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 3, 2014

Piedmont Office Realty Trust, Inc.

(Exact name of registrant as specified in its charter)

Commission File Number: 001-34626

Maryland	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 3, 2014, 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 2014: 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) Exhibits:

Exhibit No.	Description
99.1	Piedmont's presentation in conjunction with NAREIT's Investor Forum at REIT Week 2014

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.

		Piedmont Office Realty Trust, Inc.
Date: June 3, 2014	By:	/s/ Laura P. Moon
		Laura P. Moon
		Chief Accounting Officer and Senior Vice President

EXHIBIT INDEX

Exhibit No.	Description
99.1	Piedmont’s presentation in conjunction with NAREIT’s Investor Forum at REIT Week 2014

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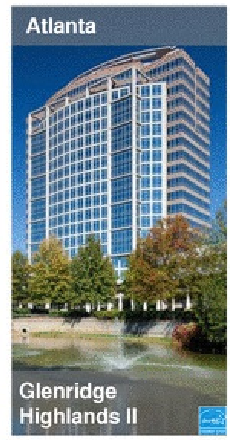
OFFICE REALTY TRUST



June 2014

Introduction (Unless otherwise noted, all the information contained in this presentation is as of March 31, 2014)

Piedmont Office Realty Trust, Inc. (NYSE: PDM) is a fully-integrated and self-managed real estate investment trust (REIT) specializing in the ownership and management of high-quality Class A office buildings located primarily in nine of the largest U.S. office markets, including Atlanta, Boston, Chicago, Dallas, Houston, Los Angeles, Minneapolis, New York and Washington, D.C. Approximately 60% of its tenants are investment grade-rated or governmental tenants, and many others are blue chip or nationally-recognized companies. The Company is headquartered in Atlanta, GA, with local management offices in each of its major markets. Investment grade-rated by Standard & Poor's (BBB) and Moody's (Baa2), Piedmont has maintained a relatively low leverage strategy throughout its fifteen year operating history.

We use market data and industry forecasts and projections throughout this presentation which have been obtained from publicly available industry publications. These sources are believed to be reliable, but the accuracy and completeness of the information are not guaranteed. Certain statements contained in this presentation constitute forward-looking statements which we intend to be covered by the safe-harbor provisions for forward-looking statements contained in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, 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. Some examples of risk factors that could cause our actual results and expectations to differ materially from those described in our forward-looking statements are 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.

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 consolidated joint ventures, but excludes our interests in two properties owned through unconsolidated joint ventures and one out-of-service property as of March 31, 2014.

The information and non-GAAP financial terms contained in this presentation do not contain all of the information and definitions 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, 2013 and our quarterly reports on Form 10-Q for the periods ended June 30, 2013, September 30, 2013, and March 31, 2014, and our other filings with the Securities and Exchange Commission. Other information important to you may be found in documents that we furnish to the Securities and Exchange Commission, such as our Quarterly Supplemental Information dated as of March 31, 2014. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

A Leading National Office Property Company

High-quality properties predominantly located in the largest U.S. office markets

Substantial cash flow growth as contractual leases commence rent

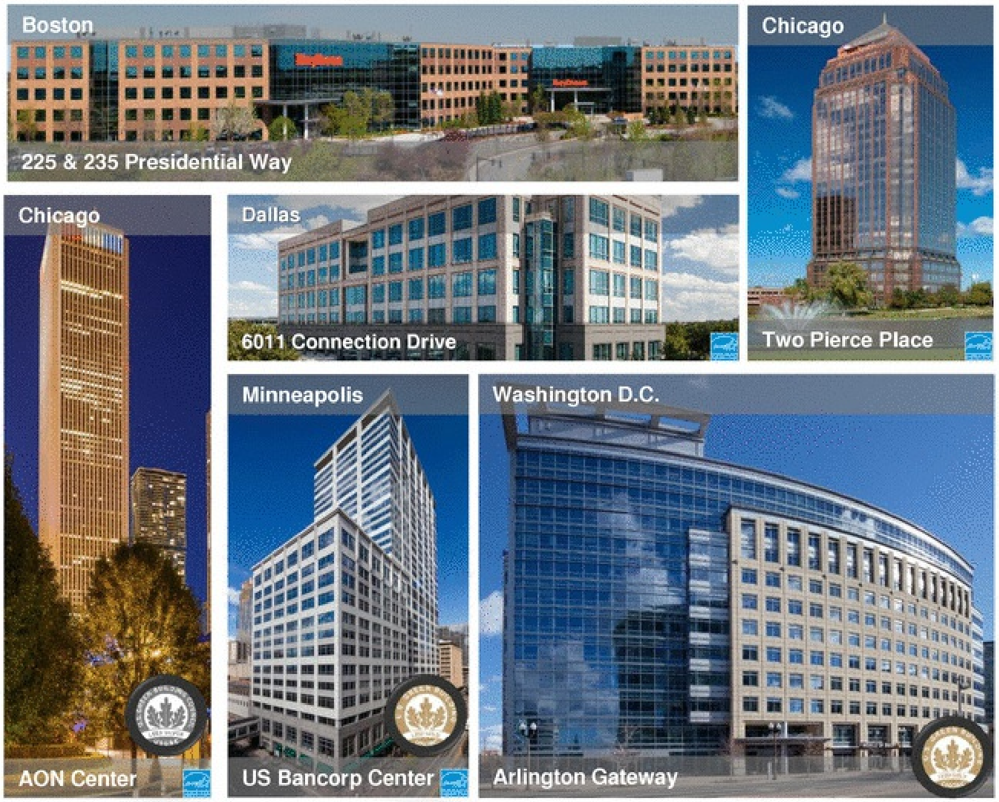
Acquisitions and development in strategic submarkets

Balance sheet management to maintain financial flexibility

Houston

Enclave Place (Development – Expected Completion Summer 2015)

