

For Immediate Release

**Sterling Office and Industrial Trust Closes on
Purchase of College Oaks Office Park
(Overland Park, Kansas)**

Company Release – December 29, 2017

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust, announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased College Oaks Office Park, a multi-tenant office property in Omaha, Nebraska. The purchase is comprised of three buildings occupied by 28 double net lease tenants with a total of 236,775 square feet. The properties were purchased for \$25,520,000 on December 21, 2017 using a combination of cash and debt.

ABOUT STERLING OFFICE AND INDUSTRIAL TRUST

Sterling Office and Industrial Trust is a registered, but unincorporated business trust formed in North Dakota to invest in primarily office and industrial buildings. The Trust operates as an Umbrella Partnership Real Estate Investment Trust, and holds all of its assets through Sterling Office and Industrial Properties, LLLP, which the Trust controls as general partner.

For Additional Information
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