

Piedmont Office Realty Trust, Inc.  
Form 8-K  
September 22, 2009

**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): 09/22/2009**

**Piedmont Office Realty Trust, Inc.**

(Exact name of registrant as specified in its charter)

**Commission File Number: 000-25739**

**MD**  
(State or other jurisdiction

of incorporation)

**58-2328421**  
(IRS Employer

Identification No.)

**11695 Johns Creek Parkway**

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**Suite 350**

**Johns Creek, GA 30097-1523**

**(Address of principal executive offices, including zip code)**

**770-418-8800**

**(Registrant's telephone number, including area code)**

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

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))

**Item 7.01. Regulation FD Disclosure**

On September 22, 2009, Piedmont Office Realty Trust, Inc. (the Registrant ) updated the corporate presentation attached as Exhibit 99.1 to this current report on Form 8-K to include current information as of June 30, 2009 (unless otherwise noted within the presentation). Pursuant to the rules and regulations of the Securities and Exchange Commission, such exhibit and the information set forth therein are deemed to have been furnished and shall not be deemed to be filed under the Securities Exchange Act of 1934.

Additionally, the exhibit to this Form 8-K may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, including discussions regarding any liquidity event of the Registrant and other factors that may affect future earnings or financial results. Such forward-looking statements can generally be identified by the Registrant's use of forward-looking terminology such as may, will, expect, intend, anticipate, estimate, believe or other similar words. Information given in the exhibit relating to leasing, the Registrant's estimated net asset value and other facts and figures are given as of, or prior to, the date of this filing. Factors that may cause actual results to differ materially include changes in general economic conditions, changes in real estate conditions, increases in interest rates, lease-up risks, lack of availability of financing or other capital proceeds and additional borrowings under our unsecured line of credit or other debt facilities. Piedmont Office Realty Trust is closed to new investors. SEC filings: [www.sec.gov](http://www.sec.gov).

**Item 9.01 Financial Statements and Exhibits**

(d) Exhibit:

| <b>Exhibit No.</b> | <b>Description</b>                      |
|--------------------|---|
| 99.1               | Updated Piedmont Corporate Presentation |

**Signature(s)**

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.

Piedmont Office Realty Trust, Inc.

Date: September 22, 2009

By: /s/ Robert E. Bowers  
Robert E. Bowers  
Chief Financial Officer and Executive Vice President

**Exhibit Index**

| <b>Exhibit No.</b> | <b>Description</b>                      |
|--------------------|---|
| EX 99.1            | Updated Piedmont Corporate Presentation |