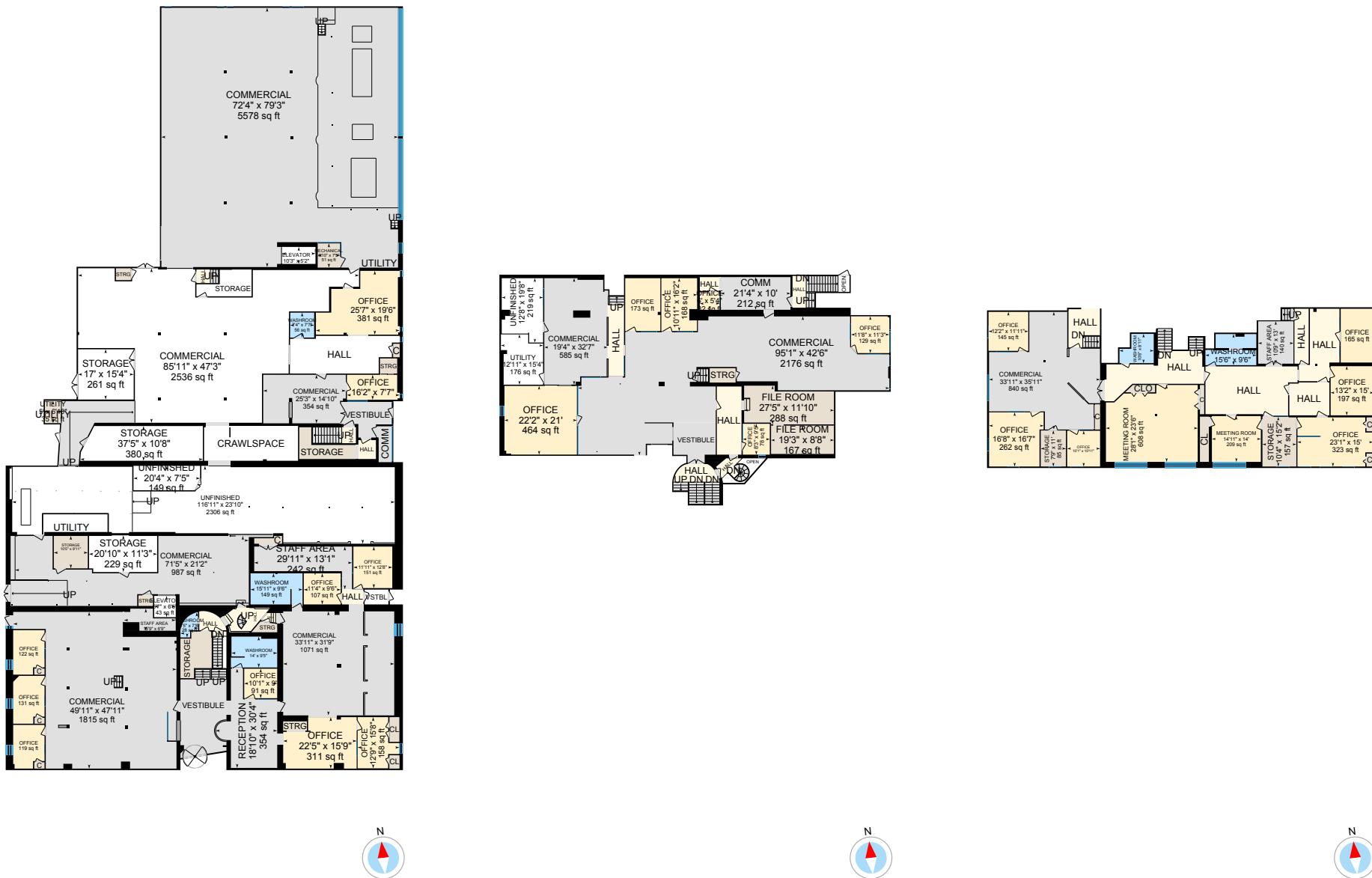


117 E 4th St, Joplin, MO

Main Building: Above Grade Finished Area 48112.51 sq ft



Main Floor

Finished Area 15781.14 sq ft

2nd Floor

Finished Area 5737.10 sq ft

Main 2nd Floor

Finished Area 5232.80 sq ft

A number line from 0 to 36. The segment from 0 to 18 is white, and the segment from 18 to 36 is black. The label "ft" is at the end of the black segment.

