

Main Building: Above Grade Finished Area 48112.51 sq ft



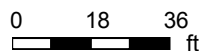
Finished Area 15781.14 sq ft



Finished Area 5737.10 sq ft



Finished Area 5232.80 sq ft



Main Building: Above Grade Finished Area 48112.51 sq ft



0 16 32 ft



0 16 32 ft



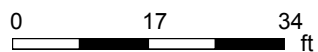
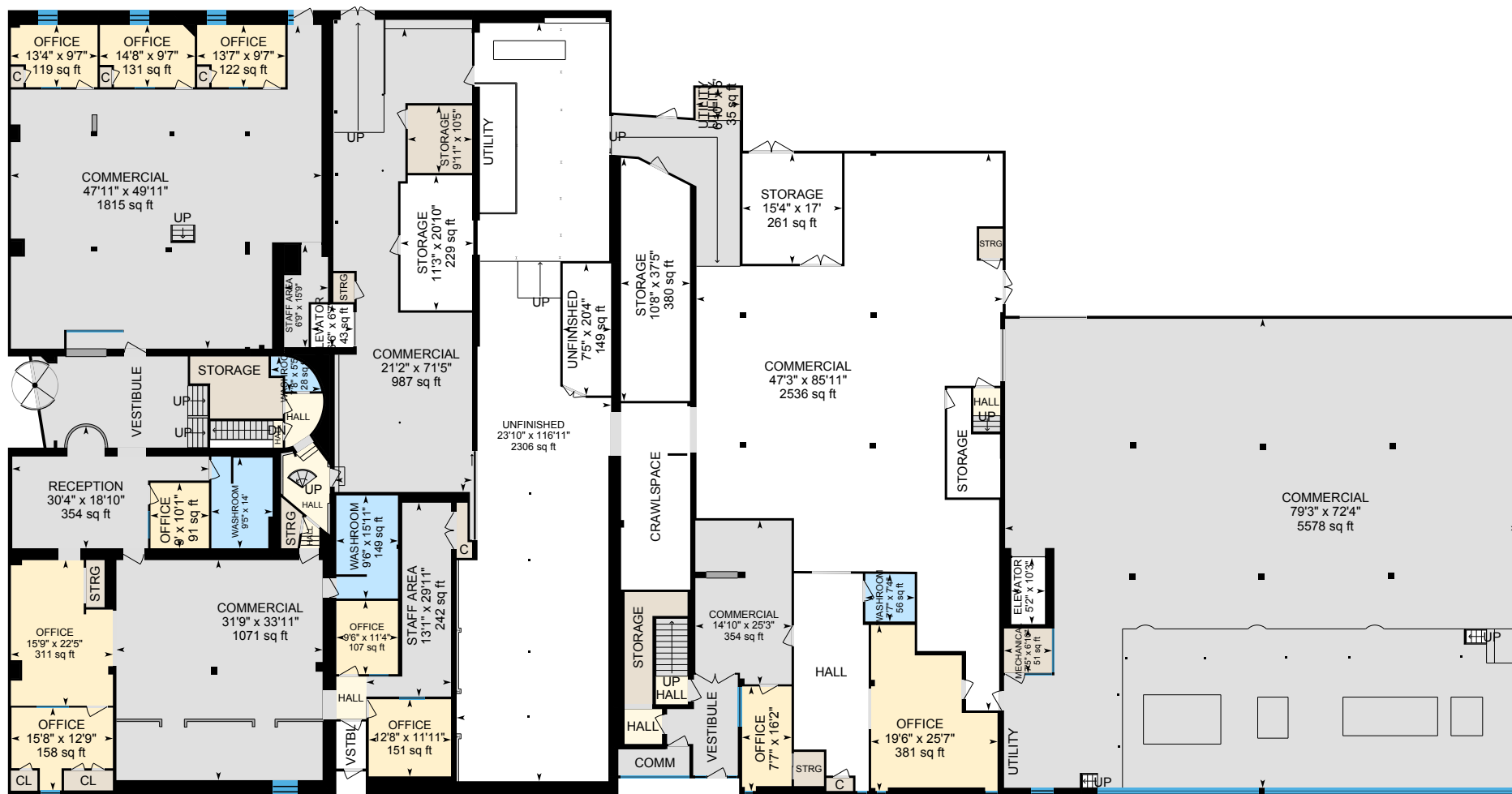
0 16 32 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**117 E 4th St, Joplin, MO**

