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): June 8, 2010

Piedmont Office Realty Trust, Inc.
(Exact name of registrant as specified in its charter)

Commission File Number: 001-34626

MD	**58-2328421**
(State or other jurisdiction of incorporation)	**(IRS Employer Identification No.)**

11695 Johns Creek Parkway
Suite 350
Johns Creek, GA 30097-1523
(Address of principal executive offices, including zip code)

770-418-8800
(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))

Item 7.01. Regulation FD Disclosure

Beginning on June 8, 2010, Piedmont Office Realty Trust, Inc. (the "Registrant") will be presenting the information attached as Exhibit 99.1 to this current report on Form 8-K to various groups in conjunction with the National Association of Real Estate Investment Trusts ("NAREIT") REIT Week 2010: NAREIT's Investor Forum. Pursuant to the rules and regulations of the Securities and Exchange Commission, such exhibit and the information set forth therein are deemed to have been furnished and shall not be deemed to be "filed" under the Securities Exchange Act of 1934.

Additionally, the exhibit to this Form 8-K may contain certain statements which constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such information is subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "believe," "continue" or similar words or phrases that are predictions of future events or trends and which do not relate solely to historical matters.

Item 9.01 Financial Statements and Exhibits

(d) Exhibit:

Exhibit No.	Description
99.1	Piedmont's presentation in conjunction with NAREIT's Investor Forum at REIT Week 2010

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: June 8, 2010

By: /s/ Robert E. Bowers

Robert E. Bowers

Chief Financial Officer and Executive Vice President

Exhibit Index

Exhibit No.	Description
EX 99.1	Piedmont’s presentation in conjunction with NAREIT’s Investor Forum at REIT Week 2010

Exhibit 99.1

PIEDMONT®
OFFICE REALTY TRUST

1201 Eye Street, Washington, D.C.

PIEDMONT OFFICE REALTY TRUST

Introduction

Piedmont Office Realty Trust, Inc. (NYSE: PDM) is a fully-integrated and self-managed real estate investment trust (“REIT”) specializing in the acquisition, ownership, management, development and disposition of primarily high-quality Class A office buildings located predominately in large U.S. office markets and leased principally to high-credit-quality tenants. Since its first acquisition in 1998, the Company has acquired over $5.5 billion of office and industrial properties (inclusive of joint ventures). Rated as an investment-grade company by Standard & Poor’s and Moody’s, Piedmont has maintained a low-leverage strategy while acquiring its properties. Over 87% of our Annualized Lease Revenue ("ALR") is derived from our office properties located within the ten largest U.S. office markets, including Chicago, Washington, D.C., the New York metropolitan area, Boston and greater Los Angeles.

We use market data and industry forecasts and projections throughout this presentation. We have obtained certain market and industry data from publicly available industry publications. These sources generally state that the information they provide has been obtained from sources believed to be reliable, but that the accuracy and completeness of the information are not guaranteed. The forecasts and projections are based on industry surveys and the preparers’ experience in the industry, and there is no assurance that any of the projected amounts will be achieved. We believe that the surveys and market research others have performed are reliable, but we have not independently verified this information.

Unless otherwise noted herein, all the information contained in this presentation is presented as of March 31, 2010.

Unless the context indicates otherwise, the term “properties” as used in this document and the statistical information presented in this document regarding our properties includes our wholly owned office properties and our office properties owned through our consolidated joint ventures, but excludes our interest in eight properties owned through our equity interests in our unconsolidated joint ventures and our two industrial properties.

Unless otherwise indicated, all information in this document gives effect to, and all share and per share amounts have been retroactively adjusted to give effect to, the Recapitalization.

The information contained in this presentation does not contain all of the information that may be important to you and should be read in conjunction with our Annual Report on Form 10-K for the year ended December 31, 2009 and our quarterly report on Form 10-Q for the period ended March 31, 2010 and our other filings with the Securities and Exchange Commission. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

Forward-Looking Statements

Certain statements contained in this presentation constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”) and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). We intend for all such forward-looking statements to be covered by the safe-harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act, as applicable. Such information is subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “believe,” “continue” or similar words or phrases that are predictions of future events or trends and which do not relate solely to historical matters.