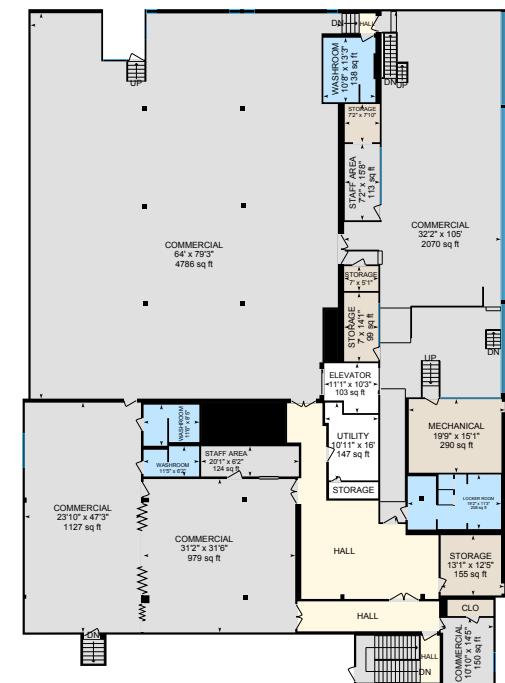
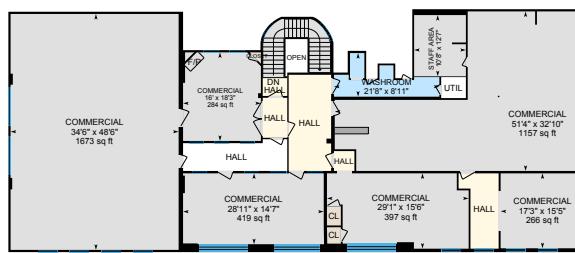
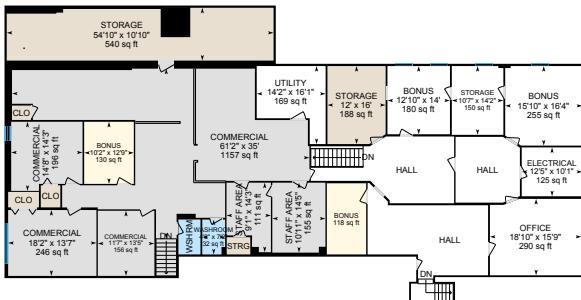
PREPARED: 2025/12/06

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

Main Building: Above Grade Finished Area 48112.51 sq ft



2nd Floor Upstairs
Finished Area 3533.29 sq ft

A horizontal number line with tick marks at 0, 16, and 32. The tick mark between 0 and 16 is labeled 'ft'.