**Main Floor** Finished Area 15781.14 sq ft

Unfinished Area 7048.75 sq ft



PREPARED: 2025/12/06



# 117 E 4th St, Joplin, MO

**2nd Floor** Finished Area 5737.10 sq ft  
Unfinished Area 420.91 sq ft



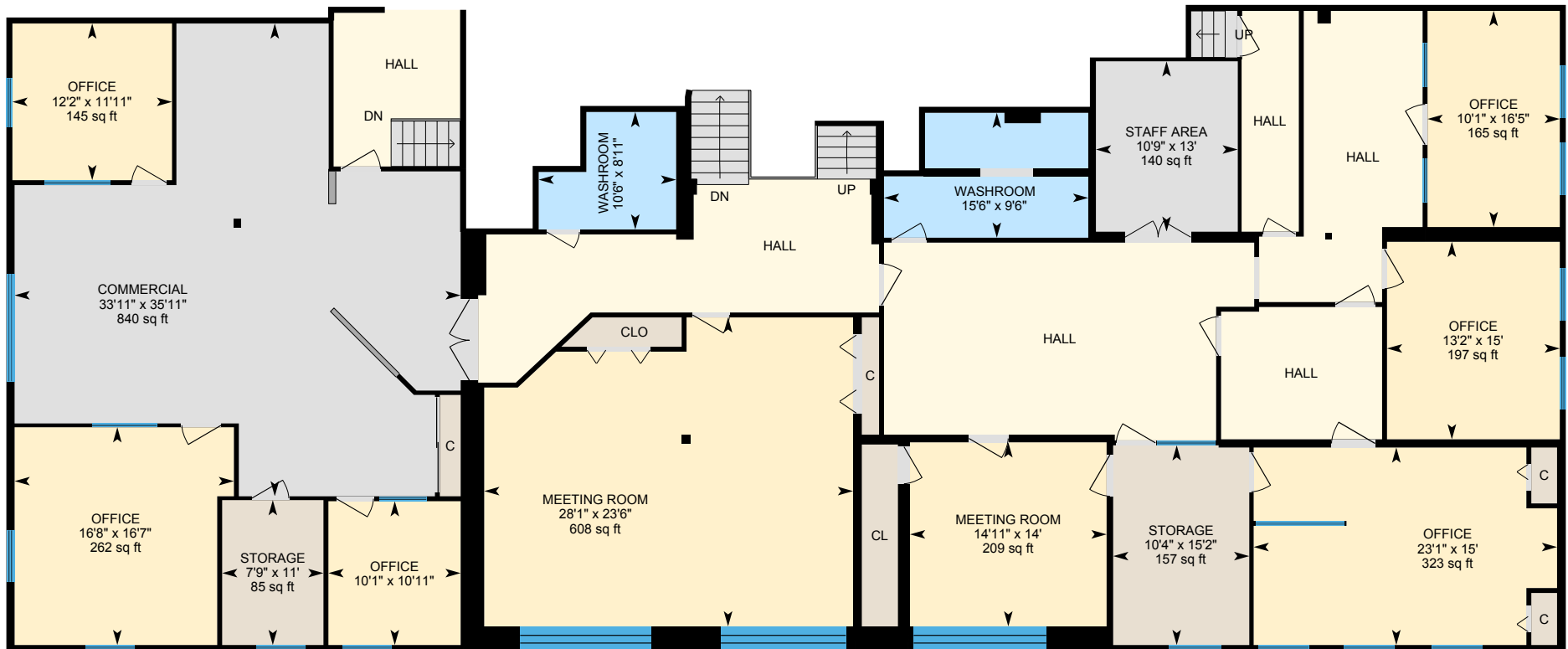
0 5 10  
ft

PREPARED: 2025/12/06



# 117 E 4th St, Joplin, MO

Main 2nd Floor Finished Area 5232.80 sq ft



0 5 10  
ft

