

For Immediate Release

**Sterling Office and Industrial Trust Acquires Five Star Commerce Center
(Maple Grove, Minnesota)**

Company Release – May 31, 2018

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased Five Star Commerce Center, a multi-tenant office property in Maple Grove, Minnesota. The property is comprised of three buildings totaling 163,012 square feet and occupied by 13 full service lease tenants. The property was purchased for \$12,470,000 on May 24, 2018 using debt, 1031 Exchange funds and a 721 UPREIT.

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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