

WASHINGTON REAL ESTATE INVESTMENT TRUST
Form 8-K
July 22, 2004

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) July 21, 2004

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation)

1-6622
(Commission File
Number)

53-0261100
(IRS Employer
Identification Number)

6110 Executive Boulevard, Suite 800, Rockville, Maryland
(Address of principal executive offices)

20852
(Zip Code)

Registrant's telephone number, including area code (301) 984-9400

Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1 Press release issued July 21, 2004 regarding earnings for the three and six months ended June 30, 2004

Exhibit 99.2 Certain supplemental information not included in the press release

Item 9. Regulation FD Disclosure

and

Item 12. Results of Operations and Financial Condition

A press release issued by the Registrant on July 21, 2004, regarding earnings for the three and six months ended June 30, 2004, is attached as Exhibit 99.1. Also, certain supplemental information not included in the press release is attached as Exhibit 99.2. This information is being furnished pursuant to Item 9 and Item 12 of Form 8-K. This information is not deemed to be filed for the purposes of Section 18 of the Securities Exchange Act of 1934 and is not incorporated by reference into any Securities Act registration statements.

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.

WASHINGTON REAL ESTATE INVESTMENT TRUST
(Registrant)

By: /s/ Laura M. Franklin
(Signature)

Laura M. Franklin

Senior Vice President Accounting,

Administration and Corporate Secretary

July 21, 2004
(Date)

Exhibit Index

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press Release issued July 21, 2004 regarding earnings for the three and six months ended June 30, 2004
99.2	Certain supplemental information not included in the press release