

**UNITED STATES  
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): 09/22/2009**

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**Piedmont Office Realty Trust, Inc.**

(Exact name of registrant as specified in its charter)

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**Commission File Number: 000-25739**

**MD**  
(State or other jurisdiction  
of incorporation)

**58-2328421**  
(IRS Employer  
Identification No.)

**11695 Johns Creek Parkway**  
**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)

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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 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 this 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:

<u>Exhibit No.</u>	<u>Description</u>
99.1	Updated Piedmont Corporate Presentation

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**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

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## Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
EX 99.1	Updated Piedmont Corporate Presentation

# Corporate Presentation



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Donald A. Miller, CFA  
President & CEO

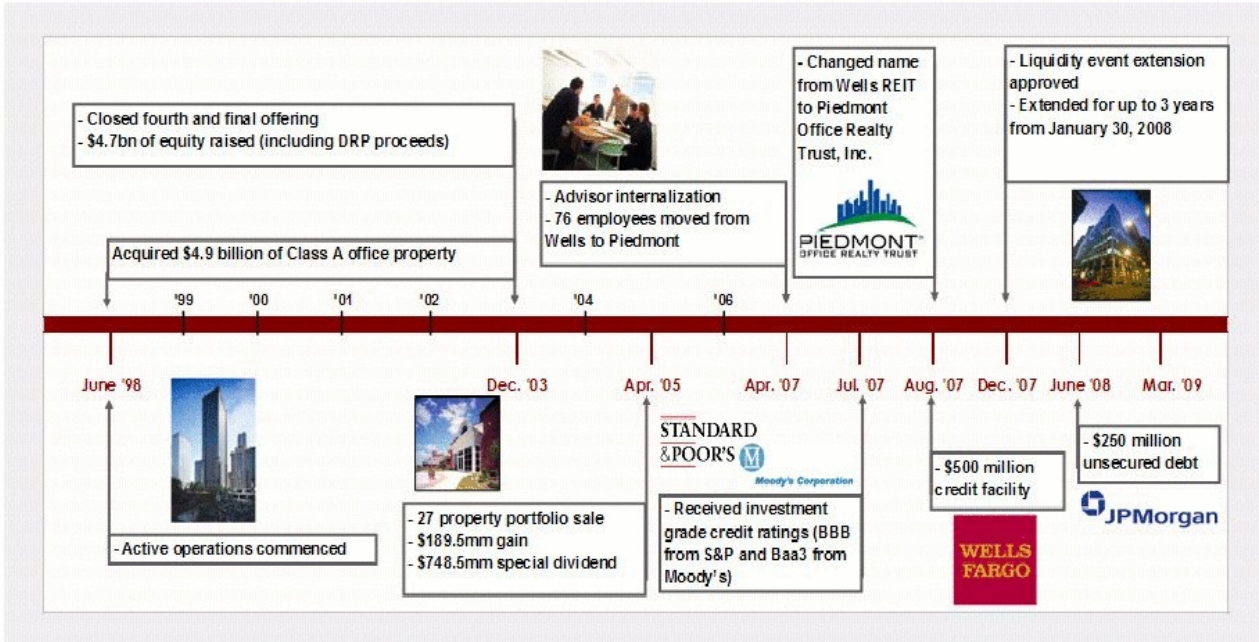


## What Piedmont Wants You To Know

- The points made in this presentation represent the intentions of Piedmont's management team as of the date of the presentation given.
- Uncertainties in the regulatory, economic, and real estate markets may adversely affect the company's ability to meet its objectives.
- If Real Estate initiatives cannot attract financially stable tenants, vacancies or defaults may occur that may reduce the portfolio's return.
- Properties that incur vacancies may be difficult to sell or re-lease.
- Future financial performance of the company and the performance of real estate is difficult to predict.
- Information is accurate at the time of the presentation; however, lease dates and the ability to meet our stated objectives are subject to change.
- Data presented reflects Piedmont portfolio as of June 30, 2009 unless otherwise noted.

Certain statements contained herein may be deemed to be forward-looking statements under the federal securities laws, and Piedmont intends that such forward-looking statements be subject to the safe-harbor provisions. All forward-looking statements are qualified in their entirety by this cautionary statement. Such statements generally can be identified by our use of words such as "may," "will," "can," "intend," "anticipate," "estimate," "think," "continue," or others similar words. Legislative, economic, and financial factors could cause actual results to vary materially from those expressed in forward-looking statements.

