

WASHINGTON REAL ESTATE INVESTMENT TRUST  
Form 8-K  
August 19, 2003

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## SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 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) **AUGUST 7, 2003**

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## WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

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

**1-6622**  
(Commission File  
Number)

**53-0261100**  
(IRS Employer  
Identification Number)

**6110 Executive Boulevard, Suite 800, Rockville,  
Maryland**  
(Address of principal executive offices)

**20852**  
(Zip Code)

Registrant's telephone number, including area code **(301) 984-9400**

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**ITEM 2. ACQUISITION OR DISPOSITION OF ASSETS**

During the period from January 1, 2003 to August 7, 2003, Washington Real Estate Investment Trust ( WRIT ) purchased three real estate properties, which, individually are insignificant as defined in Regulation S-X, but in the aggregate, constitute a significant amount of assets as defined in Regulation S-X. When acquisitions are individually insignificant but significant in the aggregate, Regulation S-X requires the presentation of audited financial statements for assets comprising a substantial majority of the individually insignificant properties. WRIT 's 2003 real estate asset purchases first exceeded the minimum level of significance upon the August 7, 2003 purchase of an office building located in Washington, D.C.

On August 7, 2003, WRIT purchased 1776 G Street, an eight-story office building, containing 262,000 rentable square feet, located in Washington, D.C., for a contract purchase price of \$84.8 million. The contract purchase price was paid in cash. On the date of acquisition, 1776 G Street was 88.0% leased. 1776 G Street constitutes a substantial majority of the assets acquired by WRIT through the period ended August 7, 2003 as defined in Regulation S-X.

**ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS**

(a) Financial Statements of Business Acquired

The required financial statements for the Property will be filed by amendment hereto no later than sixty days after the date this report is required to be filed.

(b) Pro Forma Financial Information

The required pro forma financial information for the Property will be filed by amendment hereto no later than sixty days after the date this report is to be filed.

**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.

WASHINGTON REAL ESTATE INVESTMENT  
TRUST

(Registrant)

By:                   /s/ LAURA M. FRANKLIN                  

(Signature)

Laura M. Franklin  
Senior Vice President Accounting,

Administration and Corporate  
Secretary

August 19, 2003

(Date)