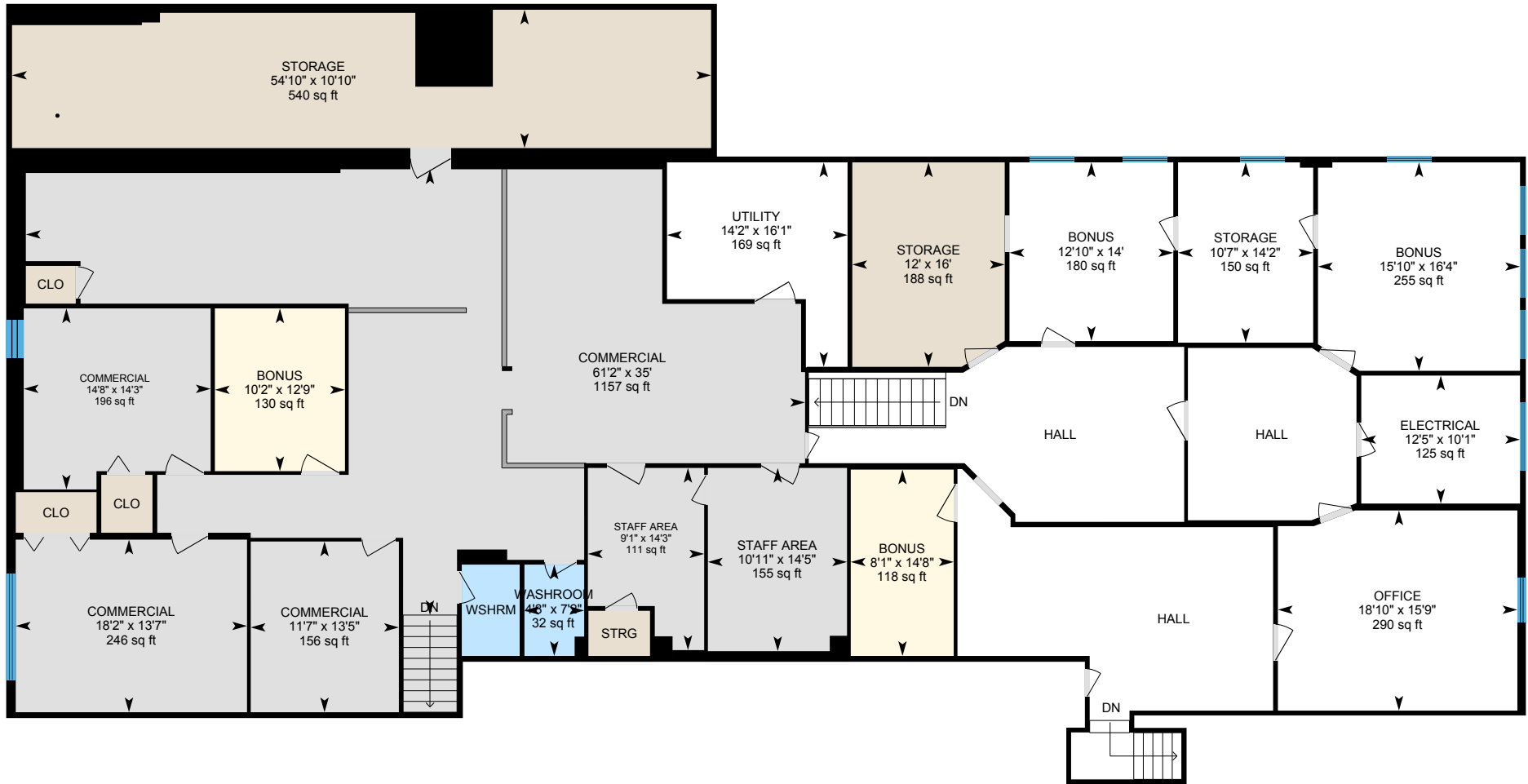
PREPARED: 2025/12/06



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 117 E 4th St, Joplin, MO

2nd Floor Upstairs Finished Area 3533.29 sq ft  
Unfinished Area 2148.86 sq ft



0 5 10  
ft

PREPARED: 2025/12/06

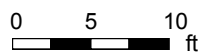


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**117 E 4th St, Joplin, MO**