# History



## Portfolio Characteristics

	As of June 30, 2009
Square Feet (in thousands) <sup>1</sup>	21,012
# of Properties <sup>1</sup>	76
Weighted Average Lease Term Remaining (years) <sup>1</sup>	5.5
% Leased <sup>1</sup>	90%
% Leased – Office Building Industry Average <sup>2</sup>	83%
Leverage Ratio (estimated NAV basis) <sup>3</sup>	35%
Leverage Ratio –Publicly Traded REIT Office Average <sup>4</sup>	51%

<sup>1</sup> Excludes eight unconsolidated joint-venture properties

<sup>2</sup> Source: Jones Lang LaSalle Q2 2009

<sup>3</sup> Calculated as total liabilities / most recent estimated net value of assets

<sup>4</sup> Source: SNL, August, 2009



## Board of Directors



**Back row from left to right:** Jeff Swope (Managing Partner of Champion Partners, LTD, a nationwide real estate developer), Bill Keogler (Retired, member of board of Robinson Humphrey & chairman of Keogler, Morgan & Co., a brokerage firm), Wes Cantrell (Retired CEO, Lanier Worldwide, Inc.), Don Moss (Retired Group Vice President, Avon, Inc.), Don Miller (CEO, Piedmont Office Realty Trust, Inc.)

**Front row from left to right:** Frank McDowell (Retired CEO, BRE Properties Inc.), Wayne Woody (Retired Professional Practice Director, KPMG), Mike Buchanan (Retired Managing Director of Real Estate Banking Group, Bank of America)

## Senior Management



**Donald A. Miller, CFA**  
President & CEO



**Robert E. Bowers**  
CFO



**Raymond L. Owens**  
EVP, Capital Markets

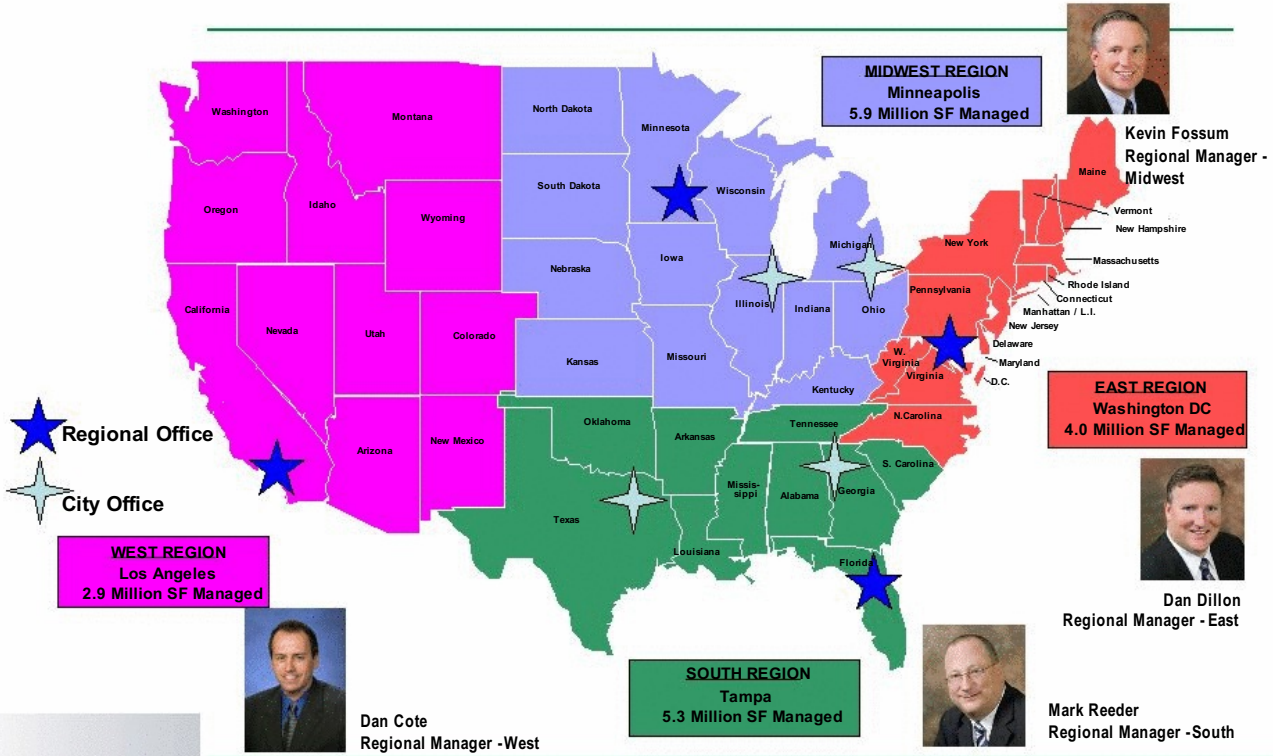


**Carroll A. (Bo) Reddic, IV**  
EVP, Real Estate Operations



**Laura P. Moon**  
Chief Accounting Officer

## Property Management Offices



## Foundations of Conservative Real Estate Investment Strategy

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- High-quality properties
- Real estate diversification
- Lower leverage
- Stable income stream

