

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

In connection with the Gladstone Commercial Corporation dividends to be reported in calendar year 2009 to our shareholders on IRS form 1099, we paid a total of \$1.50 per share for the calendar year 2009, as detailed below. Of this \$1.50 per share, 6.0408% was deemed to be paid from ordinary income and 93.9592% was deemed to be a return of capital. These dividends do not qualify for the 15% preferential treatment.

<u>Date Paid</u>	<u>Amount Per Share</u>
January 30, 2009.....	\$0.125
February 27, 2009.....	0.125
March 31, 2009.....	0.125
April 30, 2009.....	0.125
May 29, 2009.....	0.125
June 30, 2009.....	0.125
July 31, 2009.....	0.125
August 31, 2009.....	0.125
September 30, 2009.....	0.125
October 30, 2009.....	0.125
November 30, 2009.....	0.125
December 31, 2009.....	0.125
 Total Paid for Calendar Year 2009.....	 \$1.50