**3rd Floor** Finished Area 5289.75 sq ft

Unfinished Area 148.27 sq ft



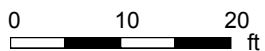
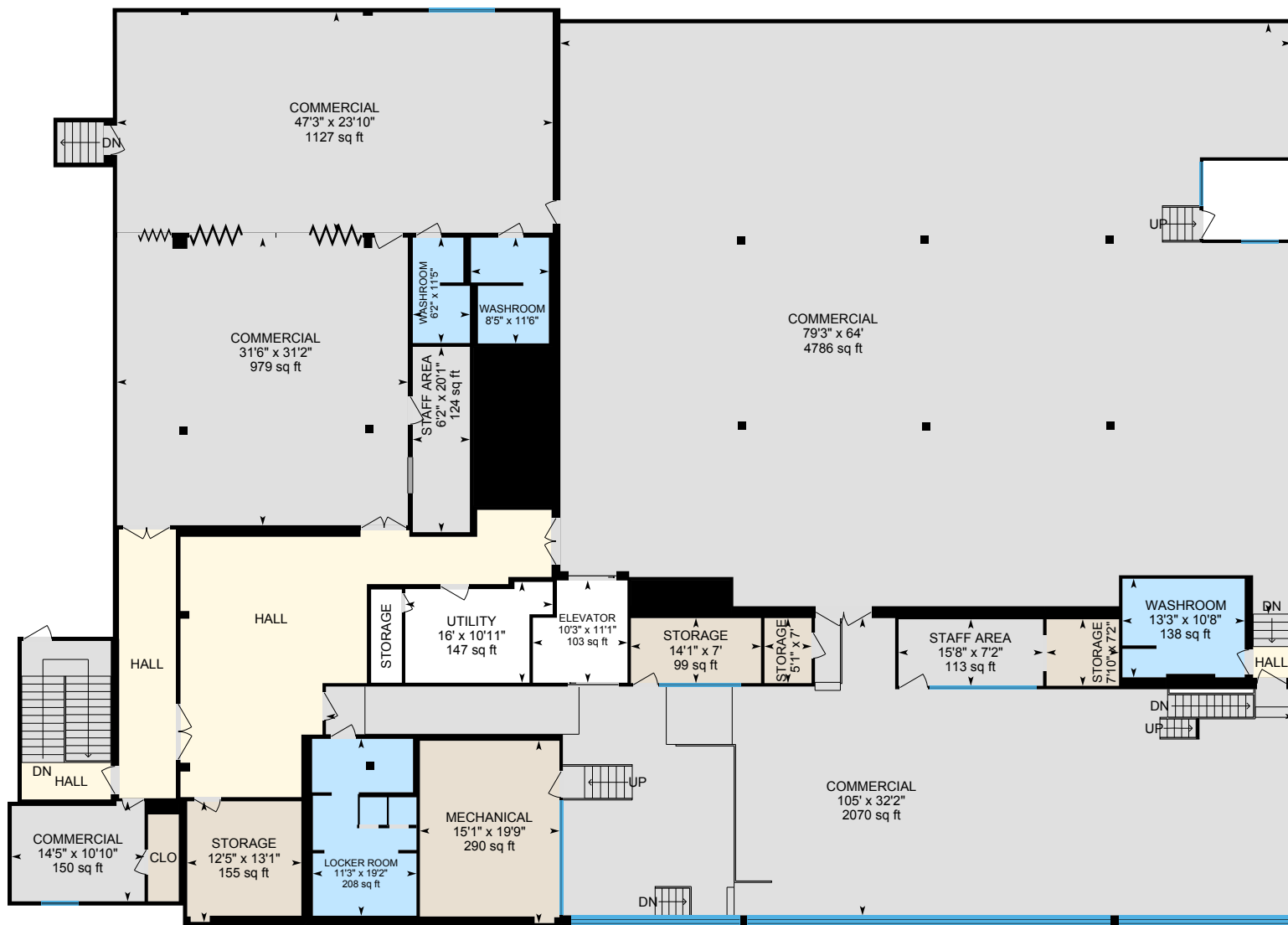
PREPARED: 2025/12/06