Portfolio Summary



75 high-quality properties

21MM rentable square feet

86.7% leased

87% of ALR from nine major U.S. markets

63% CBD and Urban Infill

$5.7Bn of total assets

36% leverage

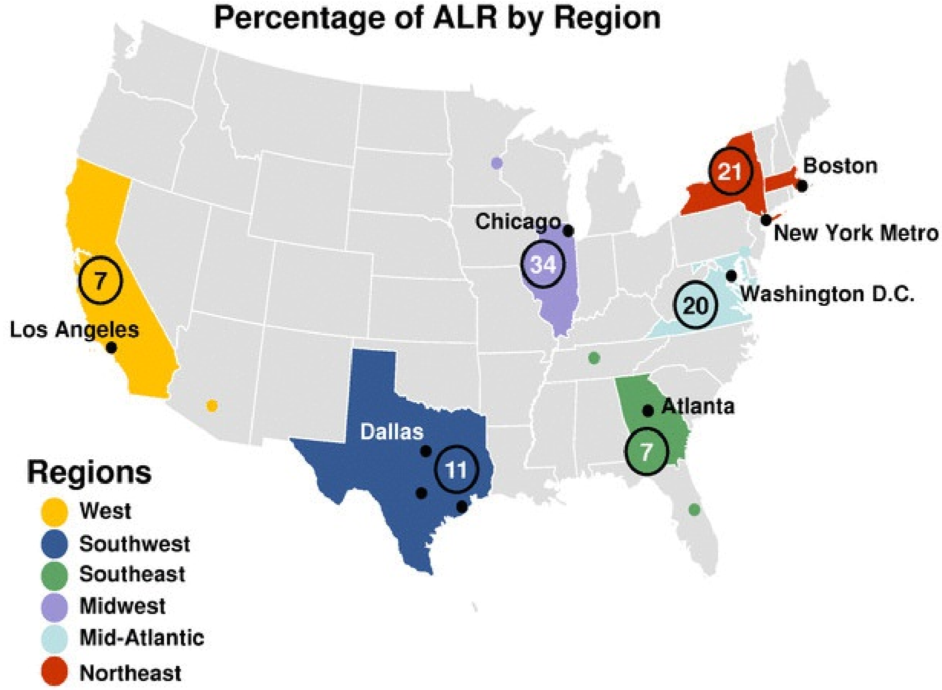
73% investment grade rated or nationally recognized tenants

Local management in all major markets

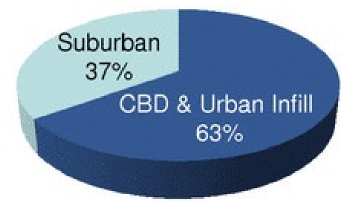
High-Quality Properties and Tenants

Class-A Properties in the Top U.S. Office Markets

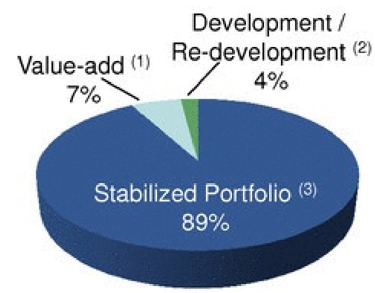
Percentage of ALR by Region



Property Sub-market Location



Portfolio Composition



75 high-quality, well-located office properties comprise over 21MM rentable square feet with 87% of ALR generated from nine major U.S. markets

Notes: (1) Based on acquisition value and anticipated costs to reach stabilization.
(2) Based on expected hard and soft construction costs and anticipated costs to reach stabilization.
(3) Based on gross book value of properties.

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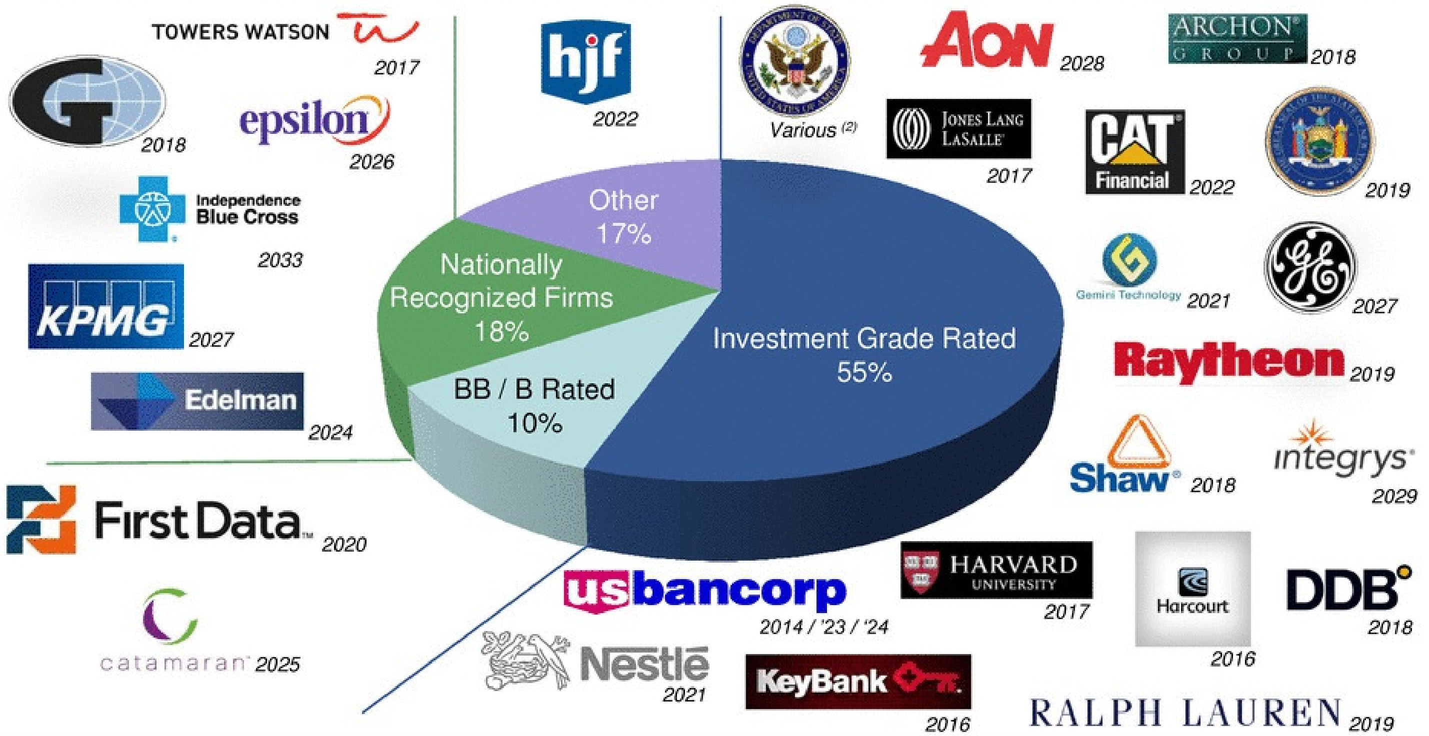
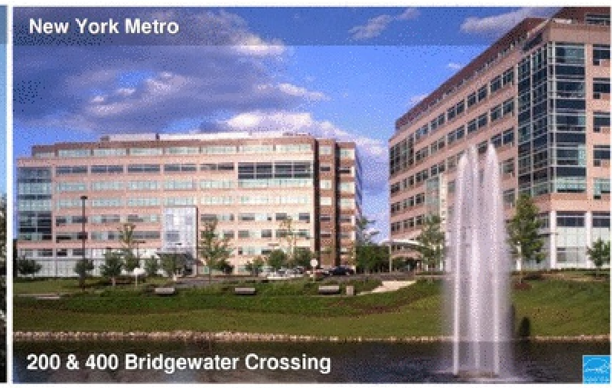
High Credit-Quality Customer Base (Logos / Expirations for Tenants greater than 1% of ALR (1))