## Piedmont Office Realty Trust Representative Washington, D.C. Properties



**1201 Eye Street  
Washington D.C.**



**Piedmont Pointe I & II  
6720 Rockledge Drive  
Bethesda, MD**



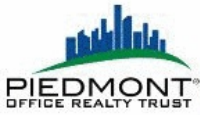
**4250 N. Fairfax Drive  
Arlington, VA**



**Lockheed Martin I & II  
9200 Corporate Boulevard  
Rockville, MD**



**One & Two Independence Square  
Washington D.C.**



## Piedmont Office Realty Trust Representative NY/North East Metropolitan Properties



**Nine Polito Avenue  
Lyndhurst, NJ**



**200 & 400 Crossing Boulevard  
Bridgewater, NJ**



**60 Broad Street  
New York, NY**



**1901 Market Street  
Philadelphia, PA**



**One Brattle Square  
Cambridge, MA**

## Piedmont Office Realty Trust Representative Chicago Properties



**35 W. Wacker Drive  
Chicago, IL**



**AON Center  
200 East Randolph Drive  
Chicago, IL**



**Two Pierce Place  
Itasca, IL**



**Windy Point I & II  
1600 McConnor Parkway  
Schaumburg, IL**

## Piedmont Office Realty Trust Representative Southern Region Properties



**Las Colinas Corporate Center I & II**  
6363 North State Hwy. 161  
Irving, TX



**Glenridge Highlands II**  
5565 Glenridge Connector  
Atlanta, GA



**Braker Pointe III**  
10801 North MoPac Expressway  
Austin, TX



**2120 West End Avenue**  
Nashville, TN



**6011 & 6021 Connection Drive**  
Irving, TX



## Piedmont Office Realty Trust Representative California Properties



**1055 East Colorado Boulevard  
Pasadena, CA**



**Nestle  
800 North Brand Boulevard  
Glendale, CA**



**1901 Main Street  
Irvine, CA**



**675 Placentia Avenue  
Brea, CA**



**26200 Enterprise Way  
Lake Forest, CA**

## Financial Highlights

(In Millions)	FY2006	FY2007	FY2008	6 mo'09
Rental Income	\$431	\$442	\$455	\$225
Tenant Reimbursement	131	143	150	76
Other	9	8	17	2
<b>Revenues, Continuing Ops</b>	<b>571</b>	<b>593</b>	<b>622</b>	<b>303</b>
Property Ops Expenses	-198	-212	-221	-114
Net Int, Depr & Amortization	-222	-230	-236	-116
Other Expenses	- 54	- 39	- 34	- 16
<b>Income, Continuing Ops</b>	<b>97</b>	<b>112</b>	<b>131</b>	<b>57</b>
Discontinued Ops Income	9	1	0	0
Depr & Amortization	170	173	164	80
Other	0	-1	0	0
<b>FFO</b>	<b>\$276</b>	<b>\$285</b>	<b>\$295</b>	<b>\$137</b>
<b>FFO/Share</b>	<b>\$0.60</b>	<b>\$0.59</b>	<b>\$0.62</b>	<b>\$0.29</b>

Note: Gains/Losses on sales of assets are excluded from Income from Continuing Operations and from FFO

## Tenant Base

Tenant Diversification (as of June 30, 2009)				
Tenant Name (Ranked by % of AGR)	Expiration Date	Annualized Gross Rental Revenues (\$'000's)	Percentage of Annualized Gross Rental Revenues	S&P Credit Rating
US Government (11 agencies)	**	62,029	11.3%	AAA
BP Corporation	December 2013	25,637	4.7%	AA
Leo Burnett (Publicis) <sup>1</sup>	March 2019	21,353	3.9%	BBB+
State of New York	December 2012	20,170	3.7%	AA
Nestle	November 2015	18,695	3.4%	AA
US Bancorp	May 2014	17,548	3.2%	A+
Sanofi-Aventis	March 2012	17,270	3.2%	AA-
Kirkland & Ellis <sup>2</sup>	December 2011	15,559	2.9%	N/A
Independence Blue Cross	November 2023	15,185	2.8%	N/A
Winston & Strawn <sup>3</sup>	December 2024	14,881	2.7%	N/A
Zurich American	August 2011	10,593	2.0%	AA-
DDB Needham (Omnicom) <sup>4</sup>	June 2018	10,075	1.9%	A-
The Shaw Group	December 2018	9,966	1.8%	BB+
Lockheed Martin	January 2014	8,538	1.6%	A-
State Street Bank	March 2011	8,882	1.6%	A+
Other	Various	266,420	49.3%	
		<b>542,801</b>	<b>100.0%</b>	