The following are some of the factors that could cause the Company’s actual results and its expectations to differ materially from those described in the Company’s forward-looking statements: the Company’s ability to successfully identify and consummate suitable acquisitions; current adverse market and economic conditions; lease terminations or lease defaults, particularly by one of the Company’s large lead tenants; the impact of competition on the Company’s efforts to renew existing leases or re-let space; changes in the economies and other conditions of the office market in general and of the specific markets in which the Company operates; economic and regulatory changes; additional risks and costs associated with directly managing properties occupied by government tenants; adverse market and economic conditions and related impairments to the Company’s real estate assets and other intangible assets; the success of the Company’s real estate strategies and investment objectives; availability of financing; costs of complying with governmental laws and regulations; uncertainties associated with environmental and other regulatory matters; the Company’s ability to continue to qualify as a REIT under the Internal Revenue Code; and other factors detailed in our most recent Annual Report on Form 10-K and other documents we file with the Securities and Exchange Commission.

Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation. We cannot guarantee the accuracy of any such forward-looking statements contained in this presentation, and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

This release contains certain non-GAAP financial measures such as FFO, AFFO, Core FFO, Core EBITDA, and Annualized Lease Revenue (ALR). Please refer to our supplemental information package for definitions of these metrics on our website under the Investor Relations section at www.piedmontreit.com.

Investment Summary

- Class A office properties in major U.S. markets
- Strong relationships with high-credit quality, diverse tenant base
- Demonstrated capital allocation track record
- Focused investment strategy in select markets
- "Fortress" balance sheet with capacity for growth
- Experienced and committed management team

PIEDMONT®
OFFICE REALTY TRUST

Class A Office Properties in Major U.S. Markets

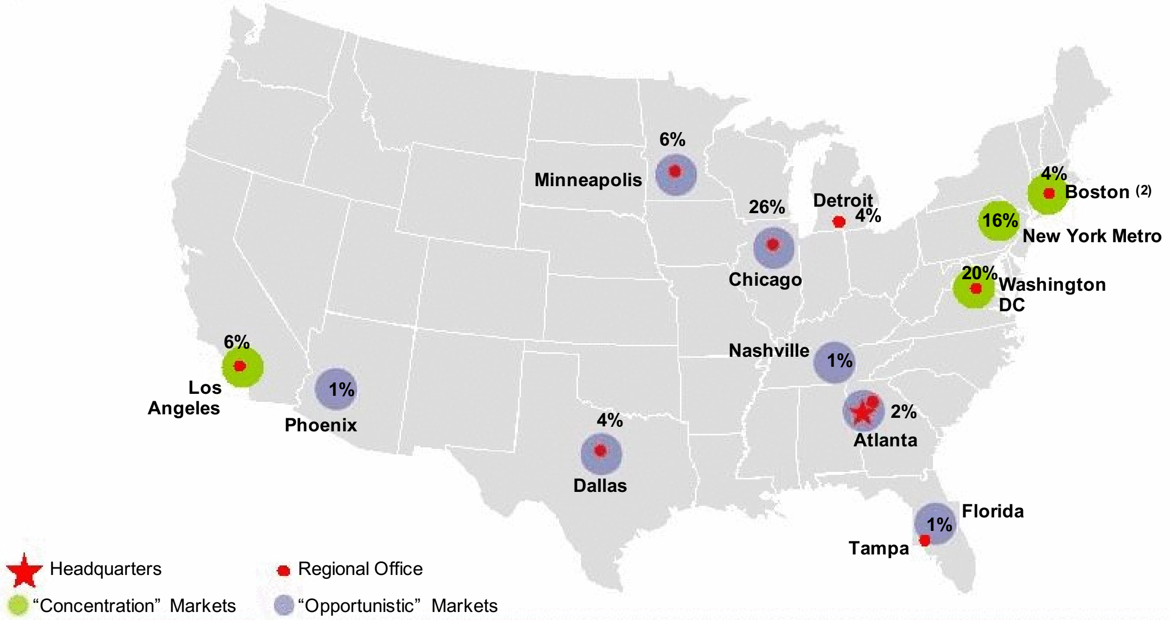
High-Quality Class A Portfolio [1]

- 73 office properties
- 20.2 million square feet
- 52% CBD, 34% Suburban & 14% Urban In-fill
- Weighted average remaining lease term of 5.7 years
- Median building age of 11 years
- 68% of Annualized Lease Revenue comes from government or investment grade tenants.


35 W. Wacker Drive, Chicago, IL

Notes: (1) Information presented as of March 31, 2010.

High-Quality Class A Office Buildings in Key Markets[1]



Among the ten largest publicly traded office REITs with the majority of assets [3] located in the top ten U.S. office markets

Notes: (1) Reflects Piedmont's percentage of ALR in concentration, opportunistic and regional office markets as of March 31, 2010.
(2) In May 2010, Piedmont announced the opening of a regional office in Boston.
(3) Over 87% of ALR is derived from the ten largest U.S. office markets based on rentable square footage as of March 31, 2010.

