Piedmont Office Realty Trust Obtains $300 Million Term Loan

November 28, 2011

ATLANTA, GA - November 28, 2011 - Piedmont Office Realty Trust, Inc. announced today that it has obtained a $300 million unsecured term loan with J.P. Morgan Securities LLC and SunTrust Robinson Humphrey, Inc., serving together as joint lead arrangers and book runners. The new loan syndicate comprises a group of six (6) leading banks. In addition to the joint lead arrangers, JPMorgan Chase Bank serves as administrative agent, SunTrust Bank as syndication agent, Wells Fargo Bank as documentation agent, and Royal Bank of Canada, US Bank, and PNC Bank as participants.

The loan has a stated variable interest rate based upon LIBOR and the credit rating of the company; however, prior to closing, Piedmont effectively fixed the interest rate through swap derivatives at 2.69% for the entire five year term.

Piedmont sought the new loan to replace a $250 million unsecured term loan which was paid off earlier in the year and to fund the discounted early payoff of a $45 million mezzanine loan on the Company's 500 West Monroe property in Chicago. Proceeds will also be used for general corporate purposes including potential property acquisitions. "Considering the challenging times which still prevail in our economy, our ability to obtain this unsecured loan clearly speaks to the financial strength of our company," said Raymond L. Owens, Executive Vice-President, Capital Markets for Piedmont. "This new financing demonstrates our capital structure flexibility which enables us to identify and capitalize on opportunities for the benefit of our investors," added Owens.

Piedmont has an investment-grade rating from both Standard and Poor's and Moody's. The company maintains a low level of leverage, with a 30 percent debt to gross assets leverage ratio as of September 30, 2011.

About Piedmont: Piedmont Office Realty Trust, Inc. (NYSE:PDM) is a fully-integrated and self-managed real estate investment trust (REIT) specializing in high-quality, Class A office properties located primarily in the ten largest U.S. office markets, including Chicago, Washington, D.C., New York, Dallas, Los Angeles and Boston. As of September 30, 2011, Piedmont's 79 wholly-owned office buildings were comprised of approximately 22 million rentable square feet. The Company is headquartered in Atlanta, GA with local management offices in each of its major markets. Investment grade-rated by Standard & Poor's and Moody's, Piedmont has maintained a low-leverage strategy while acquiring over $5.9 billion in properties since 1998. For more information, see www.piedmontreit.com.

###

Contact:	Kerry Hughes
Company:	Piedmont Office Realty Trust
Phone:	+ 1 770 418 8678
Email:	Kerry.Hughes@Piedmontreit.com

HUG#1567217