

Hudson Pacific Properties, Inc.
 Form 4
 July 01, 2010

FORM 4

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549**

OMB APPROVAL

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 Stern Howard Steven

2. Issuer Name and Ticker or Trading Symbol
 Hudson Pacific Properties, Inc.
 [HPP]

5. Relationship of Reporting Person(s) to Issuer
 (Check all applicable)

(Last) (First) (Middle)
 11601 WILSHIRE BLVD. SUITE 1600
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 06/29/2010

Director 10% Owner
 Officer (give title below) Other (specify below)
 President

LOS ANGELES, CA 90025

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)	
				(A) or (D)	Price			
				Code	V	Amount	(D)	Price
Common Stock, par value \$0.01	06/29/2010		A ⁽¹⁾	53,529	A	\$ 0	53,529	D

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

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1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)
Partnership Units ⁽²⁾	⁽³⁾	06/29/2010		J ⁽⁴⁾	216,949	08/29/2011 ⁽⁵⁾	Common Stock, par value \$0.01 216,949

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Stern Howard Steven 11601 WILSHIRE BLVD. SUITE 1600 LOS ANGELES, CA 90025	X		President	

Signatures

/s/ Howard Stern 06/25/2010

 Date
**Signature of Reporting Person

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
 - ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- Shares of restricted common stock issued pursuant to the Hudson Pacific Properties, Inc. and Hudson Pacific Properties, L.P. 2010
- (1) Incentive Award Plan and an Employment Agreement, dated April 22, 2010, by and between the Issuer, Hudson Pacific Properties, L.P., a Maryland limited partnership (the "Operating Partnership") and the Reporting Person.

Represents common units of limited partnership interest ("OP Units") in the Operating Partnership. The Issuer is the general partner of the
 - (2) Operating Partnership. OP Units are redeemable fourteen months from the Transaction Date for cash equal to the then-current market value of one share of common stock, or at the election of the Issuer, for shares of the Issuer's common stock on a one-for-one basis.
 - (3) The OP Units are exchangeable for common stock of the Issuer on a one-for-one basis.

The OP Units were received in exchange for the direct or indirect contribution to the Operating Partnership, of which the Issuer is the
 - (4) general partner, of certain membership or ownership interests in certain limited liability companies which own and manage, directly or indirectly, certain properties in southern California. The value of the OP Units was \$17.00 per share as of the Transaction Date, based on the price of the common stock of the Issuer at the time of the Issuer's initial public offering.
 - (5) Not Applicable.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.