Strong Relationships with High Credit Quality, Diverse Tenant Base


One Brattle Square, Cambridge, MA


One Independence Square, Washington, D.C.

Strong Tenant Credit-Quality

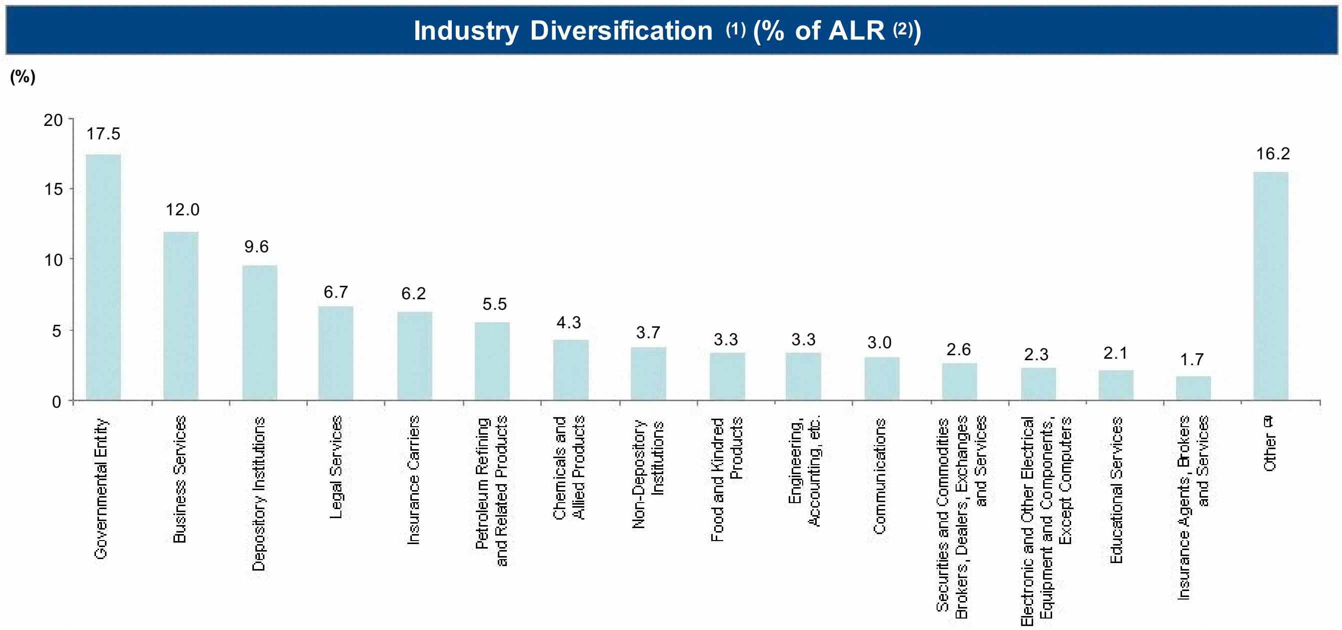
Tenant Diversification				
	Tenant Name	Lease Expiration (1)	Percentage of ALR (%) (2)	S&P Credit Rating / AmLaw 100 Ranking (3)
	U.S. Government	**	13.0	AAA
	BP Corporation (4)	2013	5.5	AA
	Leo Burnett	2019	4.8	BBB+
	US Bancorp	2014	3.8	A+
	Winston & Strawn	2024	3.2	AmLaw #34
	Nestle	2015	3.2	AA
	State of New York	2019	3.1	AA
	Sanofi-aventis	2012	3.0	AA-
	Independence Blue Cross	2023	2.6	–
	Kirkland & Ellis LLP (5)	2011	2.0	AmLaw #7
	Zurich	2011	1.8	AA-
	State Street Bank (6)	2021	1.6	AA-
	Shaw	2018	1.6	BB+
	DDB Needham	2018	1.5	A-
	Lockheed Martin	2014	1.5	A-
	City of New York	2020	1.3	AA
	Citicorp (7)	2010	1.3	A
	Gemini	2013	1.3	A+
	Caterpillar Financial	2022	1.2	A
	Gallagher	2018	1.2	–
	Other (8)	Various	41.5	–
	Total		**100.0**	

No tenant other than the U.S. government accounts for more than 6% of ALR.
68% of ALR derived from government agencies or investment grade companies (9)

** Various expirations ranging from 2011 to 2025.

Notes:
(1) Denotes the year in which the lease for the majority of the tenant's space expires.
(2) Equal to ALR for each tenant divided by the total ALR at March 31, 2010 for our entire office portfolio, expressed as a percentage.
(3) Credit rating may reflect credit rating of parent and/or guarantor or the 2009 AmLaw 100 ranking issued by The American Lawyer Magazine.
(4) BP Corporation sublets substantially all of its leased space to other tenants.
(5) Kirkland & Ellis will depart upon the expiration of its lease in 2011. A substantial portion of its space has been re-leased to KPMG LLP effective August 2012.
(6) State Street Bank extended its lease by ten years in May 2010; the lease will now expire in 2021.
(7) Piedmont previously announced the pending sale of the property which is scheduled to close in December 2010.
(8) No "other" tenant individually represents more than 1% of ALR.
(9) As reported by Standard & Poor's; includes investment grade companies or subsidiaries of investment grade companies.