Over 73% of tenants rated investment grade or are nationally recognized businesses

Notes: (1) Unless otherwise indicated, represents the year in which the lease for the majority of the tenant's space expires.
(2) Various expirations ranging from 2014 to 2027.

Substantial NOI Growth



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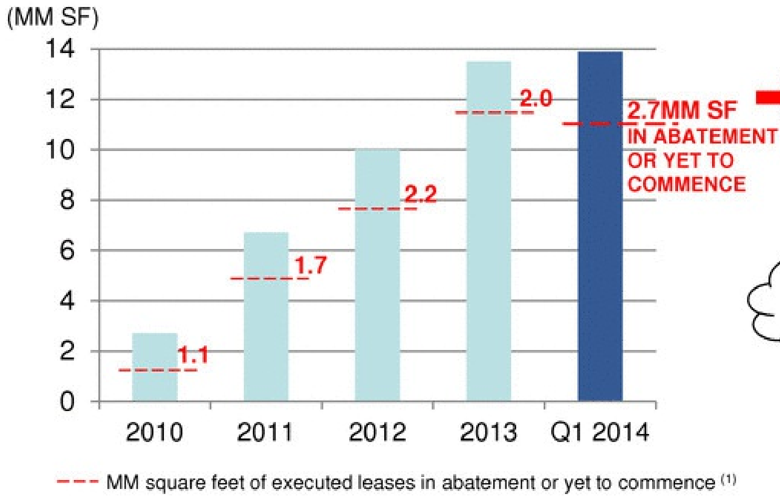
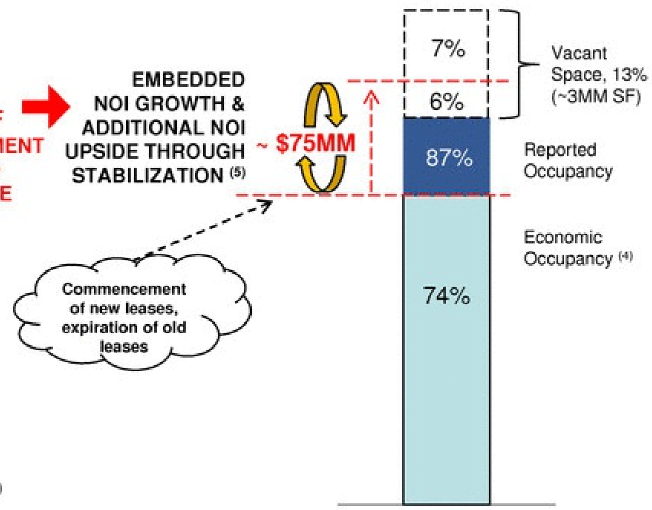
Embedded NOI Growth with Additional Upside through Lease-up

