES IN THE COMING YEARS. ANALYZING FUTURE DEVELOPMENT PLANS AND ZONING REGULATIONS ALLOWS FOR A COMPREHENSIVE ASSESSMENT OF THE LONG-TERM INVESTMENT POTENTIAL OF PROPERTIES IN THIS AREA, INCLUDING 13515 DULLES TECHNOLOGY DR.

7. CHALLENGES AND CONSIDERATIONS FOR 13515 DULLES TECHNOLOGY DR

DESPITE ITS NUMEROUS ADVANTAGES, 13515 DULLES TECHNOLOGY DR, LIKE ANY COMMERCIAL PROPERTY, FACES CERTAIN CHALLENGES:

COMPETITION: THE DULLES TECHNOLOGY CORRIDOR IS A HIGHLY COMPETITIVE MARKET. THE AVAILABILITY OF OTHER COMPARABLE OFFICE SPACES INFLUENCES THE PRICING AND LEASING STRATEGIES FOR 13515 DULLES TECHNOLOGY DR.

ECONOMIC FLUCTUATIONS: ECONOMIC DOWNTURNS CAN AFFECT DEMAND FOR OFFICE SPACE, IMPACTING RENTAL RATES AND PROPERTY VALUES.

INFRASTRUCTURE LIMITATIONS: WHILE THE INFRASTRUCTURE IS GENERALLY STRONG, POTENTIAL LIMITATIONS OR FUTURE NEEDS SHOULD BE CONSIDERED WHEN ASSESSING THE LONG-TERM PROSPECTS OF 13515 DULLES TECHNOLOGY DR.

8. CONCLUSION: A STRATEGIC LOCATION WITH SIGNIFICANT POTENTIAL

13515 DULLES TECHNOLOGY DR OCCUPIES A PRIME LOCATION WITHIN THE DYNAMIC DULLES TECHNOLOGY CORRIDOR. BY EMPLOYING VARIOUS VALUATION METHODOLOGIES AND CONSIDERING ECONOMIC FACTORS, FUTURE DEVELOPMENT POTENTIAL, AND POTENTIAL CHALLENGES, A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY'S VALUE AND INVESTMENT POTENTIAL EMERGES. THE PROPERTY'S STRONG LOCATION, ACCESSIBILITY, AND THE OVERALL ECONOMIC VITALITY OF THE REGION INDICATE SIGNIFICANT LONG-TERM POTENTIAL FOR 13515 DULLES TECHNOLOGY DR.

FAQs

1. WHAT IS THE CURRENT MARKET VALUE OF 13515 DULLES TECHNOLOGY DR? THE PRECISE MARKET VALUE REQUIRES A PROFESSIONAL APPRAISAL USING THE METHODOLOGIES DESCRIBED ABOVE AND CONSIDERING CURRENT MARKET CONDITIONS. PUBLICLY AVAILABLE DATA MAY OFFER ESTIMATES, BUT A PROFESSIONAL ASSESSMENT IS NECESSARY FOR ACCURATE VALUATION.
1. WHAT TYPES OF BUSINESSES ARE TYPICALLY LOCATED IN THIS AREA? THE DULLES TECHNOLOGY CORRIDOR HOUSES A DIVERSE RANGE OF BUSINESSES, PRIMARILY FOCUSED ON TECHNOLOGY, TELECOMMUNICATIONS, GOVERNMENT CONTRACTING, AND AEROSPACE.
1. WHAT ARE THE AVERAGE RENTAL RATES FOR OFFICE SPACE NEAR 13515 DULLES TECHNOLOGY DR? RENTAL RATES FLUCTUATE BASED ON SIZE, AMENITIES, AND MARKET CONDITIONS. RECENT MARKET DATA AND ANALYSIS FROM LOCAL REAL ESTATE PROFESSIONALS PROVIDE THE MOST ACCURATE INFORMATION.
1. IS THERE SUFFICIENT PARKING AVAILABLE AT 13515 DULLES TECHNOLOGY DR? PARKING AVAILABILITY DEPENDS ON THE SPECIFIC BUILDING AND ITS CONFIGURATION. THIS SHOULD BE VERIFIED DIRECTLY THROUGH PROPERTY MANAGEMENT OR LEASING AGENTS.
1. WHAT ARE THE TRANSPORTATION OPTIONS AVAILABLE TO THOSE WORKING AT 13515 DULLES TECHNOLOGY DR? THE LOCATION OFFERS EXCELLENT ACCESS TO MAJOR ROADWAYS AND SOME PUBLIC TRANSPORTATION OPTIONS, WHICH ARE CONSTANTLY EVOLVING, SO IT'S BEST TO CHECK CURRENT TRANSIT INFORMATION.