Robust Industry Diversification

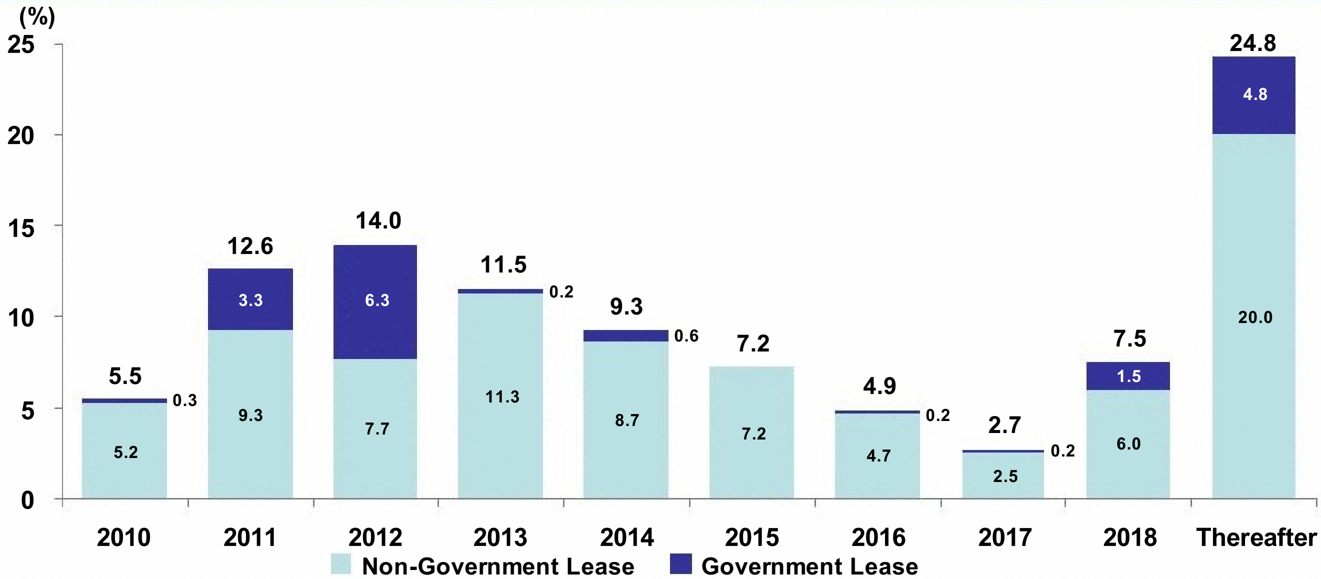


No industry other than a government entity accounts for more than 12% of ALR

Notes: (1) Industry determinations are made generally in accordance with the Standard Industry Classification (SIC) system definitions promulgated by the U.S. Department of Labor.
(2) Equal to ALR for each industry divided by the total ALR at March 31, 2010 for our entire office portfolio, expressed as a percentage.
(3) No "other" industry individually represents more than 2% of ALR.

Expiration & Retention

3/31/2010 Lease Expiry Profile (% of ALR [1])



Proactive strategy to address lease maturities along with a 77% retention rate demonstrates depth of relationships with tenants

Notes: (1) Equal to ALR expiring each year divided by the total ALR at March 31, 2010 for our entire office portfolio, expressed as a percentage.

