

GLADSTONE COMMERCIAL CORPORATION
1521 WESTBRANCH DRIVE, SUITE 200
McLEAN, VA 22102

In connection with the Gladstone Commercial Corporation 7.75% Series A Cumulative Redeemable Preferred Stock dividends to be reported in calendar year 2009 to our shareholders on IRS form 1099, we paid a total of \$1.9374996 per share for the calendar year 2009, as detailed below. Of this \$1.9374996 per share, 100.0% was deemed to be paid from ordinary income. These dividends do not qualify for the 15% preferential treatment.

<u>Date Paid</u>	<u>Amount Per Share</u>
January 30, 2009.....	\$0.1614583
February 27, 2009.....	0.1614583
March 31, 2009.....	0.1614583
April 30, 2009.....	0.1614583
May 29, 2009.....	0.1614583
June 30, 2009.....	0.1614583
July 31, 2009.....	0.1614583
August 31, 2009.....	0.1614583
September 30, 2009.....	0.1614583
October 30, 2009.....	0.1614583
November 30, 2009.....	0.1614583
December 31, 2009.....	0.1614583
 Total Paid for Calendar Year 2009.....	 \$1.9374996