Cumulative Leasing & Leases in Abatement / Yet to Commence



Portfolio Occupancy

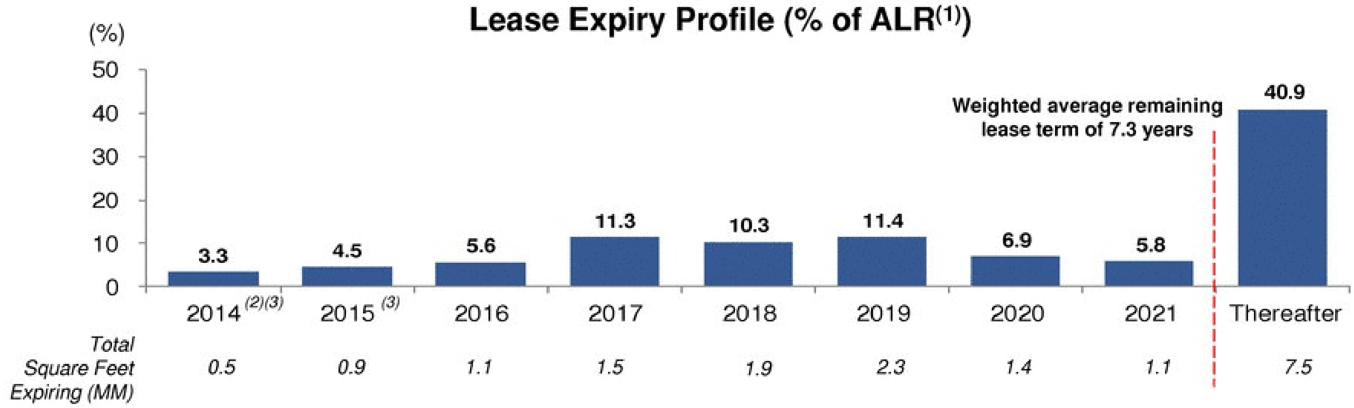


- ~13.9 MM square feet (~65.2% portfolio) leased [2]
- Leased 3.4MM square feet in 2012 and 3.5MM square feet in 2013 [3]

- Up to $75MM of NOI growth from contractual leases in abatement, yet to commence leases and leasing portfolio to 93% [5]
- Approximately 70% of vacant space in blocks greater than 50,000 square feet

Notes:
(1) Represents peak square feet during the period.
(2) Square feet committed in leasing transactions from January 1, 2010 through March 31, 2014.
(3) Inclusive of all leasing: consolidated, industrial and unconsolidated joint ventures.
(4) Economic occupancy is defined as total leased square footage, less the square footage associated with executed but not commenced leases for currently vacant spaces and the square footage associated with tenants receiving rental abatements (after proportional adjustments for tenants receiving only partial rental abatements), expressed as a percentage of total rentable square footage.
(5) As compared to trailing twelve months cash basis NOI from the Company's properties. Assumes a 93% leased percentage for all assets. Carry costs for vacant space assumed to be $5.00 per square foot. Joint ventures excluded from analysis.

Low Lease Expiries Enhances Our Focus on New Tenant Leasing



Source: Green Street Advisors Office Sector Report dated May 29, 2014

Low near-term lease roll, a 71% retention rate[4] and a proactive strategy to address lease maturities generates opportunities to increase portfolio occupancy

Notes:
(1) Annualized rental income associated with newly executed leases for currently occupied space is incorporated herein only at the expiration date for the current lease. Annualized rental income associated with such new leases is removed from the expiry year of the current lease and added to the expiry year of the new lease.
(2) Includes leases with an expiration date of March 31, 2014 aggregating 39,000 square feet and Annualized Lease Revenue of $1.2 million.
(3) Leases and other revenue-producing agreements on a month-to-month basis, aggregating 7,000 square feet and Annualized Lease Revenue of $0.3 million, are assigned a lease expiration date of a year and a day beyond the period end date. Includes an approximate 45,000 square foot contraction of the National Park Service lease at 1201 Eye Street in Washington D.C., the renewal of which was signed subsequent to the end of the first quarter of 2014.
(4) For the period from January 1, 2009 to March 31, 2014.

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High-quality Opportunities to Generate Organic Growth




	Washington D.C.			Chicago	
	One Independence	**4250 N. Fairfax**	**3100 Clarendon**	**AON Center**	**500 W Monroe**
% Leased	0.3%	54.8%	10.0%	79.3%	63.5%
Vacancy (sf)	333,000	138,000	225,000	566,000	354,000
Largest Block	333,000	88,000	221,000	338,000	316,000
Submarket & Class A Vacancy (1)	Southwest D.C. 18.0%	Ballston 11.2%	Clarendon 8.2%	East Loop 11.1%	West Loop 13.4%
Marketing Differentiator	Premium building finishes; U.S. Capital views; Easily separated for two users	Building quality; Regional mall proximity; Metro and highway access	Direct access to Metro; Newly redeveloped; Hottest RB corridor location	Unbeatable views; Close to Millennial workforce housing	Premier location between OTC and Union Station; 1,300 car garage

Portfolio vacancy concentrated in five high-quality, well-located properties with strong amenity bases—leasing current vacancy generates up to $40MM of NOI(2); Remaining 70 properties average 92% leased

Notes: (1) Based on 1Q2014 JLL data.
(2) Based on current market rental rates for the vacant spaces.

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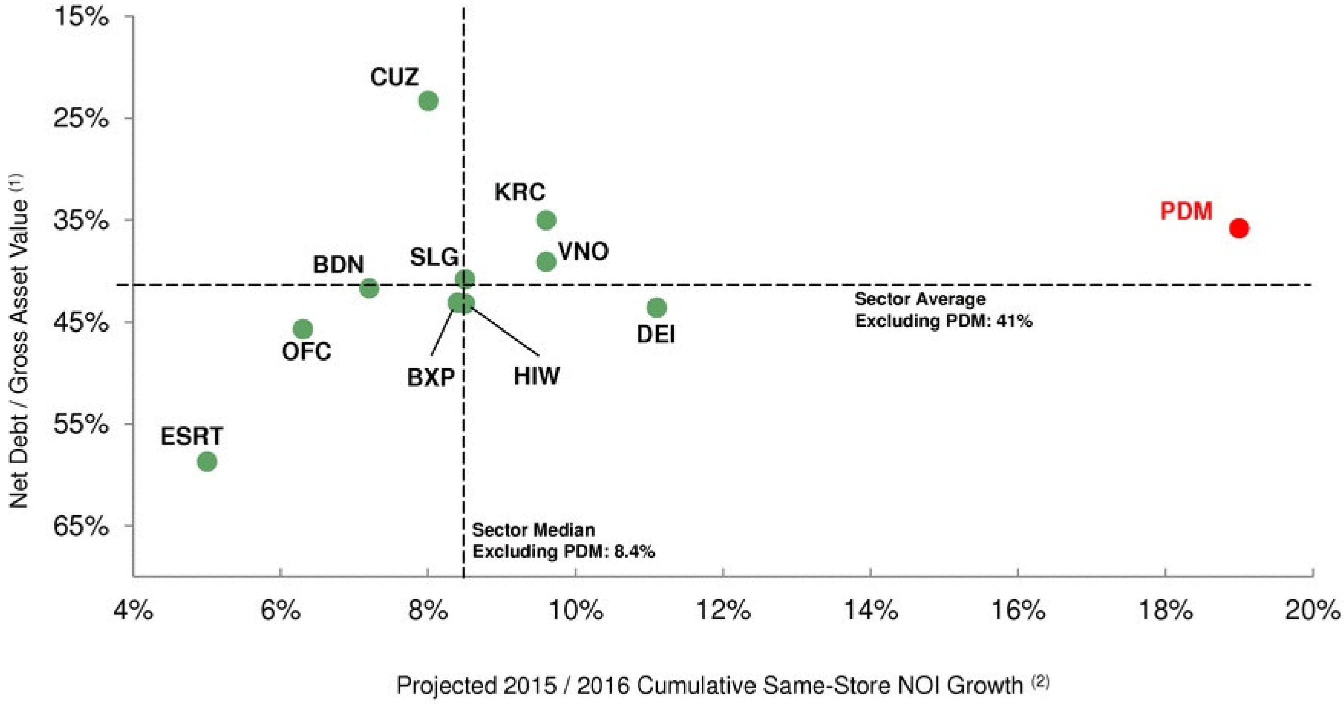
Meaningful Same-Store NOI Growth with Low Leverage