3rd Floor
Finished Area 5289.75 sq ft

Upper Press Level
Finished Area 12538.43 sq ft

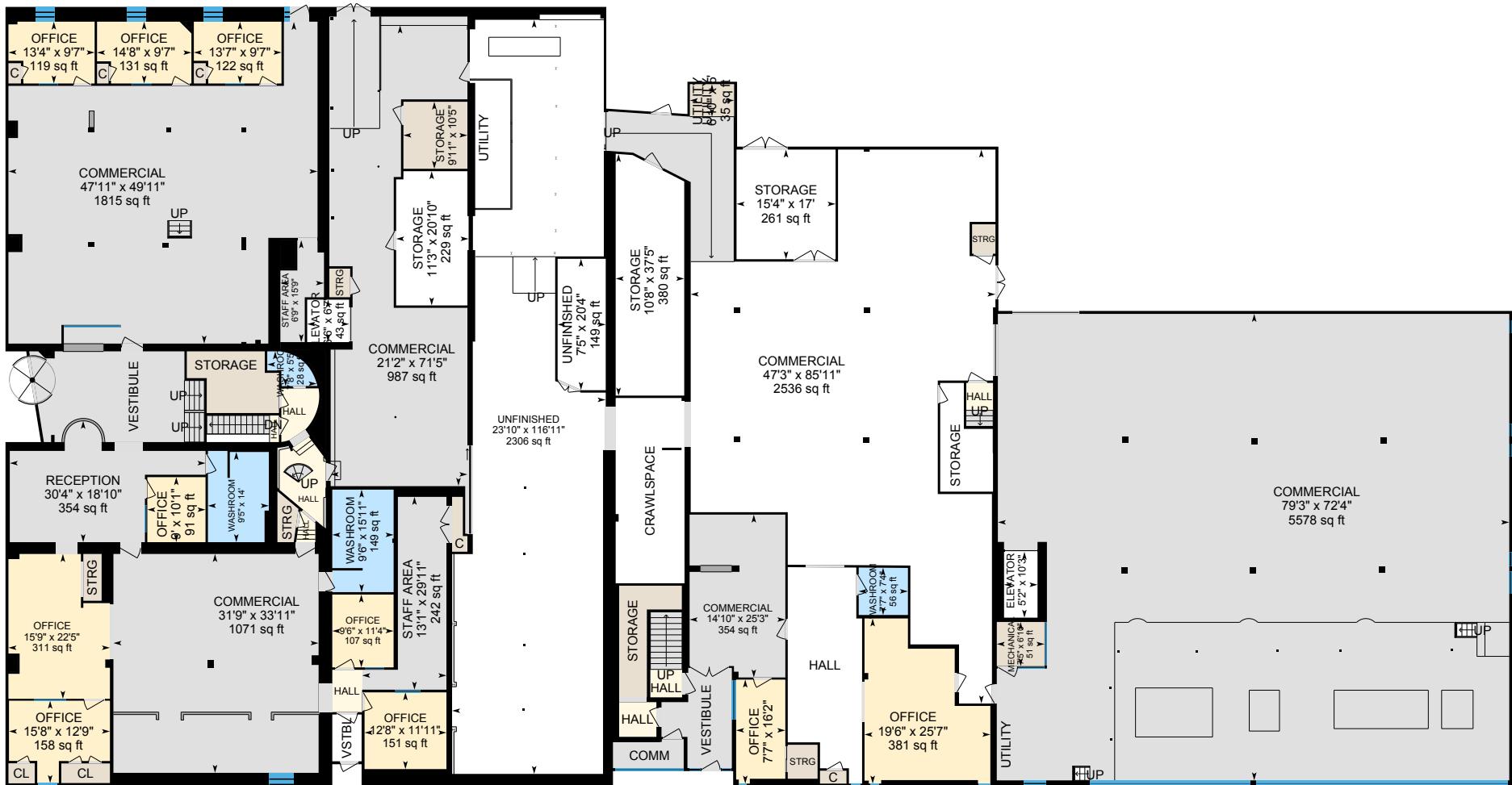
PREPARED: 2025/12/06

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

Main Floor Finished Area 15781.14 sq ft

Unfinished Area 7048.75 sq 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.