\*\* Various expirations ranging from March 2011 to May 2018

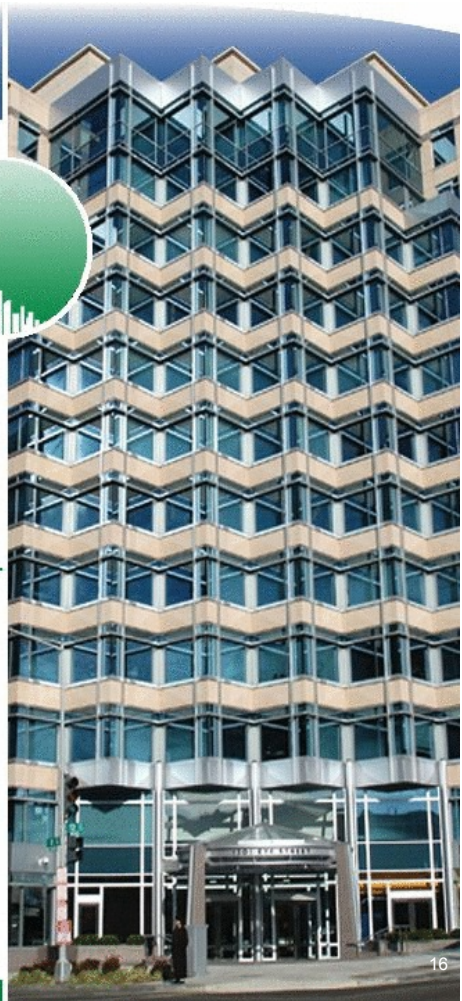
<sup>1</sup> Rating is for parent company, Publicis Groupe SA

<sup>2</sup> Kirkland & Ellis is ranked # 7 by The America Lawyer's 2008 AmLaw 100 Rankings

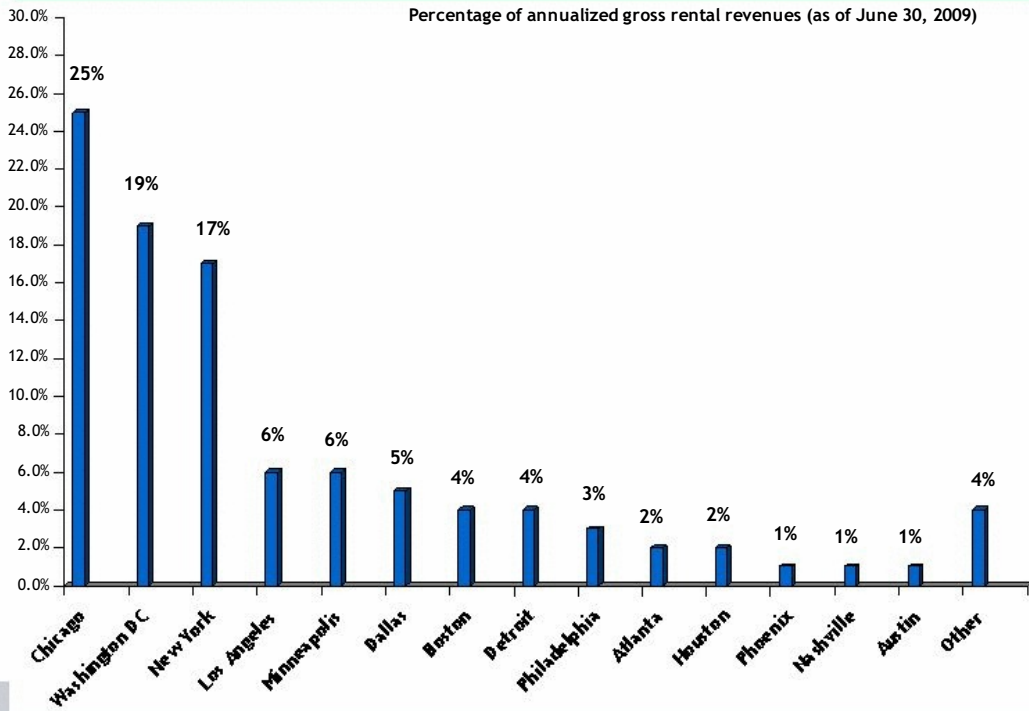
<sup>3</sup> Winston & Strawn is ranked # 34 by The America Lawyer's 2008 AmLaw 100 Rankings