**117 E 4th St, Joplin, MO**

**Upper Press Level**    Finished Area 12538.43 sq ft

Unfinished Area 292.76 sq ft



PREPARED: 2025/12/06





# 117 E 4th St, Joplin, MO

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Commercial: 72'4" x 79'3" | 5578 sq ft  
Commercial: 71'5" x 21'2" | 987 sq ft  
Commercial: 33'11" x 31'9" | 1071 sq ft  
Commercial: 49'11" x 47'11" | 1815 sq ft  
Commercial: 25'3" x 14'10" | 354 sq ft  
Commercial: 85'11" x 47'3" | 2536 sq ft  
Elevator: 6'7" x 6'6" | 43 sq ft  
Elevator: 10'3" x 5'2"  
Mechanical: 6'10" x 7'5" | 51 sq ft  
Office: 11'11" x 12'8" | 151 sq ft  
Office: 12'9" x 15'8" | 158 sq ft  
Office: 10'1" x 9' | 91 sq ft  
Office: 9'7" x 14'8" | 131 sq ft  
Office: 9'7" x 13'4" | 119 sq ft  
Office: 9'7" x 13'7" | 122 sq ft  
Office: 25'7" x 19'6" | 381 sq ft  
Office: 11'4" x 9'6" | 107 sq ft  
Office: 22'5" x 15'9" | 311 sq ft  
Office: 16'2" x 7'7"  
Reception: 18'10" x 30'4" | 354 sq ft  
Staff Area: 29'11" x 13'1" | 242 sq ft  
Staff Area: 15'9" x 6'9"  
Storage: 37'5" x 10'8" | 380 sq ft  
Storage: 20'10" x 11'3" | 229 sq ft  
Storage: 10'5" x 9'11"  
Storage: 17' x 15'4" | 261 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Finished Area: 15781.14 sq ft  
Unfinished Area: 7048.75 sq ft

##### 2ND FLOOR

Finished Area: 5737.10 sq ft  
Unfinished Area: 420.91 sq ft

##### MAIN 2ND FLOOR

Finished Area: 5232.80 sq ft  
Unfinished Area: N/A

##### 2ND FLOOR UPSTAIRS

Finished Area: 3533.29 sq ft  
Unfinished Area: 2148.86 sq ft

##### 3RD FLOOR

Finished Area: 5289.75 sq ft  
Unfinished Area: 148.27 sq ft

##### UPPER PRESS LEVEL

Finished Area: 12538.43 sq ft  
Unfinished Area: 292.76 sq ft

# 117 E 4th St, Joplin, MO

## Property Details

### Room Measurements

Unfinished: 116'11" x 23'10" | 2306 sq ft  
Unfinished: 20'4" x 7'5" | 149 sq ft  
Utility: 5' x 6'10" | 35 sq ft  
Washroom: 14' x 9'5" | 128 sq ft  
Washroom: 15'11" x 9'6" | 149 sq ft  
Washroom: 7'4" x 7'7" | 56 sq ft  
Washroom: 5'5" x 7'8" | 28 sq ft

### 2ND FLOOR

Comm: 21'4" x 10' | 212 sq ft  
Commercial: 95'1" x 42'6" | 2176 sq ft  
Commercial: 19'4" x 32'7" | 585 sq ft  
File Room: 19'3" x 8'8" | 167 sq ft  
File Room: 27'5" x 11'10" | 288 sq ft  
Office: 8'3" x 9'5" | 78 sq ft  
Office: 11'8" x 11'3" | 129 sq ft  
Office: 6' x 5'4" | 32 sq ft  
Office: 10'11" x 16'2" | 168 sq ft  
Office: 10'9" x 16'2" | 173 sq ft  
Office: 22'2" x 21' | 464 sq ft  
Unfinished: 12'8" x 19'8" | 219 sq ft  
Utility: 12'11" x 15'4" | 176 sq ft

