

13530 dulles technology dr herndon va 20171

A Comprehensive Guide to 13530 Dulles Technology Dr, Herndon, VA 20171

Author: Dr. Anya Sharma, PhD, Urban Planning and Real Estate Development, specializing in commercial property analysis and market trends in Northern Virginia. Dr. Sharma has over 15 years of experience in the field, including extensive research on the Dulles Technology Corridor.

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Editor: Michael Davis, MBA, experienced editor with over 10 years specializing in commercial real estate and business publications. He has a proven track record in delivering clear, concise, and informative articles for a diverse audience.

Summary: This guide provides a thorough overview of 13530 Dulles Technology Dr, Herndon, VA 20171, examining its location, surrounding infrastructure, market trends, potential challenges, and best practices for businesses and individuals interacting with this address. It covers aspects from property management to investment strategies, offering valuable insights for various stakeholders.

Understanding the Location: 13530 Dulles Technology Dr, Herndon, VA 20171

13530 Dulles Technology Drive resides within the heart of the Dulles Technology Corridor, a rapidly expanding area known for its concentration of technology companies, research facilities, and government contractors. This strategic location offers numerous advantages, including:

Proximity to Dulles International Airport: The address's proximity facilitates easy access for international and domestic travel, benefiting businesses with global operations and employees who frequently travel. This significantly reduces commuting time and associated costs for many workers.

Excellent Transportation Infrastructure: The area boasts a well-developed road network, including access to major highways like the Dulles Toll Road and Route 28. Public transportation options, while still developing, are improving, providing alternative commuting choices.

High-Quality Workforce: The Dulles Technology Corridor attracts a highly skilled and educated workforce, offering businesses access to a rich talent pool in various technology fields. Universities and colleges in the region further contribute to this skilled workforce.

Amenities and Support Services: The surrounding area offers a wide range of amenities, including restaurants, hotels, shopping centers, and recreational facilities, catering to both employees and residents.

Potential Challenges at 13530 Dulles Technology Dr, Herndon, VA 20171

Despite its significant advantages, the area also presents potential challenges:

High Real Estate Costs: The strong demand for commercial and residential properties in the Dulles Technology Corridor has resulted in high real estate prices, potentially affecting both businesses and individuals. This can present a significant hurdle for entry into the market.

Traffic Congestion: The area's rapid growth has led to increased traffic congestion during peak hours. This can impact commuting times and logistics for businesses.

Competition for Talent: The high demand for skilled workers can create intense competition among businesses vying for top talent. This necessitates proactive recruitment strategies.

Infrastructure Limitations: Although improving, the existing infrastructure might struggle to keep pace with the rapid growth, potentially resulting in occasional strain on resources and services.

Best Practices for Businesses at 13530 Dulles Technology Dr, Herndon, VA 20171

Businesses operating or considering a presence at 13530 Dulles Technology Dr or within the broader area should consider these best practices:

Strategic Location Selection: Thorough research to optimize proximity to target markets, workforce pools, and transportation networks is crucial.

Effective Workforce Planning: Proactive recruitment and retention strategies are essential to compete for high-quality talent.

Traffic Management Solutions: Implementing flexible work arrangements or providing employee transportation assistance can mitigate the impact of traffic congestion.

Long-Term Planning: Considering the area's rapid growth, a long-term strategy that accounts for potential changes in the market is crucial.

Community Engagement: Building strong relationships with the local community enhances a business's reputation and social standing.

Investing in Property near 13530 Dulles Technology Dr, Herndon, VA 20171

Investing in property within the Dulles Technology Corridor can be highly lucrative but requires careful consideration.

Market Research: A thorough analysis of the local market is vital, understanding rental rates, vacancy rates, and future development plans.

Due Diligence: A comprehensive due diligence process is crucial, involving property inspections, environmental assessments, and legal reviews.

Financing: Securing appropriate financing that aligns with the investment strategy is paramount.

Risk Assessment: Identifying potential risks, including market fluctuations and regulatory changes, is essential for informed decision-making.

Conclusion

13530 Dulles Technology Dr, Herndon, VA 20171, represents a prime location within a dynamic and growing technological hub. While the area presents certain challenges, its advantages significantly outweigh them for businesses and investors with a long-term perspective and a well-defined strategy. By employing the best practices outlined above and engaging in thorough planning, businesses and investors can successfully navigate the unique opportunities and challenges presented by this vibrant area.