<sup>4</sup> Rating is for parent company, Omnicom Group

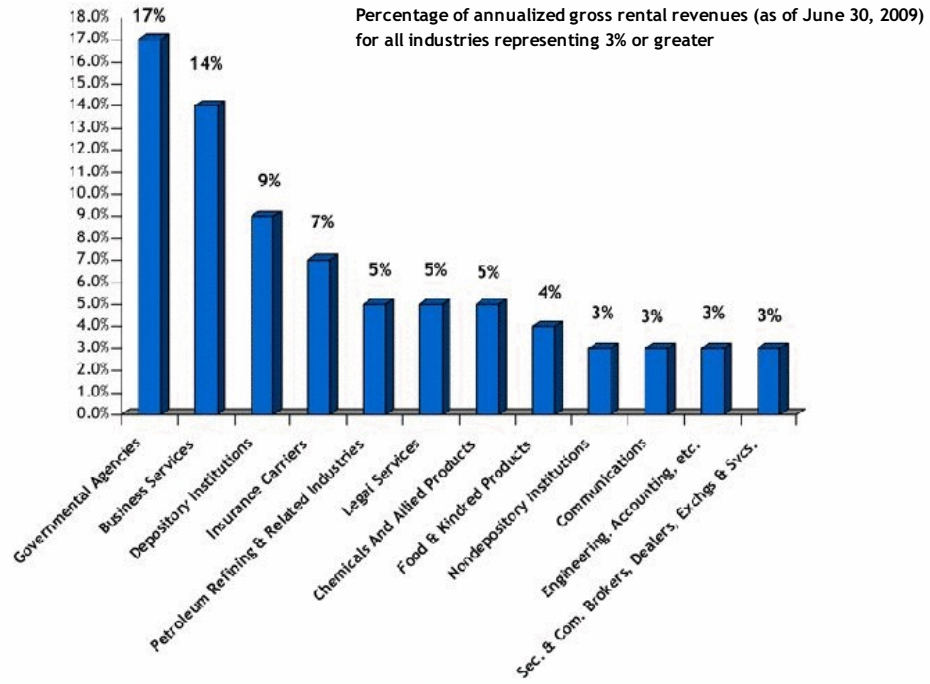
## Real Estate Diversification



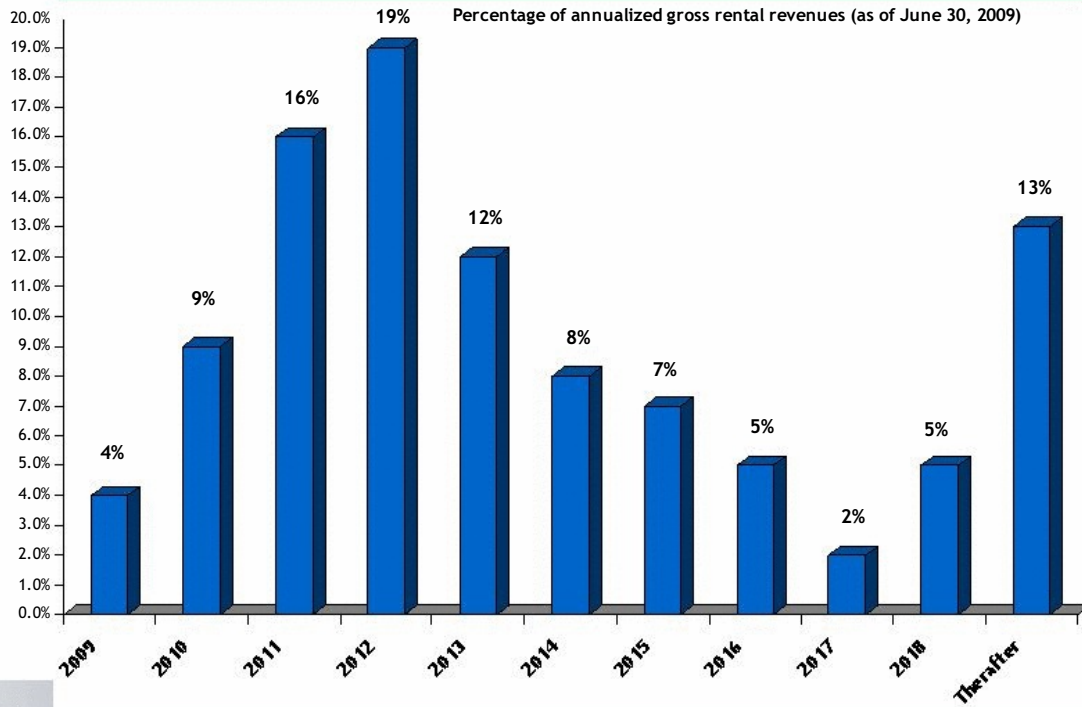
## Geographic Diversification



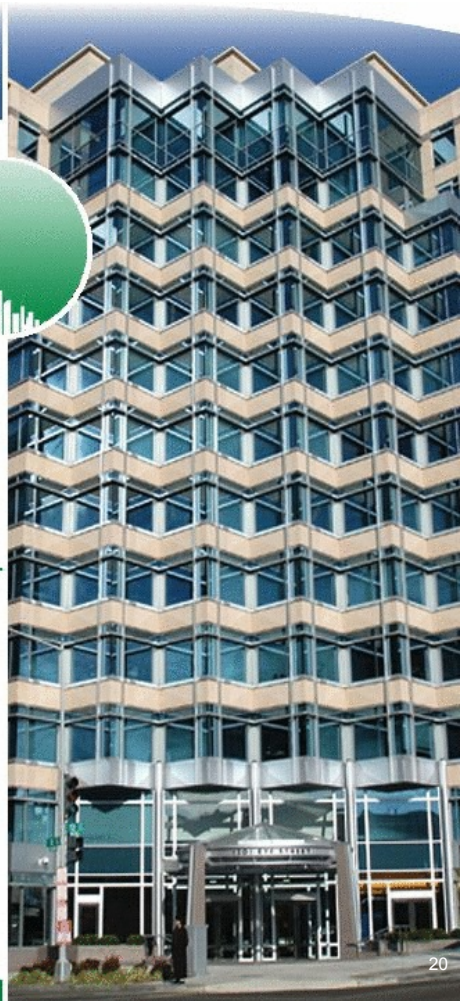
## Industry Diversification



## Lease Expiration Schedule



# Leverage



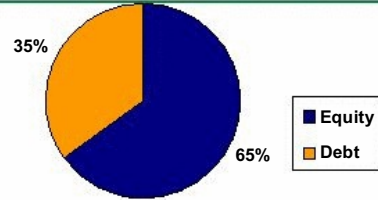


## Capital Structure/Risk Ratios

**As of June 30, 2009**

Leverage

35%



Enterprise Value <sup>(1)</sup>

\$5.1 b

Equity <sup>(1)</sup>

\$3.5 b

Unsecured Debt

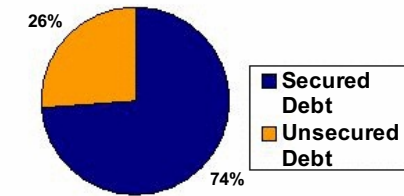
\$0.4 b

Secured Debt

\$1.2 b

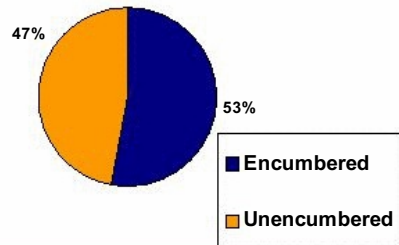
Total Debt

\$1.6 b



Percentage of Estimated Value  
of Assets Unencumbered <sup>(2)</sup>

47%



