



FLOOR PLAN - SUITE 180

SCALE: 1/4"=1'-0"

826.8 SF

ABDO PLAZA SUITES

Special Features

A. Heating and Air Conditioning System

1. Super high efficient (12 EER) Air conditioning system
2. Super high efficient (12 EER) Heating system

B. Flooring

1. Marble Flooring in entrance foyer, bathroom, kitchen and closets
2. Wood Parquet floor in executive office
3. Designer carpet (40 ounce)

C. Appliances

1. 17" cubic food GE Refrigerator/Freezer with Icemaker and Water
2. Fisher Paykel Dishwasher Drawer
3. Franke Little Butler instant hot water for soup or hot beverages
4. Franke Water Filter in kitchen
5. Built-in Brewmatic coffee maker
6. Panasonic microwave oven
7. In Sink Erator, high-powered, extra quiet garbage disposal

D. Utilities

1. DirecTV (Satellite) connections in all executive suites and open areas
2. Generous supply of duplex electrical outlets throughout
3. Honeywell Deluxe Programmable Thermostat

E. Technology (future-proofed)

1. Completely equipped workstations - 8 (Suites 140, 160, 180) – 800 square foot suites
2. Completely equipped workstations - 15 (Suite 100) – 2,213 square foot suite
3. Each workstation contains five CAT 5 modular connections for immediate and instant connectivity to Data Equipment Closet
4. Each workstation contains eight duplex electrical outlets for hardware connectivity
5. Locking Data Equipment Closet distributing connectivity to all workstations
6. Security System ready for activation

F. Special Features

1. Window Walls in all offices to provide an exceptional amount of light
2. Hunter Douglas wood blinds on all windows and window walls
3. Baseboard moldings on floor and cove moldings on ceiling
4. 9-foot ceiling height
5. High efficiency recessed lighting

G. Exterior

1. Lights in parking lot
2. Lush landscaping

ABDO COMPANIES, INC.

1350 Northeast 56th Street • Suite 200

Fort Lauderdale • Florida • 33334-6108

Phone • (954) 491-2191 • Fax • (954) 491-9121

December 15, 2024

Mr. Jonathan Schwartz
IT'SUGAR, LLC
201 East Las Olas Blvd., Suite 2900
Fort Lauderdale, Florida 33301

VIA EMAIL

Re: 1350 Northeast 56th Street, Suite 180
Fort Lauderdale, Florida 33334
180 Suite
826.8 Square Footage
7.63% Percentage of Bldg. Leased
18.50 Base Rent per Square Foot
30.47 Total Rent per Square Foot (exclusive of Sales Tax)
32.61 Total Rent per Square Foot (all inclusive)
103-I-160.A.02 Account Number

Dear Mr. Schwartz:

Effective January 1, 2025 through December 31, 2025 the monthly rent on the premises referenced above is as follows:

	Total Building Expense	Your Annual Rent	Your Monthly Rent	Your Rent PSF	Description
a.		15,295.80	1,274.65	18.50	Base Rent
b.	77,215.75	5,891.22	490.94	7.13	*Last year's Common Area Maint plus 3% pursuant to your Lease
c.	34,609.03	2,640.52	220.04	3.19	*Last Year's Real Estate Taxes plus 3% pursuant to your Lease
d.	17,929.21	1,367.92	113.99	1.65	*Last Year's Insurance Premium plus 3% pursuant to your Lease
e.		25,195.46	2,099.62	30.47	Subtotal
f.		1,763.68	146.97	2.13	7%: 2% Florida Sales Tax; 1% Surcharge; 4% Property Mgmt Fee
g.		26,959.14	2,246.59	32.61	TOTAL DUE

Your monthly rent is due the first of each month.

Sincerely,

Christine S. Enos
Controller

* Estimated, however, subject to reparation at the end of calendar year 2024