

PS BUSINESS PARKS INC/CA  
Form 8-K  
October 21, 2004

UNITED STATES

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) October 20, 2004

**PS BUSINESS PARKS, INC.**  
(Exact name of registrant as specified in its charter)

**California**  
(State or Other Jurisdiction  
of Incorporation)

**1-10709**  
(Commission File Number)

**95-4300881**  
(I.R.S. Employer  
Identification Number)

**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)

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

---

**Item 7.01. Regulation FD Disclosure**

On October 19, 2004, the Company issued a press release announcing an increase in the number of additional shares of its 7.000% Cumulative Preferred Stock, Series H priced to 1,300,000. The information in this Form 8-K (including Exhibit 99.1) shall not be deemed filed for purposes of Section 18 of the Securities Exchange Act of 1934 (the Exchange Act) or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as expressly set forth by specific reference in such a filing.

**Item 9.01. Financial Statements and Exhibits**

(c) Exhibits

The following exhibit relating to Item 7.01 shall be deemed to be furnished, and not filed:

Item 9.01. Financial Statements and Exhibits

## Edgar Filing: PS BUSINESS PARKS INC/CA - Form 8-K

99.1 Press release dated October 19, 2004.

---

### 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: October 20, 2004  
By: /s/ Edward A. Stokx  
Edward A. Stokx  
Chief Financial Officer

---

### News Release

PS Business Parks, Inc.  
701 Western Avenue  
Glendale, CA 91201-2349  
www.psbusinessparks.com

For Release: Immediately  
Date: October 19, 2004  
Contact: Mr. Edward A. Stokx  
(818)244-8080, Ext. 649

### **PS Business Parks, Inc. Increases the number of additional shares of its 7.000% Cumulative Preferred Stock, Series H priced to 1,300,000.**

GLENDALE, California PS Business Parks, Inc. (AMEX: PSB), announced today that it has increased the number of additional depositary shares to 1,300,000, each representing 1/1,000 of a share of the Company's 7.000% Cumulative Preferred Stock, Series H. The additional shares have been priced at \$24.0638 per depositary share plus accrued dividends, to the anticipated closing on October 25, 2004, of \$0.1215 per share. The depositary shares trade on the American Stock Exchange under the symbol PSBPrH. We will apply to list the additional depositary shares on the American Stock Exchange. The net proceeds from the offering will be used to reduce the amount outstanding on the Company's credit facility.

Credit Suisse First Boston acted as the sole underwriter for the offering.

Copies of the final prospectus relating to the offering of the additional shares may be obtained by contacting Credit Suisse First Boston LLC, Prospectus Development, One Madison Avenue, New York, NY 10010 (telephone no. 212-325-2580).

This news release shall not constitute an offer to sell or a solicitation of an offer to buy, nor shall there be a sale of these securities in any state in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities law of any such state.

### **Company Information**

PSB is a self-advised and self-managed equity real estate investment trust that acquires, develops, owns and operates commercial properties, primarily flex, multi-tenant office and industrial space. The Company defines flex space as buildings that are configured with a combination of office and warehouse space and can be designed to fit a number of uses (including office, assembly, showroom, laboratory, light manufacturing and warehouse space). As of September 30, 2004, PSB wholly owned approximately 18.4 million net rentable square feet of commercial space with approximately 3,700 customers located in eight states, concentrated primarily in California (5,160,000 sq. ft.), Texas (2,852,000 sq. ft.), Florida (3,342,000 sq. ft.), Oregon (1,911,000 sq. ft.), Virginia (2,790,000 sq. ft.) and Maryland (1,646,000 sq. ft.).

Additional information about PS Business Parks, Inc. is available on the Internet. The Company's web site is [www.psbusinessparks.com](http://www.psbusinessparks.com).

PS Business Parks, Inc. Increases the number of additional shares of its 7.000% Cumulative Preferred Stock, Series H