Source: Most recent available public company filings per SNL Financial and Green Street Advisors Office Sector Report as of May 29, 2014

Notes: (1) Represents total debt at book value net of cash divided by gross asset value.
(2) Based on 2-year projected cumulative same-store NOI growth for 2015 through 2016 per Green Street Advisors' Office Sector Update dated May 29, 2014.

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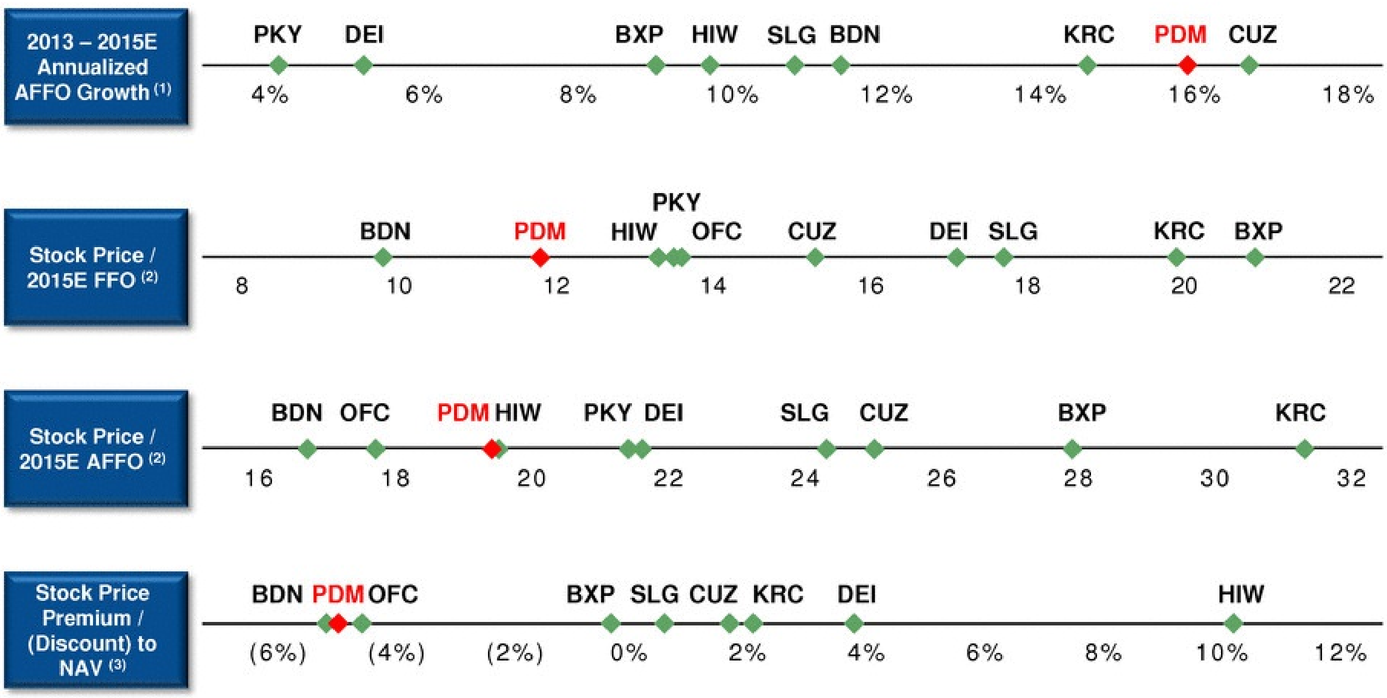
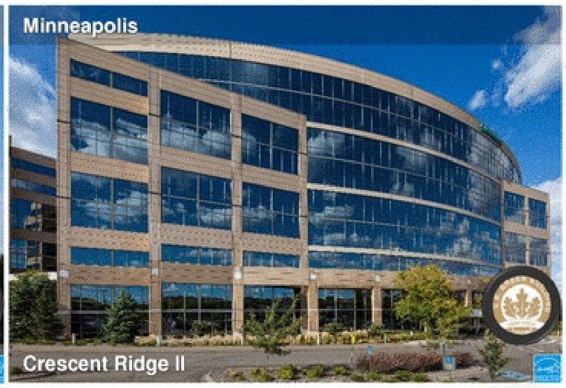
Undervalued Growth in Cash Flow



