

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

Current Report Pursuant to Section 13 or 15(d)
of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) December 30, 1999

PS BUSINESS PARKS, INC.

(Exact name of registrant as specified in its charter)

<TABLE>
<CAPTION>

| | | |
|--|--|---|
| California ----- (State or Other Jurisdiction of Incorporation) | 1-10709 ----- (Commission File Number) | 95-4300881 ----- (I.R.S. Employer Identification Number) |
| <S> | <C> | <C> |

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701 Western Avenue, Glendale, California 91201-2397

(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code: (818) 244-8080

N/A

(Former name or former address, if changed since last report)

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Item 5. Other Events

During the period of January 29, 1999 through December 30, 1999, PS Business Parks, Inc. ("PSB" or the "Company"), through its consolidated partnerships, acquired nine commercial properties and two parcels of vacant land located in Northern Virginia, Northern California, Texas and Arizona for an aggregate cost of approximately \$83 million. The Company is not affiliated with the sellers and the purchase price was established through arm's length negotiations. The Company obtained the funds to acquire the facilities from its existing cash balances, proceeds from the issuance of preferred stock and preferred units in its operating partnership in addition to the assumption of existing mortgage notes payable totaling \$19,719,000.

The following table provides certain information concerning the facilities acquired:

<TABLE>
<CAPTION>

| Name and Occupancy Location at Closing | Seller | Date of Acquisition | Property Type | Purchase Price | Net Rentable Sq. Ft. |
|---|-------------------------------------|------------------------|--------------------------------|-----------------------------|----------------------------|
| ----- <S> <C> Lafayette Chantilly, Virginia 100% | <C> Taurus/Lafayette, L.L.C. | <C> 1/29/99 | <C> Industrial & Office | <C> \$ 4,850,000 (1) | <C> 56,916 |
| Monroe II Herndon, Virginia 100% | D+R Monroe Limited Partnership | 1/29/99 | Office | 5,789,000 (2) | 50,750 |
| ----- | | | | ----- | ----- |
| 100% | | | | 10,639,000 | 107,666 |

| | | | | | |
|--|---|----------|---------------------|----------------|---------|
| Dulles South Chantilly, VA 100% | Sullyfield Circle Limited Partnership | 6/30/99 | Office | 3,697,000 | 38,502 |
| Sullyfield Circle Chantilly, VA 94% | Sullyfield Circle Limited Partnership | 6/30/99 | Industrial & Office | 4,487,000 | 59,922 |
| Park East I & II Chantilly, VA 100% | Galaxy Investment Assoc. Limited Partnership III | 6/30/99 | Industrial & Office | 13,199,000 | 114,942 |
| Park East III Chantilly, VA 90% | Galaxy Land Associates Limited Partnership III | 6/30/99 | Industrial & Office | 8,681,000 | 83,300 |
| --- | ----- | | | ----- | ----- |
| 96% | | | | 30,064,000 (3) | 296,666 |
| Northpointe Sacramento, CA 91% | Metropolitan Life Insurance Company | 7/29/99 | Industrial & Office | 16,856,000 (2) | 211,017 |
| Westchase Corporate Park Houston, TX 95% | Cave Creek/Westchase Limited Partnership | 12/30/99 | Industrial & Office | 9,519,000 | 176,977 |
| Phoenix Corporate Park Phoenix, AZ 95% | Cave Creek/Westchase Limited Partnership | 12/30/99 | Industrial & Office | 13,037,000 | 199,581 |
| --- | ----- | | | ----- | ----- |
| 95% | | | | 22,556,000 (2) | 376,558 |
| Vacant land (9.2 acres) Chantilly, VA - | Lafayette Properties, L.L.C | 1/29/99 | | 1,006,000 (2) | - |
| Vacant land (6.4 acres) Herndon, VA - | Nagoldpark L.P. | 6/30/99 | | 1,969,000 (2) | - |
| --- | ----- | | | ----- | ----- |
| Totals 95% | | | | \$83,090,000 | 991,907 |
| ===== | ===== | | | ===== | ===== |

</TABLE>

Notes to Table:

- (1) Acquired for cash of \$2,663,000 and the assumption of an existing mortgage note payable of approximately \$2,187,000.
- (2) Acquired for cash.
- (3) Acquired for cash of \$12,526,000 and the assumption of existing mortgage notes payable of approximately \$17,532,000.

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Item 7. Financial Statements and Exhibits

(a) (3) Financial Statements specified by Rule 3.14 of Regulation S-X

It is impracticable to provide at the time of filing this Report on Form 8-K any of the financial statements or the additional information specified by Rule 3-14 of Regulation S-X as required by Item 7(a)(3). The required financial information and additional information will be filed by amendment as soon as practicable and, in any event, within 60 days after the required filing date for this Form 8-K.

(b) Pro Forma Consolidated Financial Statements

It is impracticable to provide at the time of filing this Report on Form 8-K any of the pro forma financial information required pursuant to Article 11 of

Regulation S-X as required by Item 7(b)(1). The required pro forma information will be filed by amendment as soon as practicable and, in any event, within 60 days after the required filing date for this Form 8-K.

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PS BUSINESS PARKS, INC.

Date: January 7, 2000

By: /s/ Jack Corrigan

Jack Corrigan

Vice President and Chief Financial Officer

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