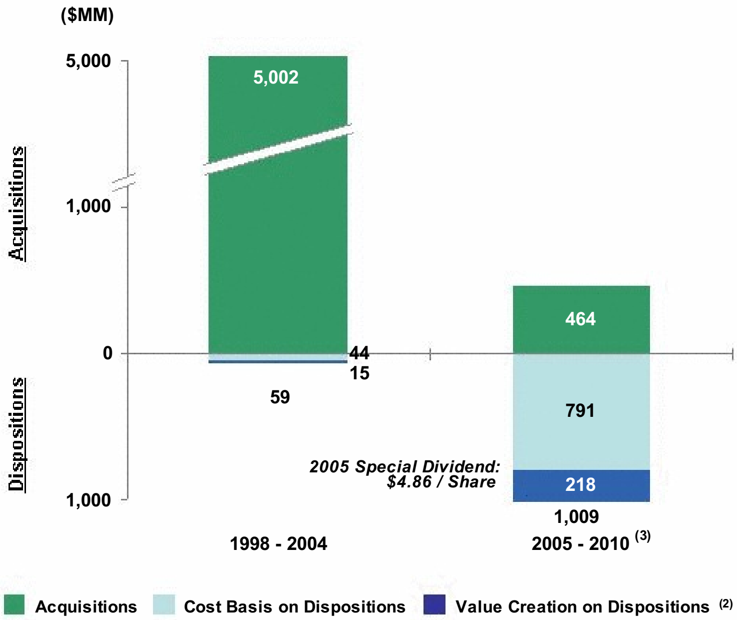
Demonstrated Capital Allocation Track Record


1901 Market Street, Philadelphia, PA

2120 West End Ave., Nashville, TN


Two Pierce Place, Itasca, IL

Proven Capital-Recycling Discipline



Transaction History[1] ($MM)	1998 – 2004	2005 – 2010
Asset Acquisitions	5,002.4	464.4
% of Total Acquisitions	***92%***	***8%***
Asset Dispositions [3]	59.4	1,009.2
% of Total Dispositions	***6%***	***94%***
Cost	44.3	790.8
Value Creation [2]	15.1	218.5
Special Dividends	–	748.5

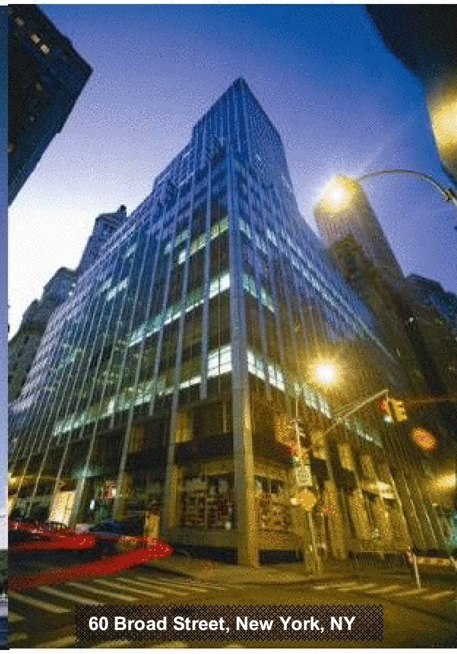
Capital Return to Shareholders – June 2005

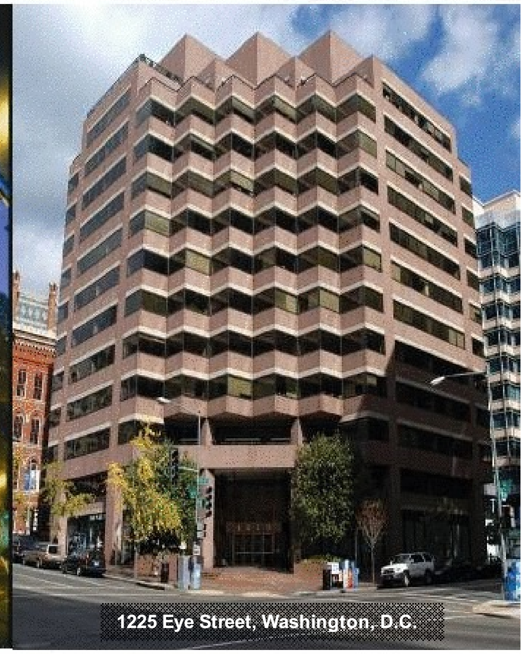
- 27 assets disposed of for $757 million of net proceeds, representing a $190 million gain over the initial purchase price
- Approximately 99% of proceeds distributed to shareholders through $4.86 per share special dividend (approximately 16% of stockholders' basis)

Track record of harvesting value and returning capital to shareholders

Notes:
(1) Inclusive of joint venture transactions.
(2) Represents differential in aggregate acquisition and disposition prices during the period.
(3) Does not include 111 Sylvan Avenue in Englewood Cliffs, NJ which is under a binding sale contract for $55.0 million.