<sup>1</sup> Using Dec. 31, 2008's valuation

<sup>2</sup> Excludes eight unconsolidated joint-venture properties.

## Leverage Ratios

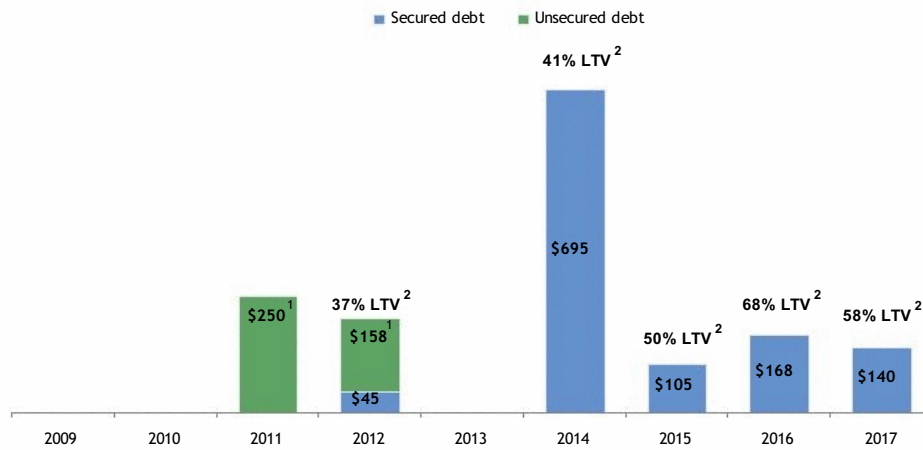
	<u>Leverage Ratio</u> <sup>1</sup>
<b>Piedmont</b> (Based on Dec. 31, 2008 estimated NAV of \$7.40 per share)	<b>35%</b>
<b>Publicly Traded REIT Office Sector Average</b> <sup>2</sup>	<b>51%</b>
<b>All Publicly Traded REIT Sectors Average</b> <sup>2</sup>	<b>48%</b>
 <b><u>Ratios</u></b>	
Fixed Charge Coverage Ratio	4.9
Interest Expense Coverage	5.2
 <b><u>Ratings:</u></b>	
Standard & Poors	BBB
Moody's	Baa3

<sup>1</sup> Total liabilities as of June 30, 2009 as a percentage of most recent estimated net value of assets.

<sup>2</sup> Source: SNL, August 2009.

