

WASHINGTON REAL ESTATE INVESTMENT TRUST  
Form 8-K  
August 04, 2005

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## **SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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### **FORM 8-K**

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#### **CURRENT REPORT**

**PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

Date of Report (Date of earliest event reported) August 4, 2005

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## **WASHINGTON REAL ESTATE INVESTMENT TRUST**

(Exact name of registrant as specified in its charter)

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**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

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- 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))
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Item 2.01 Completion of Acquisition or Disposition of Assets

On July 29, 2005, Washington Real Estate Investment Trust ( WRIT ) acquired Albemarle Point for \$67 million. The property is a 29 acre business park with five single story flex buildings totaling 206,727 square feet and one two-story office building totaling 89,378 square feet and is located in Chantilly, Virginia. The purchase was funded with cash on hand and borrowings of \$63 million on WRIT 's line of credit facility No. 2. During the period from January 1, 2005 to July 29, 2005, WRIT purchased three real estate properties, including Albemarle Point, which, individually are insignificant as defined in Regulation S-X, but in the aggregate, constitute a significant amount of assets as defined in Regulation S-X. When acquisitions are individually insignificant but significant in the aggregate, Regulation S-X requires the presentation of audited financial statements for assets comprising a substantial majority of the individually insignificant properties. Albemarle Point constitutes a substantial majority of the assets acquired by WRIT through the period ended July 29, 2005, as defined in the Regulation.

and

Item 9.01 Financial Statements and Exhibits

(a) Financial Statements of Business Acquired

The required financial statements for the property will be filed by amendment hereto no later than seventy-one days after the date this report is required to be filed.

(b) Pro Forma Financial Information

The required pro forma financial information for the Property will be filed by amendment hereto no later than seventy-one days after the date this report is to be filed.

(c) Exhibits Not applicable

**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

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(Registrant)

By: /s/ Laura M. Franklin

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(Signature)

Laura M. Franklin  
Senior Vice President Accounting,  
Administration and Corporate Secretary

August 4, 2005

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(Date)