

HIGHWOODS PROPERTIES INC

Form 8-K

September 19, 2011

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SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 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): September 16, 2011

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HIGHWOODS PROPERTIES, INC.

(Exact name of registrant as specified in its charter)

Maryland (State or other jurisdiction of incorporation or organization)	001-13100 (Commission File Number)	56-1871668 (I.R.S. Employer Identification Number)
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HIGHWOODS REALTY LIMITED PARTNERSHIP

(Exact name of registrant as specified in its charter)

North Carolina (State or other jurisdiction of incorporation or organization)	000-21731 (Commission File Number)	56-1869557 (I.R.S. Employer Identification Number)
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3100 Smoketree Court, Suite 600  
Raleigh, North Carolina 27604  
(Address of principal executive offices, zip code)

(919) 872-4924

(Registrants' telephone number, including area code)

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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 registrants 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 Other Events.  
8.01.

On September 16, 2011, we acquired a six-building, 1.54 million square foot office complex in Pittsburgh, Pennsylvania for a total investment of \$214.1 million, which includes \$25.2 million of planned building improvements and future tenant improvements committed under existing leases. The transaction included the assumption of secured debt to be recorded at fair value of \$124.9 million, with an effective interest rate of 4.27%. This debt matures in November 2017.

On September 16, 2011, we also acquired a 503,000 square foot office building in Atlanta, Georgia for a total investment of \$86.3 million, which includes \$8.0 million of planned building improvements and future tenant improvements committed under existing leases. The transaction included the assumption of secured debt to be recorded at fair value of \$67.9 million, with an effective interest rate of 5.45%. This debt matures in January 2014.

We incurred approximately \$4.7 million of costs related to these acquisitions, mostly local transfer taxes.

#### SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, each of the registrants has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

HIGHWOODS PROPERTIES, INC.

By: */s/ Jeffrey D. Miller*  
Jeffrey D. Miller  
Vice President, General Counsel and  
Secretary

HIGHWOODS REALTY LIMITED PARTNERSHIP

By: Highwoods Properties, Inc., its general partner

By: */s/ Jeffrey D. Miller*  
Jeffrey D. Miller  
Vice President, General Counsel and  
Secretary

Dated: September 19, 2011