1. WHAT ARE THE ZONING REGULATIONS FOR PROPERTIES NEAR 13515 DULLES TECHNOLOGY DR? ZONING REGULATIONS VARY BASED ON SPECIFIC LOCATIONS WITHIN THE CORRIDOR. LOCAL GOVERNMENT RESOURCES AND PLANNING DEPARTMENTS CAN PROVIDE DETAILED INFORMATION.
1. WHAT IS THE VACANCY RATE FOR OFFICE SPACE IN THE IMMEDIATE AREA? VACANCY RATES FLUCTUATE. REAL ESTATE MARKET REPORTS PROVIDE CURRENT DATA ON OFFICE SPACE AVAILABILITY IN THE DULLES TECHNOLOGY CORRIDOR.
1. WHAT IS THE PROJECTED FUTURE GROWTH OF THE DULLES TECHNOLOGY CORRIDOR? THE DULLES TECHNOLOGY CORRIDOR IS EXPECTED TO CONTINUE EXPERIENCING STRONG GROWTH DRIVEN BY TECHNOLOGICAL ADVANCEMENTS AND GOVERNMENT INVESTMENT.
1. ARE THERE ANY PLANNED DEVELOPMENTS THAT MIGHT IMPACT 13515 DULLES TECHNOLOGY DR? ONGOING INFRASTRUCTURE PROJECTS AND PLANNED DEVELOPMENTS IN THE AREA COULD POTENTIALLY AFFECT PROPERTY VALUES AND ACCESSIBILITY. LOCAL GOVERNMENT PLANNING DOCUMENTS PROVIDE THE MOST ACCURATE INFORMATION.

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[REDACTED] GRACE CHRISTIAN CHURCH (PCA) 11:1 [REDACTED] 8/25/2024 [REDACTED] # 33 [REDACTED] 9:30 AM
JUDY HSU [REDACTED]

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FIRST ASIAN INDIAN PRESBYTERIAN CHURCH

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CHINA HORIZON INSTITUTE CERTIFICATE IN CHRISTIAN...

13515 DULLES TECHNOLOGY DR., SUITE 2, HERNDON, VA 20171 (INTERSECTED CENTREVILLE RD. & SUNRISE VALLEY DR.)
COURSE FEE [REDACTED] : CERTIFICATE STUDENT [REDACTED] / NON-CERTIFICATE STUDENT [REDACTED] ...

2024 [REDACTED] ...

[REDACTED] 1. [REDACTED] 2. 2024 [REDACTED]
3. HELENE [REDACTED] MILTON [REDACTED] : [REDACTED] ...

FIRST ASIAN INDIAN PRESBYTERIAN CHURCH

JAN 31, 2021 · 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE ...

PUBLIC HEARINGS 2:00 PUBLIC HEARING ON THE PROPOSED ...

2 APPROVAL OF AN AMENDED PARKING REDUCTION FOR 13515 DULLES TECHNOLOGY DRIVE (DRANESVILLE DISTRICT) 3
APPROVAL OF AUTHORIZING RESOLUTION FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA) 4 ...

$$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} e^{-x^2} dx = 1$$

13515 DULLES TECHNOLOGY DR., SUITE 2, HERNDON, VA 20171 (INTERSECTED CENTREVILLE RD. & SUNRISE VALLEY DR.)
COURSE FEE \$ \$ \$ \$: CERTIFICATE STUDENT \$ \$ \$ / NON-CERTIFICATE STUDENT \$ \$ \$...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM BREAKING OF BREAD, AND IN PRAYERS.
(ACTS VISIT US: FACEBOOK: FIRST ASIAN INDIAN PRESBYTERIAN CHURCH WEBSITE: ...)

MAY 12, 2024 · 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM - 7.15 PM UPCOMING
EVENT: VACATION BIBLE SCHOOL JULY 8-12, 2024 McNAIR FARMS COMMUNITY CENTER ...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH
IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE SALT & LIGHT OF ...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH
IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE SALT & LIGHT OF ...

SEP 10, 2023 • 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM THE BREAKING OF BREAD, AND IN VISIT US: FACEBOOK: MOUNT ZION PRESBYTERIAN CHURCH WEBSITE: ...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM THE BREAKING OF BREAD, AND IN VISIT
US: FACEBOOK: FIRST ASIAN INDIAN PRESBYTERIAN CHURCH WEBSITE: ...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH
IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE SALT & LIGHT OF ...

1/03/21 P P P P P P /WORSHIP ATTENDANCE P P - P P P : 14 P P P : 5 P P P P : P P P : 90 P P P : 27
LIVE STREAM- CM: 90 EM: 27

Nov 14, 2021 • 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM THE BREAKING OF BREAD, AND IN VISIT US: FACEBOOK: FIRST ASIAN INDIAN PRESBYTERIAN CHURCH WEBSITE: ...

2491 MCNAIR FARMS DR. HERNDON, VA 20171 PRAISE & PRAYER MEETING (ENGLISH) TIME: 6 PM - 7.15 PM VENUE: GRACE CHRISTIAN CHURCH (PCA) 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA ...

APR 9, 2023 • 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM • GOOD NEWS CLUB
(FLORIS ELEMENTARY SCHOOL) • VACATION BIBLE SCHOOL (VBS) DATE: JULY 10-14, 2023 ...

13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH
IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE SALT & LIGHT OF ...

JUL 21, 2019 • 13515 DULLES TECHNOLOGY DR. SUITE 2 HERNDON, VA 20171 TIME: 6 PM – 7 PM PRAYER REQUESTS: PRAY FOR GROWTH IN BIBLE STUDY AND WORSHIP SERVICE MEETINGS PRAY THAT WE WILL BE ...

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