Focused Investment Strategy in Select Markets





Acquisitions

- "Concentration" Markets
  - High barriers to entry, i.e. high replacement cost, limited land supply, challenging entitlement process, local environmental restrictions
  - Long-term growth opportunities and greater market stability
  - Boston, Los Angeles, New York Metro and Washington D.C.
- "Opportunistic" Markets
  - Solid markets with strong fundamentals but lower barriers to entry and greater variability in supply and demand for office space
  - Opportunities for strategically timed investments with high quality properties and attractive bases
  - Atlanta, Chicago, Dallas, Florida, Minneapolis, Nashville and Phoenix

Portfolio Evolution ($MM)	**1998 – 2004**	**2005 – 2010**
Net Transactions in "Concentration" Markets	2,065	149
Net Transactions in Non-Concentration Markets	2,878	(694)
Target Geographic Allocation (Percentage of ALR)	*60 – 70% "Concentration" (Currently 46% of ALR)*	

Focus on major U.S. markets characterized by a diverse employment base, attractive supply / demand trends and an active institutional investor base

Dispositions

- Non-strategic Markets
  - Low barriers to entry, i.e. high development propensity, abundant supply of land
  - Limited growth opportunities and/or greater market volatility
  - Detroit, Denver, Cleveland, Austin, Houston, Portland, Seattle
- Timing Plays in Opportunistic Markets
  - Atlanta, Chicago, Dallas, Florida, Minneapolis, Nashville and Phoenix
- Small Number of Lower Quality Assets in Concentration Markets
  - 111 Sylvan Avenue, Englewood Cliffs, NJ
- Potential to Sell Joint Venture Interests to Control Exposure to Specific Geographic Markets

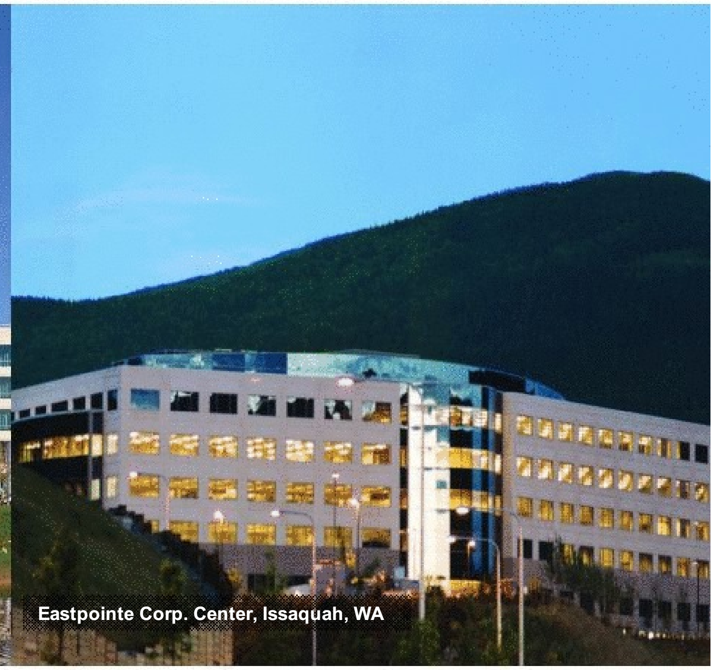
Dispositions: 2005 and After

- Sold 36 Properties
- Exited 16 Non-Concentration Markets
- Majority of Sold Assets:
  - Were Lower Quality and Less Functional
  - Had Concentrated 2011-2012 Lease Expirations

Focus on non-strategic assets

“Fortress” Balance Sheet with Capacity for Growth

Piedmont Pointe I and II, Washington D.C.

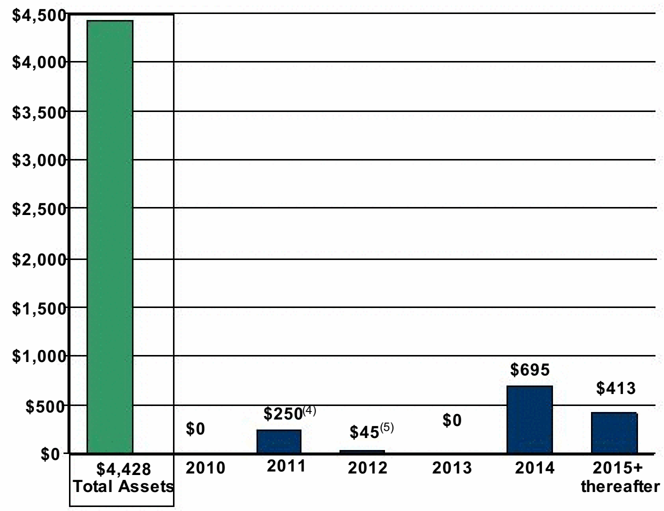


Eastpointe Corp. Center, Issaquah, WA

Low Leverage and Stable Portfolio Enhance Access to Liquidity

Capitalization and Operating Stats ($MM)	3/31/2010
Total Debt	$ 1,403
Equity Market Capitalization	$ 3,424
Total Market Capitalization	$ 4,827
Book Value of Equity	$ 2,844
Net Book Value	$ 4,428
Debt-to-Total Market Capitalization	29.1%
Debt-to-Gross Assets	26.6%
Debt-to-Gross Real Estate Assets	30.7%
Fixed Charge Coverage	4.6x
Interest Expense Coverage	4.6x
S&P / Moody's Rating	BBB/Baa2
Core EBITDA (2)	$ 88.6
Core FFO (3)	$ 69.2
AFFO	$ 60.6
Dividends per Share	$ 0.315
Core EBITDA Margin	59.7%
Core FFO Payout %	77.7%
AFFO Payout %	88.8%