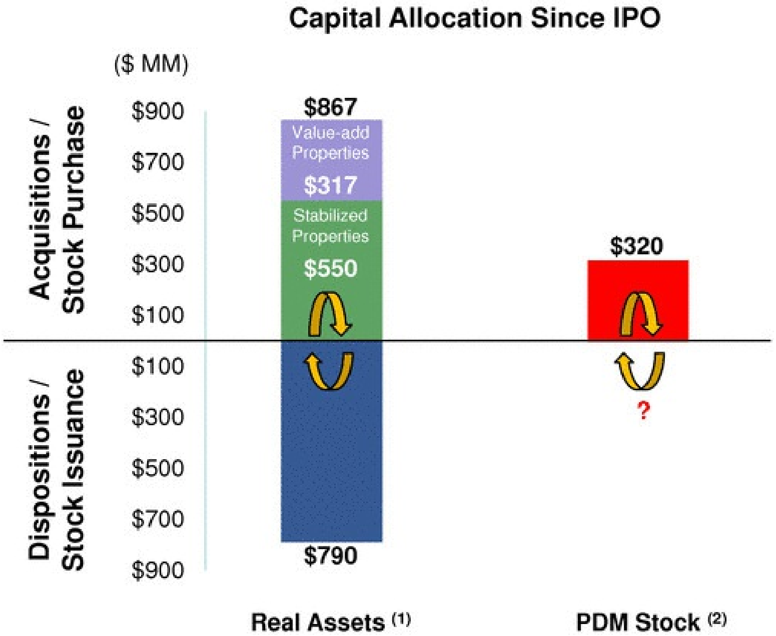
Source: Green Street Advisors Office Sector Report and SNL Financial as of May 29, 2014

Notes: (1) Based on reported 2013 AFFO per share and consensus 2015 estimated AFFO per share per SNL as of May 29, 2014.
(2) Based on share prices as of May 29, 2014 divided by 2015 consensus estimates for FFO / AFFO per SNL as of May 29, 2014.
(3) Based on share prices as of May 29, 2014 divided by Green Street Advisors' estimates of Net Asset Value per share as reported in the Office Sector Update dated May 29, 2014.

Disciplined Investment Strategy



Capital Allocation Focused on Growth and Value Creation



Since IPO, average annual capital investment of ~$300MM or roughly 6% of asset base

Continued focus on asset recycling to fund growth enhancing investments

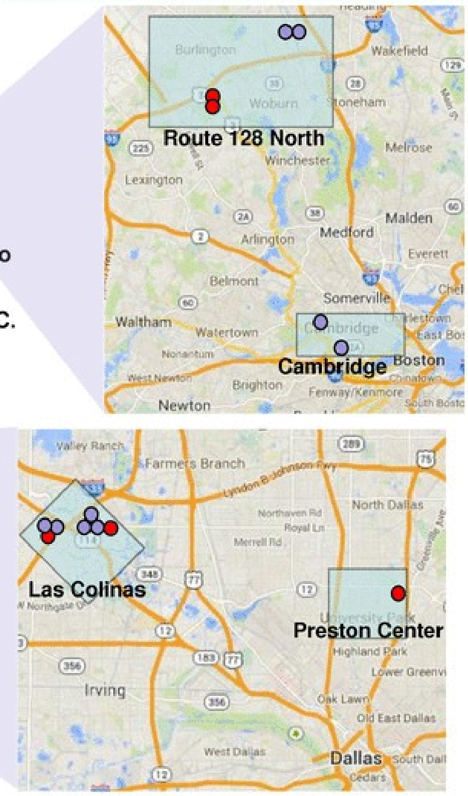
18.9MM shares purchased at an average price of $16.92 per share

Shares purchased accretive to earnings and NAV

Since our IPO we have recycled approximately 15% of our portfolio[3] while also utilizing debt capacity to buyback shares at a material discount to net asset value

Notes: (1) Acquisition and disposition activity since IPO in February 2010.
(2) As of March 31, 2014; $37.2MM capacity remaining in current program.
(3) Based on gross real estate assets.

Continue to Increase Presence in Our Target Markets



● **Concentration Markets:** Longer term hold with focus on value creation over time **Target:** 60% to 70% of NOI

● **Opportunistic Markets:** More cyclical markets typically warranting shorter hold periods

Existing Property
Recent Acquisition

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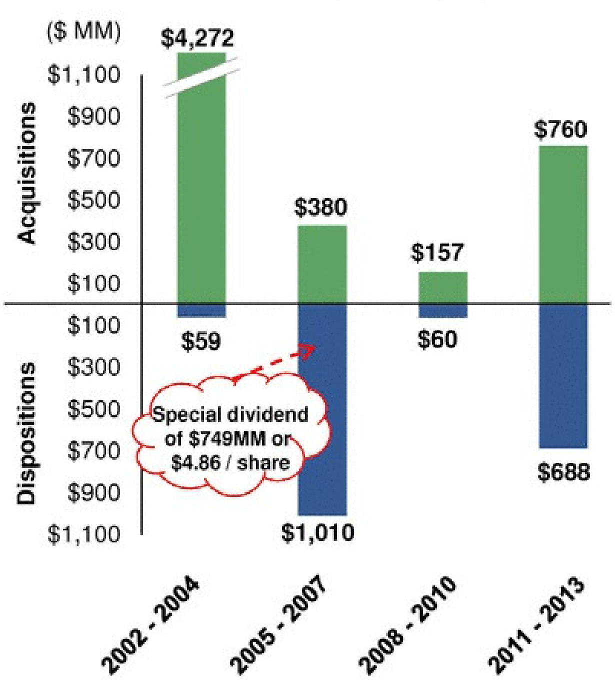
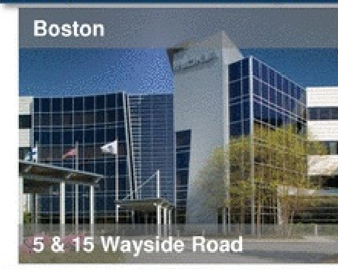
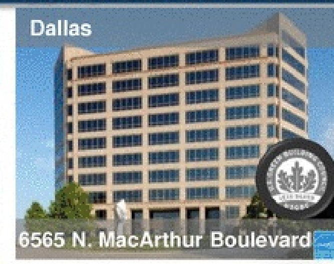
Recycle Capital Through Strategic Dispositions

