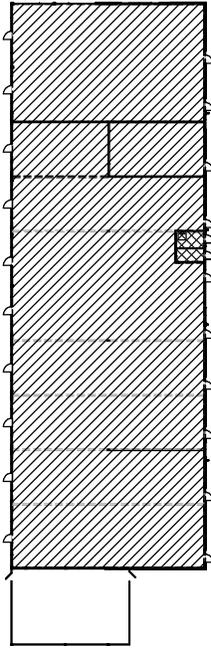


**RETAIL BUILDING:**

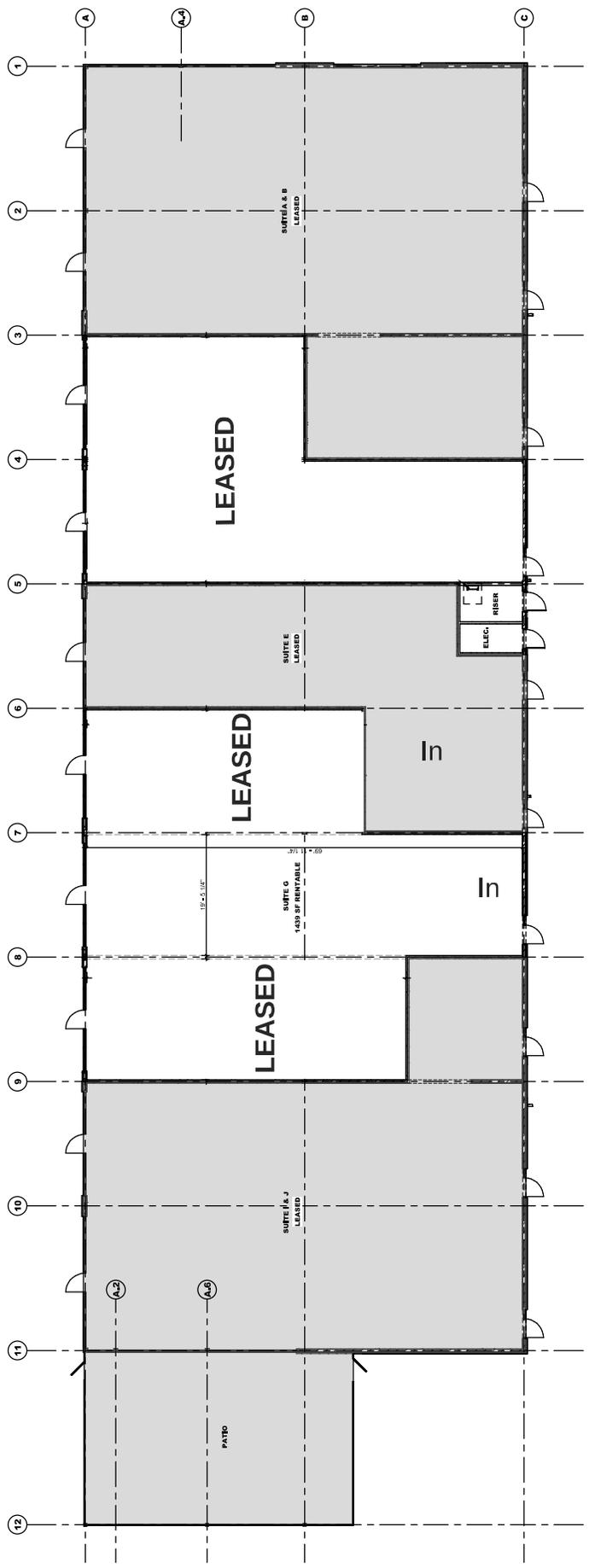
**STANDARD METHODS OF MEASUREMENT**

1. The measurement shall be in accordance with the International Building Code (IBC) and the International Mechanical Association (IMA) Standard Methods of Measurement (SMM) for Building Area and Volume Measurement (2019 Edition).
2. The net area for an area shall be measured from the building lines to other than the measurement line. It is also not uncommon for a site measurement and calculation by one party to differ from the measurement by another party. The measurement shall be determined for an area resulting from the measurement by the building owner or tenant, as defined in the IBC (2019 Edition) and the IMA (2019 Edition).
3. GLA (Gross Leasable Area) is defined as: The total floor area designed for the exclusive use of an occupant, including any basements, mezzanines, or upper floors. For the purpose of this definition, the measurement shall be taken from the exterior surface of exterior enclosures, including any basements, mezzanines, or upper floors. The measurement shall include any walkways, no egress is made for columns, any structural elements at occupant use the same GLA.
4. Net Area Definition: A horizontal line will be drawn around a structural element, including any basements, mezzanines, or upper floors, to determine the measurement. The measurement shall be taken from the exterior surface of exterior enclosures, including any basements, mezzanines, or upper floors. The measurement shall include any walkways, no egress is made for columns, any structural elements at occupant use the same GLA.
5. Lease Line Definition: A horizontal line forming a perimeter that encompasses all the interior dimensions of a given measurement. The measurement shall be taken from the center line of exterior enclosures, including any basements, mezzanines, or upper floors. The measurement shall include any walkways, no egress is made for columns, any structural elements at occupant use the same GLA.
6. Party Wall Definition: A wall that separates two adjacent occupant premises and is located on a lease line.

- 14775 GROSS SF
  - ▨ 14277 SF RENTABLE SF
  - ▩ 117 SF COMMON SPACE
- 1:0082 RATIO



**RENTABLE SF KEY**



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**WAUKEE RETAIL**  
750 W. HICKMAN ROAD  
WAUKEE, IA 072023

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