

Gladstone Commercial Corporation Announces Property Acquisition in Ashburn, VA

MCLEAN, Va., Jan. 27, 2012 /PRNewswire/ -- [Gladstone Commercial Corporation](#) (NASDAQ: GOOD) (the "Company") reported today that it purchased a 52,130 square foot office building in suburban Washington, DC, for \$10.775 million plus fees and expenses. The building is leased on a long-term basis to Independent Project Analysis, Inc ("IPA").

(Logo: <https://photos.prnewswire.com/prnh/20101005/GLADSTONECOMMERCIAL>)

IPA provides consultancy services in project evaluation and project system benchmarking to clients around the globe in industries ranging from petroleum exploration and production to food and consumer products.

"We are excited to add another high quality office building in a major national market and IPA's worldwide headquarters to our portfolio," said Buzz Cooper, the Managing Director responsible for the transaction.

"We are excited to add this property and quality tenant to our existing portfolio, and we are looking forward to continuing to grow our portfolio during 2012," said Chip Stelljes, the Company's President and Chief Investment Officer.

[Gladstone Commercial Corporation](#) is a publicly-traded real estate investment trust ("REIT") that focuses on investing in and owning triple-net leased industrial, commercial, medical and retail real estate properties. The Company currently owns 73 properties. Including payments through December 2011, the Company has paid 89 consecutive monthly cash distributions on its common stock. The Company has paid 72 consecutive monthly cash distributions on its Series A preferred stock, 63 consecutive monthly cash distributions on its Series B preferred stock and 21 consecutive monthly cash distributions on its Senior Common Stock. The Company has never skipped, reduced or deferred a monthly distribution since inception, over eight years ago. Additional information can be found at www.gladstonecompanies.com.

For Investor Relations inquiries related to any of the monthly dividend paying Gladstone funds, please visit www.gladstone.com.

All statements contained in this press release, other than historical facts, may constitute "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Words such as "anticipates," "expects," "intends," "plans," "believes," "seeks," "estimates" and variations of these words and similar expressions are intended to identify forward-looking statements. Readers should not rely upon forward-looking statements because the matters they describe are subject to known and unknown risks and uncertainties that could cause the Company's business, financial condition, liquidity, results of operations, funds

from operations or prospects to differ materially from those expressed in or implied by such statements. Such risks and uncertainties are disclosed under the caption "Risk Factors" of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2010, as filed with the SEC on March 8, 2011 and on the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2011, as filed with the SEC on November 1, 2011. The Company cautions readers not to place undue reliance on any such forward-looking statements which speak only as of the date made. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

SOURCE Gladstone Commercial Corporation