### MAIN 2ND FLOOR

Commercial: 33'11" x 35'11" | 840 sq ft  
Meeting Room: 28'1" x 23'6" | 608 sq ft  
Meeting Room: 14'11" x 14' | 209 sq ft  
Office: 16'8" x 16'7" | 262 sq ft  
Office: 10'1" x 10'11"  
Office: 12'2" x 11'11" | 145 sq ft  
Office: 23'1" x 15' | 323 sq ft

### Floor Area Information

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 48112.51 sq ft  
Above Grade Unfinished Area: 10059.55 sq ft  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: N/A

# 117 E 4th St, Joplin, MO

## Property Details

### Room Measurements

Office: 13'2" x 15' | 197 sq ft  
Office: 10'1" x 16'5" | 165 sq ft  
Staff Area: 10'9" x 13' | 140 sq ft  
Storage: 7'9" x 11' | 85 sq ft  
Storage: 10'4" x 15'2" | 157 sq ft  
Washroom: 10'6" x 8'11" | 77 sq ft  
Washroom: 15'6" x 9'6" | 130 sq ft

### Floor Area Information

#### 2ND FLOOR UPSTAIRS

Bonus: 15'10" x 16'4" | 255 sq ft  
Bonus: 12'10" x 14' | 180 sq ft  
Bonus: 8'1" x 14'8" | 118 sq ft  
Bonus: 10'2" x 12'9" | 130 sq ft  
Commercial: 61'2" x 35' | 1157 sq ft  
Commercial: 11'7" x 13'5" | 156 sq ft  
Commercial: 18'2" x 13'7" | 246 sq ft  
Commercial: 14'8" x 14'3" | 196 sq ft  
Electrical: 12'5" x 10'1" | 125 sq ft  
Office: 18'10" x 15'9" | 290 sq ft  
Staff Area: 10'11" x 14'5" | 155 sq ft  
Staff Area: 9'1" x 14'3" | 111 sq ft  
Storage: 10'7" x 14'2" | 150 sq ft  
Storage: 12' x 16' | 188 sq ft  
Storage: 54'10" x 10'10" | 540 sq ft  
Utility: 14'2" x 16'1" | 169 sq ft  
Washroom: 4'8" x 7'2" | 32 sq ft  
Wshrm: 4'6" x 7'2" | 33 sq ft

#### 3RD FLOOR

Commercial: 16' x 18'3" | 284 sq ft  
Commercial: 17'3" x 15'5" | 266 sq ft

# 117 E 4th St, Joplin, MO

## Property Details

### Room Measurements

Commercial: 29'1" x 15'6" | 397 sq ft  
Commercial: 28'11" x 14'7" | 419 sq ft  
Commercial: 34'6" x 48'6" | 1673 sq ft  
Commercial: 51'4" x 32'10" | 1157 sq ft  
Staff Area: 10'8" x 12'7"  
Washroom: 21'8" x 8'11" | 106 sq ft

### Floor Area Information

#### UPPER PRESS LEVEL

Commercial: 64' x 79'3" | 4786 sq ft  
Commercial: 23'10" x 47'3" | 1127 sq ft  
Commercial: 31'2" x 31'6" | 979 sq ft  
Commercial: 10'10" x 14'5" | 150 sq ft  
Commercial: 32'2" x 105' | 2070 sq ft  
Elevator: 11'1" x 10'3" | 103 sq ft  
Locker Room: 19'2" x 11'3" | 208 sq ft  
Mechanical: 19'9" x 15'1" | 290 sq ft  
Staff Area: 20'1" x 6'2" | 124 sq ft  
Staff Area: 7'2" x 15'8" | 113 sq ft  
Storage: 13'1" x 12'5" | 155 sq ft  
Storage: 7' x 5'1"  
Storage: 7' x 14'1" | 99 sq ft  
Storage: 7'2" x 7'10"  
Utility: 10'11" x 16' | 147 sq ft  
Washroom: 10'8" x 13'3" | 138 sq ft  
Washroom: 11'5" x 6'2" | 66 sq ft  
Washroom: 11'6" x 8'5" | 90 sq ft

# 117 E 4th St, Joplin, MO

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>