 iGUIDE

117 E 4th St, Joplin, MO

2nd Floor Finished Area 5737.10 sq ft

Unfinished Area 420.91 sq ft



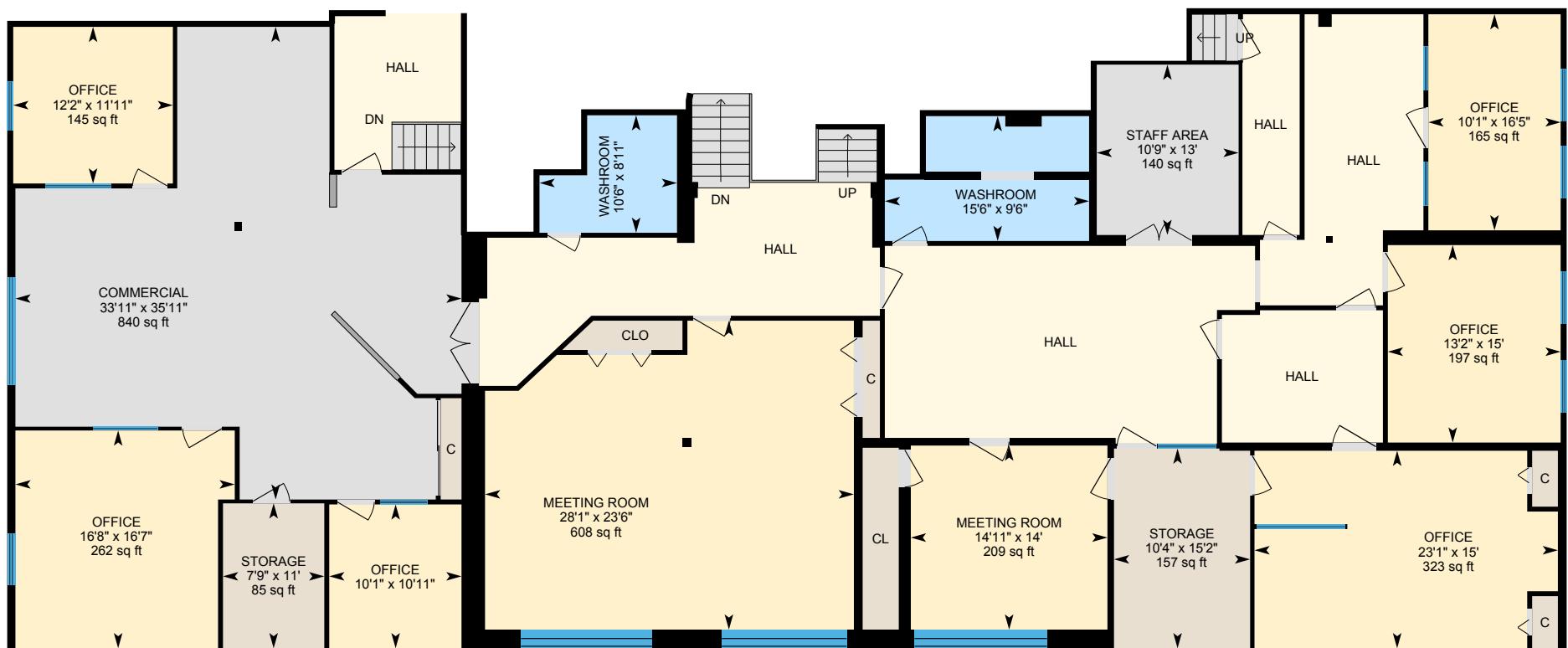
0 5 10 ft

PREPARED: 2025/12/06

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 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