Historical Capital Deployed



Acquisitions in Targeted Aggregation Submarkets





Sale of Non-Strategic Assets

We continue to recycle capital, selling seventeen assets since 12/2011 totaling approximately $637MM in gross proceeds at an average GAAP NOI yield of 6.8% and exiting four non-core markets

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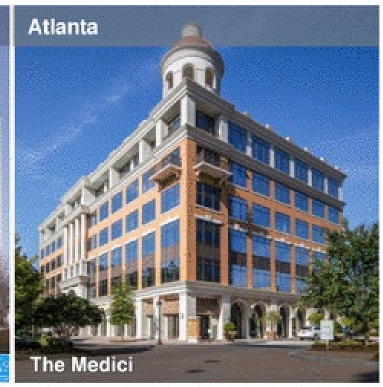
Leasing Value-Add Portfolio

Property Name	Location / Acquisition Date	Cost per Square Foot	Year Built	Percent Leased at Purchase	Current Percent Leased
5301 Maryland Way	Brentwood, TN 8/12/2013	$92	1989	0% [1]	100%
400 TownPark	Lake Mary, FL 11/10/2011	$136	2008	19%	49%
The Medici [2]	Atlanta, GA 6/7/2011	$87	2008	12%	75%
500 West Monroe Street	Chicago, IL 3/31/2011	$236	1991	49% [3]	64%
SOLD 1200 Enclave Pkwy [4]	Houston, TX 3/30/2011	$123	1999	18%	100%
Suwanee Gateway One	Suwanee, GA 9/28/2010	$55	2008	0%	0%
Average [5]		**$173**		**35%**	**61%**

Over the last several years, we have acquired six value-add properties totaling over $300MM at values well below replacement cost and subsequently increased occupancy

Notes:
(1) While the property was 100% leased at acquisition, it is anticipated that the single-tenant building will become vacant at the end of the current lease term and the building will have to be re-leased on a multi-tenant basis. For this reason, the building was acquired as a value-add property.
(2) The property was acquired at a foreclosure auction. The percent leased at acquisition reflects the space leased by BV Card Assets as vacant, as the tenant had already announced plans to vacate prior to Piedmont's purchase of the asset.
(3) The property was acquired through the foreclosure of an equity ownership interest. The percent leased at acquisition reflects the space leased by Marsh USA as vacant, as the tenant had already announced plans to vacate prior to Piedmont's assumption of ownership of the asset. At the time of acquisition, it was assumed that GE Capital would vacate its space at lease expiration, which would have resulted in a leased percentage of 16%.
(4) 1200 Enclave Parkway was sold on May 1, 2013 for a price of $48.8 million, or $326 per square foot.
(5) Weighted average based on square footage; percent leased averages exclude 5301 Maryland Way.

Strong Balance Sheet



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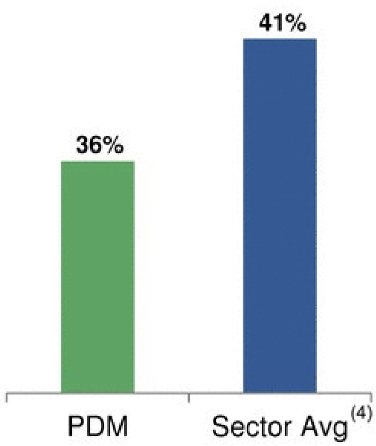
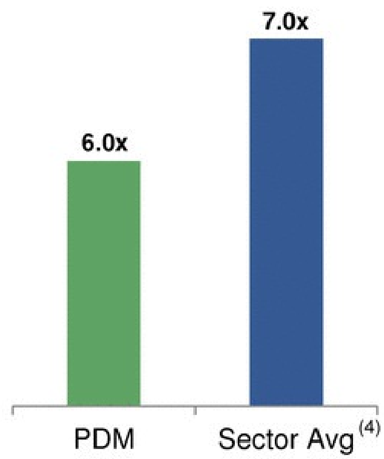
Strong Leverage Profile

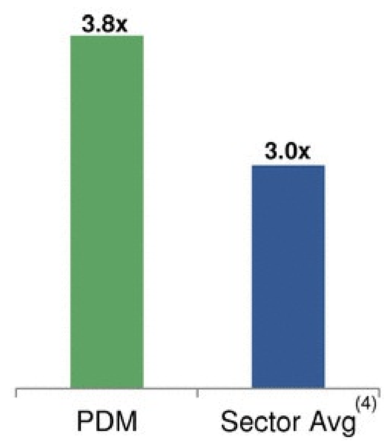
Net Leverage(1)



Net Debt / EBITDA(2)



Fixed Charge Coverage(3)



Source: Most recent available public company filings per SNL Financial as of May 29, 2014

Conservative leverage strategy ensures financial stability through real estate cycles

Notes: (1) Represents total debt at book value net of cash divided by gross asset value.
(2) Average last twelve month debt at book value net of cash divided by last twelve month EBITDA.
(3) Calculated as most recent quarter EBITDA annualized divided by the sum of interest expense and preferred dividends.
(4) Office sector average includes BDN, BXP, CLI, CUZ, CWH, DEI, HIW, HPP, KRC, OFC, PKY, SLG, VNO, ESRT (leverage only).

