

DUKE REALTY CORP  
Form 4  
September 12, 2006

**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 \*  
CHAPMAN ROBERT M

(Last) (First) (Middle)  
3950 SHACKLEFORD ROAD,  
SUITE 300  
(Street)

DULUTH,, GA 30096-8268

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol  
DUKE REALTY CORP [DRE]

3. Date of Earliest Transaction  
(Month/Day/Year)  
09/01/2006

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

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

\_\_\_\_ Director \_\_\_\_\_ 10% Owner  
 Officer (give title below) \_\_\_\_\_ Other (specify below)  
Sr. EVP - Real Estate Oper.

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

**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) Code V Amount (D) Price			
Common Stock					33,069 <sup>(1)</sup>	D	
Common Stock					3,470 <sup>(2)</sup>	I	By 401(k) Plan
Common Stock	09/01/2006		S	1,393 D \$ 37.66	2,190	I	By Children

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

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number.

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

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)	Amount or Number of Shares
Employee Stock Options-Right to Buy	\$ 22.0971					(3) 11/10/2007	Common Stock	4,740
Employee Stock Options-Right to Buy	\$ 23.5541					(4) 12/08/2008	Common Stock	19,510
Employee Stock Options-Right to Buy	\$ 22.4007					(5) 01/26/2009	Common Stock	25,643
Employee Stock Options-Right to Buy	\$ 21.915					(6) 06/18/2009	Common Stock	25,725
Employee Stock Options-Right to Buy	\$ 19.4261					(7) 01/25/2010	Common Stock	29,569
Employee Stock Options-Right to Buy	\$ 19.4261					(8) 01/25/2010	Common Stock	8,871
Employee Stock Options-Right to Buy	\$ 24.2632					(9) 01/31/2011	Common Stock	28,409
	\$ 22.6799					(10) 01/30/2012		27,859

Employee Stock Options-Right to Buy				Common Stock	
Employee Stock Options-Right to Buy	\$ 24.6905	(11)	02/19/2013	Common Stock	24,195
Employee Stock Options-Right to Buy	\$ 31.5771	(12)	01/28/2014	Common Stock	21,829
Employee Stock Options-Right to Buy	\$ 31.4022	(13)	02/10/2015	Common Stock	33,932
Employee Stock Options-Right to Buy	\$ 34.13	(14)	02/10/2016	Common Stock	37,198
Phantom Stock Units	(15)	(15)	(15)	Common Stock	5,461
Phantom Stock Units	(16)	(16)	(16)	Common Stock	14,470

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
CHAPMAN ROBERT M 3950 SHACKLEFORD ROAD, SUITE 300 DULUTH,, GA 30096-8268			Sr. EVP - Real Estate Oper.	

## Signatures

James R. Windmiller for Robert M. Chapman per POA previously filed	09/12/2006
**Signature of Reporting Person	Date

## 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).
- (1) Between April 29, 2006 and September 11, 2006, the Reporting Person acquired 362 shares of the Company's common stock through dividend reinvestment and 548 shares through the Company's Employee Stock Purchase Plan.
- (2) Between April 29, 2006 and September 11, 2006, the Reporting Person acquired 142 shares of DRE's common stock under the Company's 401(k) plan.

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- (3) The Stock Options vested at a rate of 20% per year and were fully vested on 11/10/02.
- (4) The Stock Options vested at a rate of 20% per year and were fully vested on 1/28/03.
- (5) The Stock Options vested at a rate of 20% per year and were fully vested on 1/26/04.
- (6) The Stock Options vested at a rate of 20% per year and were fully vested on 6/18/04.
- (7) The Stock Options vested at a rate of 20% per year and were fully vested on 1/25/05.
- (8) The Stock Options were fully vested at date of grant.
- (9) The Stock Options vested at a rate of 20% per year and were fully vested on 1/31/06.
- (10) The Stock Options vest at a rate of 20% per year and will be fully vested on 1/30/07.
- (11) The Stock Options vest at a rate of 20% per year and will be fully vested on 2/19/08.
- (12) The Stock Options vest at a rate of 20% per year and will be fully vested on 1/28/09.
- (13) The Stock Options vest at a rate of 20% per year and will be fully vested on 2/10/10.
- (14) The Stock Options vest at a rate of 20% per year and will be fully vested on 2/10/11.

(15) Represents phantom stock units accrued under the Directors' Deferred Compensation Plan of Duke Realty Corporation. The units are valued on a one to one basis to the Company's common stock and are to be settled in cash and stock upon the Reporting Person's termination as a director of the Issuer.

(16) Represents phantom stock units vested under the 2000 Performance Share Plan of Duke Realty Corporation. Between April 28, 2006 and September 11, 2006, the Reporting Person acquired 567 phantom stock units through dividend reinvestment. The units are valued on a one to one basis to the Company's common stock and are to be settled in cash upon the Reporting Person's termination of employment.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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