

OFFICE

**3713 S. GEORGE MASON DR.
C1W**

FALLS CHURCH, VA 22041

FOR SALE \$230,000

BONILLA
ASSOCIATES LLC



- First floor
- SF: 960
- 3 offices, 1 HB
- Remodeled office
- Freshly painted
- New A/C system
- New principal glass door
- New floor and ceiling
- 4 reserved parking spaces

Condo fee: \$660 monthly
Includes:

- 24-hour front desk
- Security access control
- Parking for guests
- Reception desk
- Water, snow removal
- Extra storage space



**Other Condominium's
great benefits:**

- Fitness center, outdoor pool, and sauna
- Billiard room and game room
- Party room/clubhouse for events



FANNY BONILLA
Real Estate Broker
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English - Spanish - Portuguese