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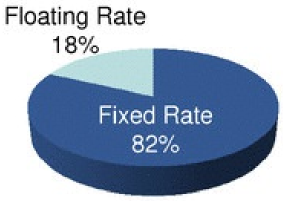
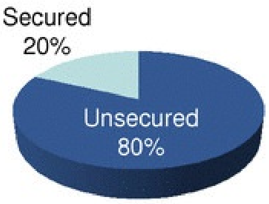
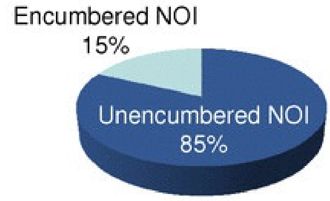
Debt Metrics and Maturity Profile

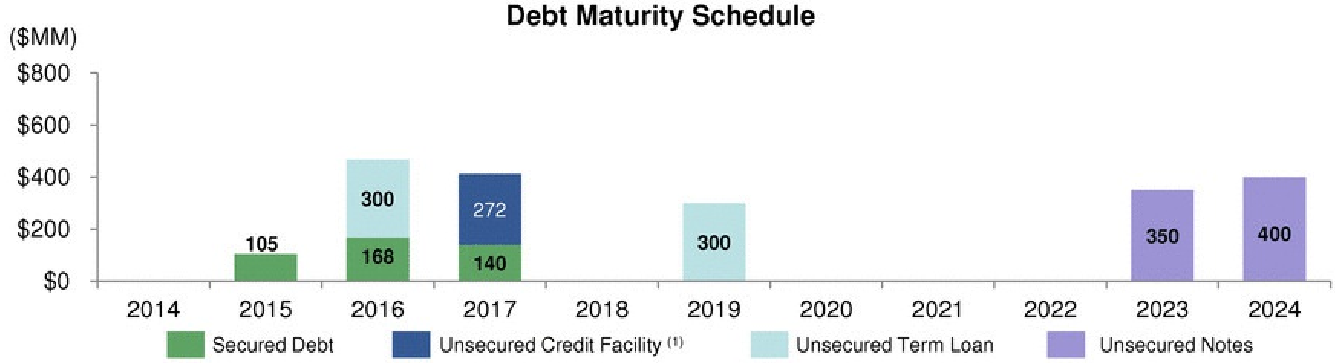
Debt Metrics







Debt Maturity Schedule



Our long-term financing strategy will continue to focus on the use of unsecured debt while maintaining our strong BBB credit rating from S&P / Moody's

Notes: (1) The initial maturity date of the $500 million unsecured revolving credit facility is August 19, 2016; however, there are two, six-month extension options available under the facility providing for a final extended maturity date of August 21, 2017. For the purposes of this schedule, we reflect the maturity date of the facility as the final extended maturity date of August 2017.

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Key Takeaways

Washington D.C.

Piedmont Pointe I & II

Among the largest national office REITs
$2.9Bn equity market capitalization (1)

Class-A office properties predominantly in nine major U.S. markets

Long-term relationships with a broad group of stable, high-credit quality tenants

Undervalued cash flow growth with additional leasing upside

Disciplined approach to capital allocation

Strong balance sheet with a commitment to maintaining investment grade ratings

Managerial and operational leadership

Notes: (1) As of May 29, 2014.

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Appendix


Washington D.C.
400 Virginia Avenue


Los Angeles
1055 East Colorado Boulevard

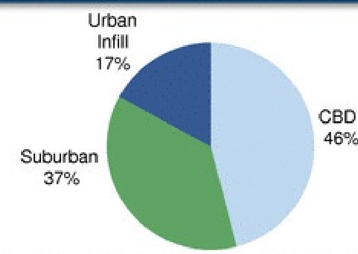

Boston
5 & 15 Wayside Road

Company Summary

Office Portfolio Statistics

Square Feet (in millions)	21.1
# of Properties	75
Weighted Average Lease Term Remaining (Years)	7.3
% Leased – Total	86.7
% Leased – Stabilized	88.8
Median Building Age	14.8 years
Annualized Lease Revenue ($MM)	556.9

Office Property Locations [1]



2014 Financial Guidance

	Low		High
Core Funds from Operations	$226	-	$240 million
Core Funds from Operations per diluted share	$1.42	-	$1.50

Outlook for 2014 & 2015

2014 – Projected Decline in SSNOI

Effects of Lease Expirations and Re-leasing in Down Economic Environment

- Rent Roll-downs
- Contraction of Space
- Downtime
- Free Rent Periods

2015 – Projected Outsized Growth in SSNOI

Effects of Recent Leasing Activity

- Commencement of Leases
- Burn Off of Free Rent Periods

Transactional Activity

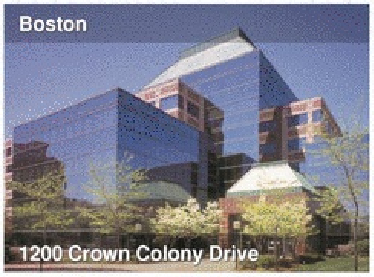
- Sale of non-strategic properties and exit from non-core markets
- Redeployment of capital into core markets with a focus on aggregating in select submarkets; repurchase of stock when merited by stock price (relative to NAV)

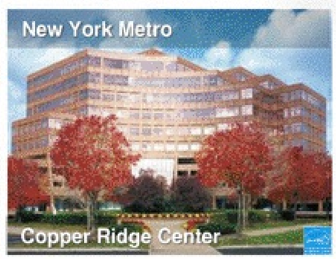
Debt Capitalization

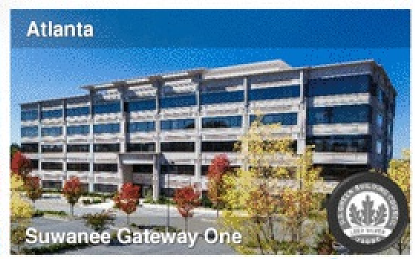
- Continue to refinance maturing secured debt at interest rates lower than those for in-place debt

Notes: (1) Percentages reflect portion of ALR derived from assets in each location type.

Additional Representative Properties







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