

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

In connection with the Gladstone Commercial Corporation 7.50% Series B Cumulative Redeemable Preferred Stock dividends to be reported in calendar year 2009 to our shareholders on IRS form 1099, we paid a total of \$1.875 per share for the calendar year 2009, as detailed below. Of this \$1.875 per share, 100.0000% 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.....	\$0.15625
February 27, 2009.....	0.15625
March 31, 2009.....	0.15625
April 30, 2009.....	0.15625
May 29, 2009.....	0.15625
June 30, 2009.....	0.15625
July 31, 2009.....	0.15625
August 31, 2009.....	0.15625
September 30, 2009.....	0.15625
October 30, 2009.....	0.15625
November 30, 2009.....	0.15625
December 31, 2009.....	0.15625
 Total Paid for Calendar Year 2009.....	 \$1.875