

HEALTHCARE REALTY TRUST INC

Form 8-K

June 13, 2006

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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 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 13, 2006 (June 9, 2006)  
**HEALTHCARE REALTY TRUST INCORPORATED**

(Exact Name of Registrant as Specified in Charter)

**MARYLAND**

**1-11852**

**62-1507028**

(State or other jurisdiction  
of incorporation)

(Commission File Number)

(I.R.S. Employer  
Identification No.)

**3310 West End Avenue, Suite 700, Nashville, Tennessee 37203**

(Address of principal executive offices) (Zip Code)

**(615) 269-8175**

(Registrant's telephone number, including area code)

**Not Applicable**

(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 1.01 Entry into a Material Definitive Agreement**

On June 9, 2006, Healthcare Realty Trust Incorporated (the Company ) entered into a definitive purchase agreement (the Purchase Agreement ) with Orthopaedics Indianapolis Surgical Associates, L.L.C. ( OrthoIndy ) to acquire a free-standing orthopaedic hospital and adjacent medical office facility in Indianapolis, Indiana (the Property ) for approximately \$65 million. The transaction is expected to close shortly. As a condition to the Company's obligations to finalize the transaction, the Company, as landlord, will enter into lease agreements with OrthoIndy and Indiana Orthopaedic Hospital, LLC for the lease of the medical office facility and hospital and related improvements. The Purchase Agreement contains other customary terms and conditions, including the satisfactory completion of the Company's due diligence review of the Property.

A copy of the press release announcing the transaction is furnished as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference in its entirety.

**Item 9.01 Financial Statements and Exhibits**

99.1 Press release, dated June 13, 2006.

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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.

HEALTHCARE REALTY TRUST  
INCORPORATED

By /s/ Scott W. Holmes  
Scott W. Holmes  
Senior Vice President  
and Chief Financial Officer

Date: June 13, 2006