Total Assets and Debt (1) by Maturity Date ($MM)



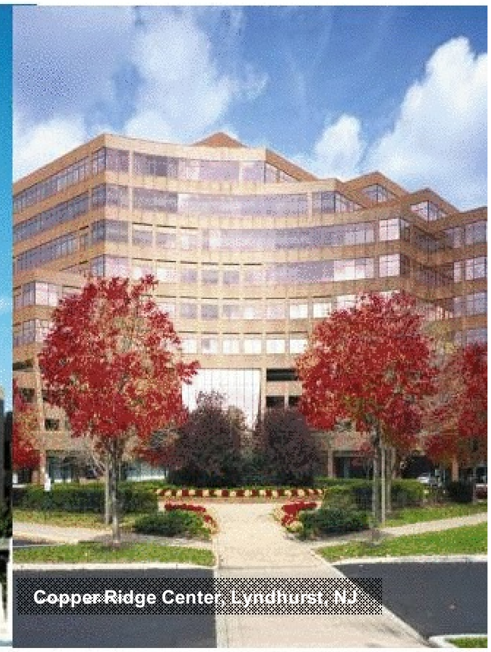
Limited near-term debt maturities and flexible capital structure utilizing 27% leverage; Access to both public and private debt and equity capital sources (6)

Notes:
(1) All of Piedmont's outstanding debt as of March 31, 2010 is interest-only debt.
(2) Core EBITDA is defined as net income before interest, taxes, depreciation and amortization, and incrementally adding back any impairment losses and extraordinary items.
(3) Core FFO is FFO, as defined by NAREIT, adjusted for impairment losses and extraordinary items.
(4) Piedmont has notified its lender that it intends to extend the maturity date of the $250 Million Unsecured Term Loan by one year to June 2011 as allowed in the debt agreement.
(5) Piedmont has no outstanding balance on the $500 Million Unsecured Line of Credit as of March 31, 2010 and intends to exercise the option to extend the maturity of the Line of Credit to August 2012, as allowed in the debt agreement.
(6) As market conditions allow.

Experienced & Committed Management Team


AON Center, Chicago, IL


Glenridge Highlands II, Atlanta, GA


Copper Ridge Center, Lyndhurst, NJ

Management Team

Donald A. Miller, CFA
President, Director and Chief Executive Officer

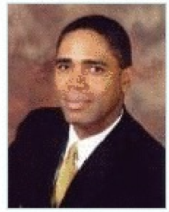
- 25 years of experience
- 2007 – 2010 President, Director and CEO, Piedmont
- 2003 – 2007 Chief Real Estate Officer, Wells Real Estate Funds
- 1994 – 2003 Lend Lease (last position held – Head of U.S. Equity Real Estate Operations)
- 1991 – 1994 Vice President, Prentiss Properties

Robert E. Bowers
Chief Financial Officer

- 32 years of experience
- 2007 – 2010, CFO of Piedmont
- 2004 – 2007, CFO of Wells Real Estate Funds
- 1997 – 2002, CFO and Director of NetBank
- 1995 – 1996, CFO of CheckFree Corporation
- 1984 – 1995, CFO and Director, Stockholder Systems
- 1978 – 1984, Arthur Andersen

Carroll A. (Bo) Reddic, IV
Executive Vice President, Real Estate Operations

- 20 years of experience
- 2007 – 2010 Exec. VP, Piedmont
- 2005 – 2007 Managing Director, Wells Real Estate Funds
- 1990 – 2005, Executive Director, Morgan Stanley (including predecessor companies, The Yarmouth Group and Lend Lease)



Raymond L. Owens
Executive Vice President, Capital Markets

- 27 years of experience
- 2007 – 2010 Exec. VP, Piedmont
- 2002 – 2007 Managing Director, Wells Real Estate Funds
- 1997 – 2002 Senior Vice President, PM Realty Group
- 1995 – 1997 Vice President, GE Asset Management
- 1991 – 1994 Vice President, Travelers Realty Investment
- 1982 – 1991 Vice President, Aetna Realty Investors

