
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): 02/15/2008

Piedmont Office Realty Trust, Inc.

(Exact name of registrant as specified in its charter)

Commission File Number: 000-25739

MD
(State or other jurisdiction of
incorporation)

58-2328421
(IRS Employer
Identification No.)

6200 The Corners Parkway
Suite 500
Norcross, GA 30092-3365
(Address of principal executive offices, including zip code)

770-325-3700
(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 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)
 - 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 7.01. Regulation FD Disclosure

On February 15, 2008, Piedmont Office Realty Trust, Inc. issued a press release regarding the execution of a lease extension at the 60 Broad Street Building. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K. Pursuant to the rules and regulations of the Securities and Exchange Commission, such exhibit and the information set forth therein are deemed to be have been furnished and shall not be deemed to be "filed" under the Securities Exchange Act of 1934.

Signature(s)

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.

Piedmont Office Realty Trust, Inc.

Date: February 15, 2008

By: /s/ Donald A. Miller, CFA

Donald A. Miller, CFA
Chief Executive Officer and President

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
EX-99.1	Press release, dated February 15, 2008

FOR IMMEDIATE RELEASE

Media Contact:

Margot Olcay

Rubenstein Communications

(212) 843-8284

Piedmont Office Realty Trust Extends Lease

with State of New York at 60 Broad

Five-Year Extension for 480,708 Square Feet

NORCROSS, Ga. (Feb. 15, 2008) -- Piedmont Office Realty Trust has signed a five-year lease extension with the State of New York for 480,708 square feet of office space in lower Manhattan, at 25 Beaver Street -- also known as the 60 Broad Street tower.

Tenants at the 39-story, 1-million-square-foot building include five agencies of the New York state government: Court Administration, Housing & Community Renewal, Insurance, Commission for Blind & Visually Handicapped, and Lottery. The new lease will run for five additional years, with a five-year renewal option.

Built in 1962, 60 Broad Street was renovated in 1997, the year the state agencies moved in. The building was acquired in 2003 and has maintained high occupancy levels since then. Arthur Stern, Anthony Stapleton, Eric Sarnier and Ross Jacobs of Cogswell Realty Group, LLC, represented Piedmont in the extension as its exclusive leasing agent.

"This is an important transaction for us, as the state is one of our largest tenants in the REIT," said George Wells, senior vice president of Piedmont.

Piedmont is a public, nontraded REIT specializing in Class-A office properties. As of Sept. 30, Piedmont owned 82 buildings totaling more than 21 million square feet in 23 states and Washington, D.C. Across the portfolio, Piedmont properties are approximately 94 percent leased. For more information, see www.piedmontreit.com.

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This press release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, including discussions regarding Piedmont's use of proceeds and certain other factors that may affect future earnings or financial results. Such statements involve risks and uncertainties, which could cause actual results to vary materially from those expressed in or indicated by the forward-looking statements. Accordingly, readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. Factors that may cause actual results to differ materially include changes in general economic conditions, changes in real estate conditions, construction delays, increases in interest rates, lease-up risks, lack of availability of financing, and lack of availability of capital proceeds. Piedmont Office Realty Trust is closed to new investors. SEC filings: www.sec.gov.