

Cogdell Spencer Inc.  
Form 8-K  
February 22, 2006

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**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): February 15 , 2006

**Cogdell Spencer Inc.**

(Exact name of registrant as specified in its charter)

Maryland  
(State or other jurisdiction of  
incorporation)

001-32649  
(Commission File  
Number)

20-3126457  
(IRS Employer  
Identification Number)

4401 Barclay Downs Drive, Suite 300  
Charlotte, North Carolina  
(Address of principal executive offices)

28209  
(Zip Code)

Registrant's telephone number, including area code: (704) 940-2900

N/A

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

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 (see General Instruction A.2. below):

- 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 2.01 Completion of Acquisition or Disposition of Assets.**

On February 15, 2006, Cogdell Spencer LP (the Operating Partnership ), a subsidiary of Cogdell Spencer Inc., closed on its acquisition of the property known as Methodist Professional Center One building, which includes a seven-story medical office building and an adjacent 951-space parking deck (the Property ), pursuant to a Purchase and Sale Agreement dated December 13, 2005.

The Property is located on the campus of Methodist Hospital, an affiliate of Clarian Health, in the downtown submarket of Indianapolis, IN. The seller, LHRET Indianapolis, LLC, is unaffiliated with Cogdell Spencer Inc. The purchase price for the Property, including related transaction costs, was \$39,446,940. In addition, Cogdell Spencer assumed tenant liabilities associated with the Property totaling \$548,671.

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**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.

COGDELL SPENCER INC.

By: /s/ Frank C. Spencer  
Name: Frank C. Spencer  
Title: Chief Executive Officer and  
President

Date: February 15, 2006

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