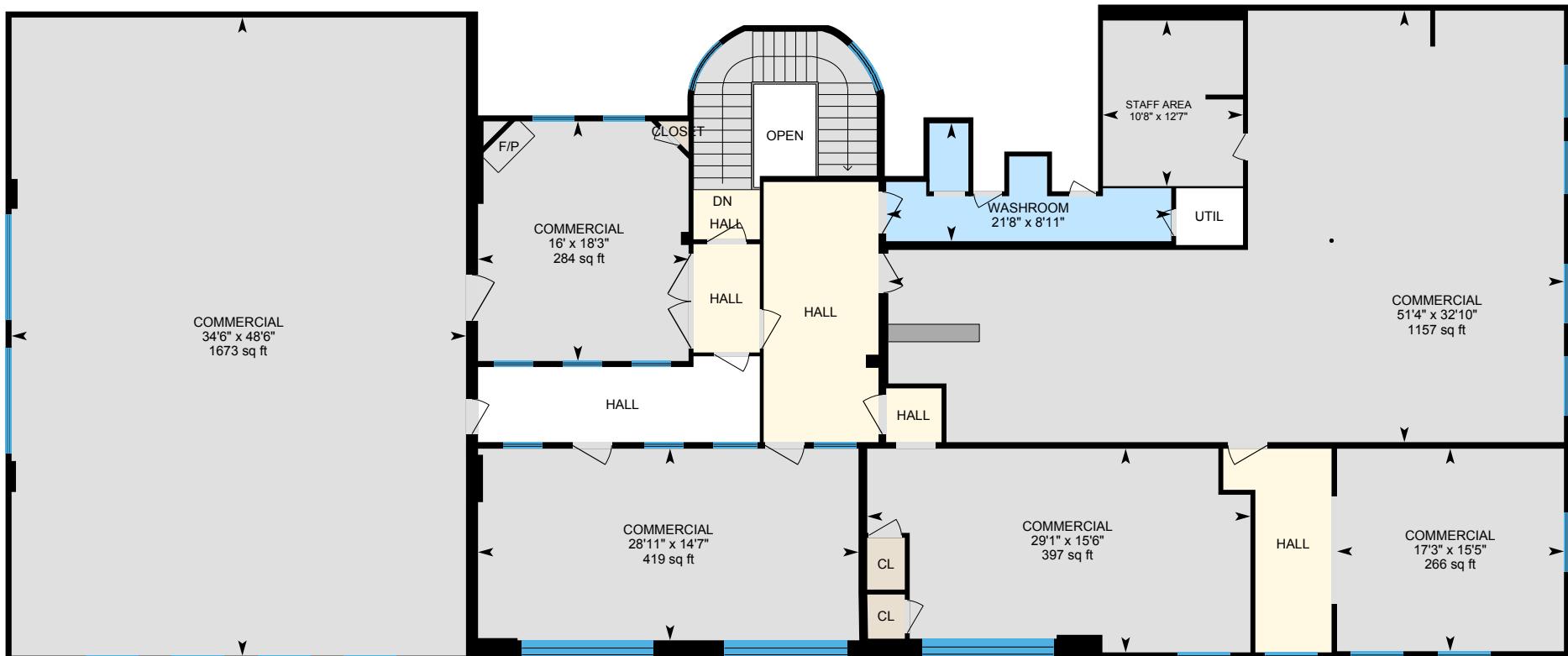
0 5 10 ft

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



0 5 10 ft

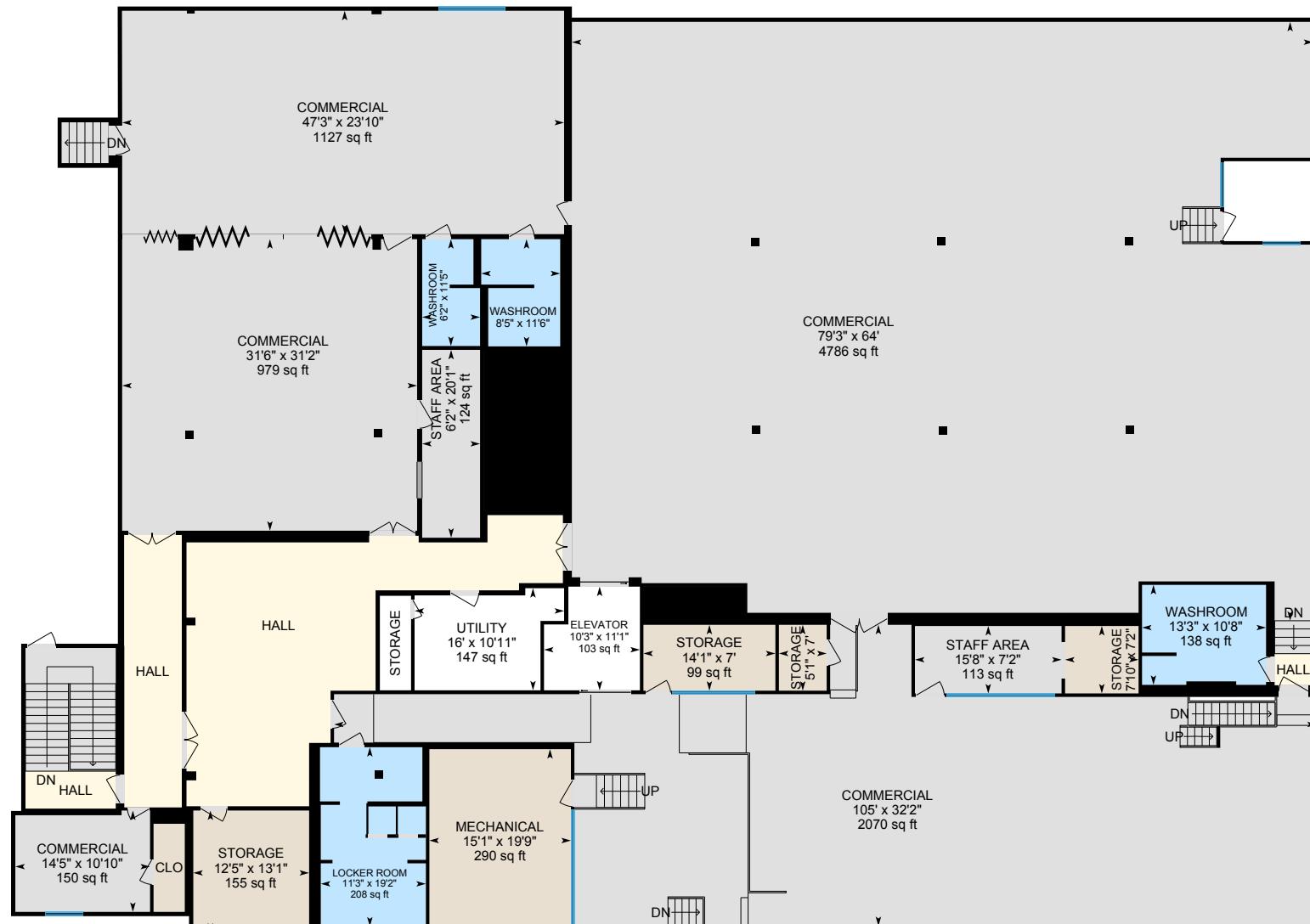
PREPARED: 2025/12/06

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

Upper Press Level Finished Area 12538.43 sq ft

Unfinished Area 292.76 sq ft



0 10 20 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

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

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

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

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>