Laura P. Moon
Senior Vice President, Chief Accounting Officer

- 18 years of experience
- 2007 – 2010 Senior VP, Piedmont
- 2005 – 2007 Vice President, Wells Real Estate Funds
- 2002 – 2005 Sr. Director of Financial Planning, ChoicePoint
- 1999 – 2002 Chief Accounting Officer, Net Bank
- 1991 – 1999 Senior Manager, Deloitte & Touche

Senior management averages 24 years of experience and has spent over 5 years working together managing the existing portfolio

Corporate Governance Profile

- 7 out of 8 Board members are independent
- Annual election of all Board members
- Board compensation includes restricted stock
- Board members have investment in the Company
- Opt out of Maryland company anti-takeover provisions (1)
- Exemption from the 5/50 rule

Piedmont Board of Directors

Relevant Independent Director	Experience	Year Joined Board
W. Wayne Woody, Chairman	• Retired Senior Partner, KPMG	*2003*
Frank C. McDowell, Vice Chairman	• Retired CEO, BRE Properties	*2008*
Michael R. Buchanan	• Retired Head of Real Estate Investment Banking, Bank of America	*2002*
Wesley E. Cantrell	• Retired CEO, Lanier Worldwide	*2007*
William H. Keogler, Jr.	• Retired Chairman, Keogler, Morgan & Co.; Director, Robinson-Humphrey, Inc.	*1998*
Donald S. Moss	• Retired Group Vice President, Avon	*1998*
Jeffrey L. Swope	• Managing Partner, Champion Partners	*2008*

Experienced Board with governance decision power vested in stockholders

Note: (1) Includes Maryland Law "Business and Combination Provision" (Section 3-602) and "Control Share Acquisition" (Section 3-701 through 3-710).

Investment Highlights

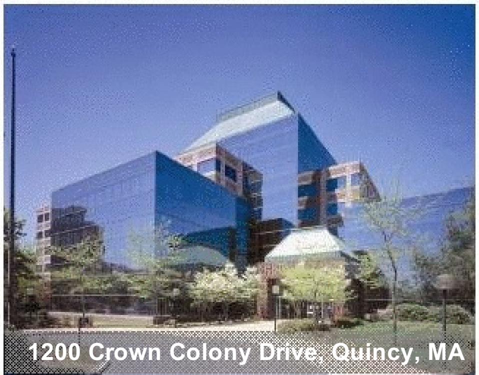
- High-quality Class A portfolio
  - Geographically diversified with 73 office buildings comprising over 20 million square feet
  - 68% of ALR from government agencies or investment grade companies
  - Weighted average remaining lease term of 5.7 years
- Focused asset / property management and investment strategy
  - 8 regional offices directing efficient, hands-on operating approach
  - 77% tenant retention rate since inception[1]
  - Long-term focus on "concentration" markets (i.e., Boston, New York Metro, Los Angeles, Washington D.C.) and selective presence in "opportunistic" markets
- Strong capital allocation track record
  - $6.5 billion of transaction activity since inception
  - 92% of acquisitions between 1998 and 2004 and 94% of dispositions between 2005 and 2010
  - $748.5 million special dividend in 2005 following 27 asset portfolio sale
- Significant capacity for growth
  - 27% debt-to-gross assets
  - Available liquidity of $567 million
  - Focused investment strategy
- Experienced management team
  - Average 24 years of industry experience and 5 years together managing existing portfolio
  - Experience working with and for institutional real estate investors

Notes: (1) Based on square feet that has become available for renewal since inception. Piedmont's tenant retention rate for the three months ended March 31, 2010 was 64% of tenants based on square feet that became available in Q1 2010.

2010 Recent Events

- Financing and Capital Activity
  - Issuer rating upgraded by Moody's from Baa3 with a positive outlook to Baa2 with a stable outlook
  - Under contract to sell 111 Sylvan Avenue in Englewood Cliffs, NJ

2010 Recent Events



- Operations
  - Lease extension signed with State Street Bank for 234,668 square feet at 1200 Crown Colony Drive in Quincy, MA
  - Lease extension and expansion signed with Advanced Micro Devices for 132,857 square feet at 90 Central Street in Boxborough, MA
  - Lease extension and expansion signed with Internal Revenue Service for 101,178 square feet at 5000 Corporate Court in Holtsville, NY
  - New lease signed with Oracle America, Inc. for 55,760 square feet at 6031 Connection Drive in Irving, TX
  - New lease signed with ResMedCorporation for 174,000 square feet at 110 Hidden Lake Circle in Duncan, SC
  - Regional management office open in Boston, MA