HARTMAN COMMERCIAL PROPERTIES REIT Form 8-K May 16, 2006

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 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): May 16, 2006

Hartman Commercial Properties REIT

(Exact Name of Registrant as Specified in Its Charter)

Maryland	000-50256	76-0594970
(State or other jurisdiction of	(Commission File	
incorporation	Number)	(I.R.S. Employer
or organization)		Identification No.)

1450 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043

(Address of principal executive offices) (Zip Code)

(713) 467-2222

(Registrant's telephone number, including area code)

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing in 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 2.02 Results of Operations and Financial Condition.

On May 16, 2006, Hartman Commercial Properties REIT (the "Company") issued a news release providing the final results for its financial performance for the quarter ended March 31, 2006. A copy of this news release is attached as Exhibit 99.1. Pursuant to General Instruction B.2, Item 2.02 and Item 9.01(c) of Form 8-K, the information set forth in this Item 2.02 and the news release attached as Exhibit 99.1 hereto are "furnished" and not "filed" for purposes of Section 18 of the Securities Exchange Act of 1934.

Item 9.01 Financial Statements and Exhibi	Item	9.01	Financial	Statements	and	Exhibit
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(a) Exhibits.

99.1 News Release, dated May 16, 2006.

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 thereunto duly authorized.

Hartman Commercial Properties REIT

Dated: May 16, 2006 By: <u>/s/ Terry L. Henderson</u>

Name: Terry L. Henderson Title: Chief Financial Officer

EXHIBIT INDEX

Exhibit No. Description

99.1 News Release, dated May 16, 2006.