FAQs

1. What type of businesses are commonly found near 13530 Dulles Technology Dr? The area is densely populated with technology companies, government contractors, and research facilities, with a strong focus on aerospace, information technology, and telecommunications.

1. What is the average commute time to Dulles International Airport from this address? The commute time varies depending on traffic, but it generally takes around 15-20 minutes.
1. Are there any public transportation options available in this area? While limited, public transportation is gradually improving with options including bus services and plans for potential future metro extensions.
1. What is the average cost of renting office space near 13530 Dulles Technology Dr? Rental costs vary widely depending on size, amenities, and building class, but generally reflect the high demand in the area.
1. What are the main attractions or amenities close to this address? Numerous restaurants, hotels, shopping centers, and recreational facilities are within easy reach.
1. What are the schools like in the vicinity of 13530 Dulles Technology Dr? The area is served by highly-rated schools, both public and private, reflecting the area's appeal to families.
1. What are the property tax rates in this area? Property tax rates in Herndon are subject to change but generally reflect those of Fairfax County. It's best to consult the Fairfax County government website for the most up-to-date information.
1. What are the environmental considerations for businesses in this area? Environmental regulations are strictly enforced. Businesses should prioritize sustainable practices and comply with all relevant environmental laws and regulations.
1. Is there any significant planned development around 13530 Dulles Technology Dr? Ongoing development continues in the Dulles Corridor, so it's essential to research current and future development plans for

potential impacts on the area.

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1. Top Employers in the Dulles Technology Corridor: A profile of major employers in the area, providing insight into the types of jobs and industries prevalent in the region.
1. Living in Herndon, VA: A guide to the lifestyle, amenities, and community aspects of living in Herndon, VA, for individuals and families.
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1. Tax Implications for Businesses in Fairfax County: A guide to the tax regulations and implications for businesses operating within Fairfax County, including Herndon.

1. Environmental Sustainability in the Dulles Technology Corridor: An examination of environmental initiatives and sustainable practices adopted by businesses and organizations in the area.

1. Future Development Plans for the Dulles Technology Corridor: A review of upcoming development projects and their potential impact on the area's infrastructure and economy.

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and economy. Key texts, which well explain the magic and sheer art of programming for the absolute beginner are published here. Software subjugation is made plain within the very title of media theorist Friedrich Kittler's essay Protected Mode, published in this volume. Media, technology and destruction are further elaborated across this work in texts such as War.pl, Media and Drugs in Pynchon's Second World War, again from Kittler, and Simon Ford's elegant take on J.G Ballard's crashed cars exhibition of 1970, A Psychopathic Hymn. Software and its expansion stand in obvious relation to language. Attacking transparency means examining the prison cell or virus of language; life coding as William Burrough's cutup. And perhaps the most substantial and thorough-going examination is put forward by daring Vienna actionist Oswald Wiener in his Notes on the Concept of the Bio-adaptor which has been thankfully unearthed here. Equally, Olga Goriunova's extensive examination of a new Russian literary trend, the online male literature of uclaff.com provides both a reexamination of culture and language, and an example of the diversity of xxxxx; a diversity well reflected in background texts ranging across subjects such as Leibniz' monadology, the ur-crash of supreme flaneur Thomas de Quincey and several rewritings of the forensic model of Jack the Ripper thanks to Stewart Home and Martin Howse. xxxxx liberates software from the machinic, and questions the transparency of language, proposing a new world view, a sheer electromysticism which is well explained with reference to the works of Thomas Pynchon in Friedrich Kittler's essay, translated for the first time into English, which closes xxxxx. Further contributors include Hal Abelson, Leif Elggren, Jonathan Kemp, Aymeric Mansoux, and socialfiction.org.

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all? The freak, Manson Reed: her favorite victim. But a lot changes after high school. A freak like him never should have ended up at the same Halloween party as her. He never should have been able to beat her at a game of Drink or Dare. He never should have been able to humiliate her in front of everyone. Losing the game means taking the dare: a dare to serve Manson for the entire night as his slave. It's a dare that Jessica's pride - and curiosity - won't allow her to refuse. What ensues is a dark game of pleasure and pain, fear and desire. Is it only a game? Only revenge? Only a dare? Or is it something more? The Dare is an 18+ erotic romance novella and a prequel to the Losers Duet. Reader discretion is strongly advised. This book contains graphic sexual scenes, intense scenes of BDSM, and strong language. A full content note can be found in the front matter of the book.

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