

GLADSTONE COMMERCIAL CORP

Form 8-K

August 17, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

**Washington, DC 20549**

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 OR 15(d) of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): August 5, 2004

**Gladstone Commercial Corporation**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other  
jurisdiction  
of incorporation)

**0-50363**  
(Commission  
File Number)

**020681276**  
(IRS Employer  
Identification No.)

**1616 Anderson Road, Suite 208**  
**McLean, Virginia**  
(Address of principal executive offices)

**22102**  
(Zip Code)

Registrant's telephone number, including area code: **(703) 286-7000**

---

**Item 5. Other Events**

Rt. 219, Tax Parcel No. 33-251-0246  
9698 Old US Hwy. 52

On August 5, 2004, Gladstone Commercial Corporation (the Company), through its operating partnership, Gladstone Commercial Limited Partnership, acquired two separate properties from a single seller; a 290,000 square foot commercial warehouse building located in Snyder Township, Pennsylvania ( Rt. 219 ), and a 154,000 square foot commercial warehouse building located in Lexington, North Carolina ( 9698 Old US Hwy. 52). Each building is a single tenant facility and each was fully occupied at the time of purchase under previously existing leases, which were assigned to the Company at the time of purchase.

These two properties were acquired for an aggregate cost to the Company of \$10.2 million in cash, including transaction costs. The Company paid the purchase price and transaction costs using \$10.2 million of proceeds from the Company's initial public offering in 2003.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

August 17, 2004

Gladstone Commercial Corporation  
(Registrant)  
By: /s/ Harry Brill  
(Harry Brill, Chief Financial Officer)