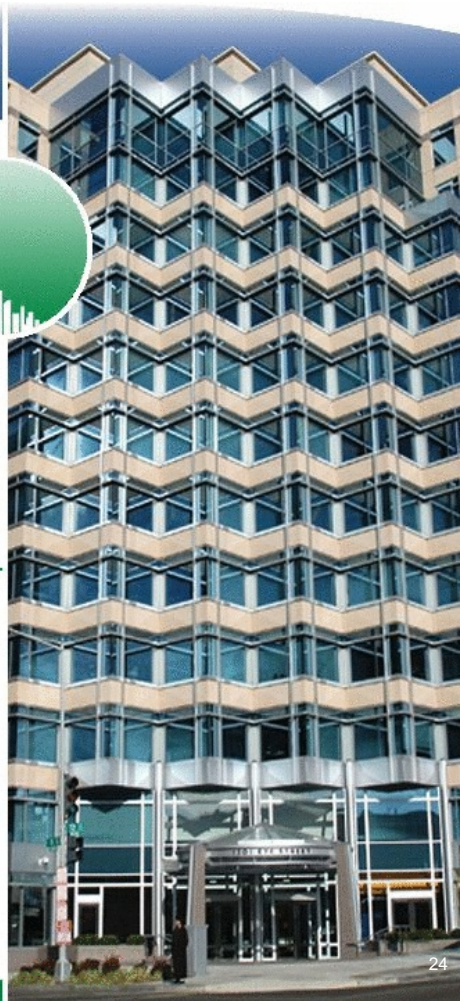
## Debt Maturities

Debt maturity schedule as of June 30, 2009 (\$ in millions)



<sup>1</sup> The schedule assumes one-year extensions for the \$250 Million Unsecured Term Loan and for the \$500 Million Unsecured Line of Credit.  
<sup>2</sup> Based upon December 31, 2008 estimated net value of assets.

## Execution of Investment Strategy



## Execution of Investment Strategy

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- Strive to produce attractive risk adjusted returns
- Expense management/strong stewardship
- Capitalize on (selective) strategic investment opportunities
- Create an attractive liquidity event (while keeping all options open) as soon as practical

## **1430 Enclave Parkway, Houston, TX**

*Effective negotiations extend lease term and maintain 100% occupancy*

- Acquired December 2000
- Sysco Corporation leased 106,516 SF through September 2008
- Shaw Group leased 206,048 SF through December 2010
- Sysco started construction on a corporate campus in 2005 to consolidate operations
- Shaw Group executed an early renewal and expansion in 2008 for the entire building through December 2018
- Shaw Group renewal and expansion maintains 100% occupancy and eliminates downtime



**Houston, TX**  
**312,564 SF**  
**\$45mm Purchase Price**

## **5565 Glenridge Connector, Atlanta, GA**

*Aggressive marketing maximizes occupancy and limits downtime*

- Acquired August 2003
- Originally 76% leased to Cingular through December 2010
- AT&T acquired Cingular in 2006 and exercised termination option effective December 2008
- First Data Corp consolidating operations from Denver and Omaha
- Executed lease with First Data Corp for 183,375 SF through February 2020
- First Data lease backfills nearly 60% of terminated space with little downtime

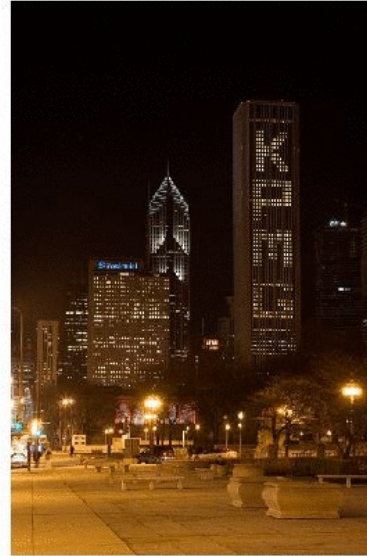


**Atlanta, GA**  
**406,241 SF**  
**\$84mm Purchase Price**

## **Aon Center, 200 East Randolph Drive, Chicago, IL**

*Strong landlord balance sheet attracts new tenants*

- Kirkland & Ellis lease for 497,800 SF expires in December 2011
- KPMG leased 260,641 SF of the Kirkland & Ellis space through August 2027
- Federal Home Loan Bank of Chicago subleased 63,402 SF through December 2013 and converts to a direct lease through December 2024
- Microsoft leased 78,163 SF through October 2019, absorbing 3% of vacant space
- Increased occupancy from 88% to 93% and reduced rollover risk



