

DUKE REALTY CORP  
Form 8-K  
October 01, 2007

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, DC 20549**

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**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 27, 2007**

**DUKE REALTY CORPORATION**  
(Exact Name of Registrant as Specified in its Charter)

**Indiana**  
(State or other Jurisdiction  
of Incorporation)

**1-9044**  
(Commission  
File Number)

**35-1740409**  
(IRS Employer  
Identification No.)

**600 East 96th Street**  
**Suite 100**  
**Indianapolis, IN 46240**  
(Address of Principal Executive Offices, Zip Code)

Registrant's telephone number, including area code: **(317) 808-6000**

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)

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- o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 1.01. Entry into a Material Definitive Agreement.**

On September 27, 2007, Duke Realty Corporation, an Indiana corporation ( Duke ), and Duke Realty Limited Partnership, an Indiana limited partnership (the Partnership ) of which Duke is the sole General Partner, entered into a Terms Agreement (including the related Underwriting Agreement, dated as of August 17, 2006, attached as Annex A thereto and made a part thereof, the Terms Agreement ) with the underwriters named therein (collectively, the Underwriters ), pursuant to which the Underwriters agreed to purchase from the Duke 7,000,000 shares of Duke s common stock at a price of \$33.26 per share (the Firm Shares ). Duke has also granted the Underwriters a 30-day option to purchase an additional 1,050,000 shares of Duke s common stock (the Option Shares, and, together with the Firm Shares, the Shares ). The Shares were registered with the Securities and Exchange Commission (the Commission ) pursuant to Duke s and the Partnership s automatic shelf registration statement on Form S-3 (Registration Statement No. 333-136173) (as the same may be amended and/or supplemented, the Registration Statement ), under the Securities Act of 1933, as amended.

Pursuant to General Instruction F to the Commission s Form 8-K, a copy of the Terms Agreement is filed as Exhibit 1.1 to this Current Report on Form 8-K (this Report ), and the information in the Terms Agreement is incorporated into this Item 1.01 by this reference.

**Item 8.01 Other Events**

On September 28, 2007, Duke announced that it had priced an offering of 7,000,000 shares of its common stock. A copy of the press release is attached as Exhibit 99.1 hereto and incorporated into this Item 8.01 by this reference, pursuant to General Instruction F to the Commission s Form 8-K.

**Item 9.01. Financial Statements and Exhibits.**

The Terms Agreement listed below and filed as Exhibit 1.1 to this Report also is being filed pursuant to Item 601 of the Commission s Regulation S-K in lieu of filing the otherwise required exhibits to the Registration Statement. This Form 8-K is incorporated by reference into the Registration Statement, and, as such, Duke is filing the Terms Agreement to cause it to be incorporated by reference into the Registration Statement as an exhibit thereto. By filing this Report, and the exhibit hereto, however, neither Duke nor the Partnership believes that any of the information set forth herein or in the exhibit hereto represent, either individually or in the aggregate, a fundamental change (as such term is used in Item 512(a)(1)(ii) of the Commission s Regulation S-K) in the information set forth in, and incorporated by reference into, the Registration Statement.

**Exhibit**

Number	Description
1.1	Terms Agreement, dated as of September 27, 2007 (including the related Underwriting Agreement, dated as of August 17, 2006, attached as Annex A thereto and made a part thereof), by and among Duke Realty Corporation, Duke Realty Limited Partnership, and the underwriters named in the Terms Agreement.
99.1	Press Release

**SIGNATURES**

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.

**DUKE REALTY CORPORATION**

October 1, 2007

By: /s/ Howard L. Feinsand  
Name: Howard L. Feinsand  
Title: Executive Vice President,  
General Counsel and  
Corporate Secretary

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