**Chicago, IL**  
**2,678,252 SF**  
**\$465.2mm Purchase Price**



## Performance



## Distributions to Stockholders since Inception to June 15, 2009

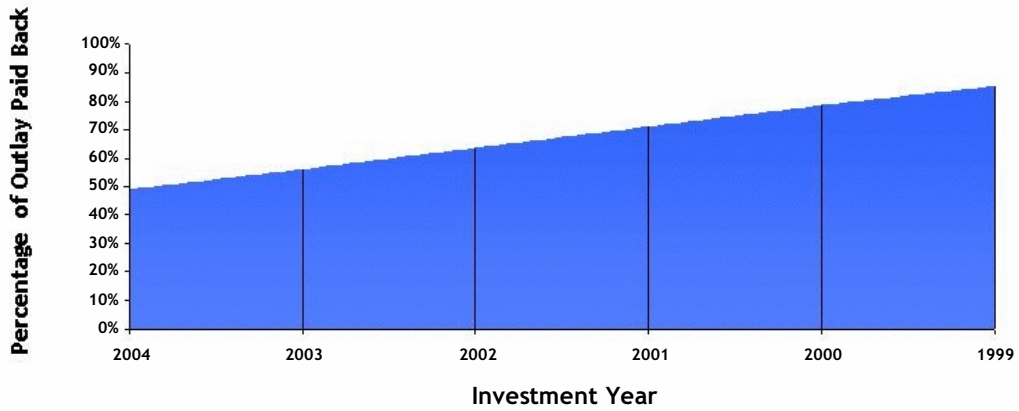
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(in Millions)

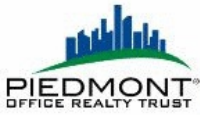
• <b>Dividend Income</b>	\$1,927
• <b>Special Capital Distributions</b>	749
• <b>Redemptions of Stock</b>	<u>954</u>
• <b>Total Distributions</b>	<u>\$3,630</u>

## Investor Payback on Initial Capital Outlay

Percentage of Initial Outlay Paid Back Through June 30, 2009

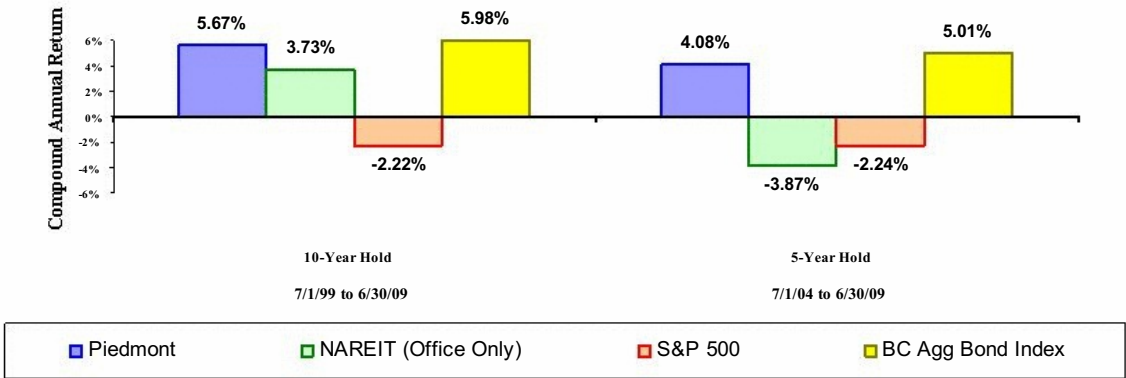


Note: Analysis assumes all shares are purchased on the first day of any given Investment Year.



# Investor Performance Comparison – 1999 and 2004 Investor

Compound Annual Return of Piedmont vs. Other Indices Over a 5-Year and 10-Year Hold Period



Note: Piedmont returns are net of investment management fees.

# Valuation



## Determination of Estimated Net Asset Value

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- By prospectus, update valuations each year
- Average cost/share = \$8.38 (original cost + return of capital)
- Valuation to date:

September 30, 2005	\$8.70
September 30, 2006	\$8.93
December 31, 2007	\$8.70
December 31, 2008	\$7.40
- Hired outside appraisal firm to value all properties
- Take estimated current value of properties, adjust debt and receivables to estimated fair value at Dec. 31, 2008, add remaining balance sheet items and divide by number of shares outstanding at Dec. 31, 2008.

# Strategic Considerations



## Reasons For Dividend Reduction in March '09

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- Match expected cash flow production during heavier lease expiration period
- Provide for capital needed for lease activity in future years
- Proactively provide sufficient liquidity for future debt maturities
- Enhance the stability of investment grade rating
- Provide funding for highly selective acquisitions



## Expectations and Strategy

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### Near Term:

- Slower leasing environment for office sector
- Lower occupancy and FFO for most office REIT's
- Conserve cash position to retain and attract quality tenants and pay down debt

### Liquidity Options:

- Continue to evaluate all options (IPO, public listing, merger, sale, orderly liquidation, etc.)
- Also evaluate new equity and debt raising options to provide for future potential redemptions

## Expectations and Strategy

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### Capital Structure:

- Maintain low leverage strategy
- Monitor debt maturities for opportunities to refinance or raise new equity

### Portfolio Management:

- Recycle capital out of lower growth properties/markets into higher potential return office property investments
- Position company to take advantage of potential for higher inflation period
- Aggressively pursue creditworthy tenants for vacancies and existing tenants for renewals