

HIGHWOODS PROPERTIES INC  
Form 8-K  
October 29, 2009

**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): October 28, 2009**

**HIGHWOODS PROPERTIES, INC.**

**(Exact name of registrant specified in its charter)**

**Maryland**  
**(State of Incorporation)**

**1-13100**  
**(Commission**

**File Number)**

**56-1871668**  
**(IRS Employer**

**Identification No.)**

# HIGHWOODS REALTY LIMITED PARTNERSHIP

(Exact name of registrant specified in its charter)

**North Carolina**  
(State of Incorporation)

**000-21731**  
(Commission

**56-1869557**  
(IRS Employer

File Number)

Identification No.)

**3100 Smoketree Court, Suite 600**

**Raleigh, North Carolina 27604**

(Address of principal executive offices, zip code)

**Registrants telephone number, including area code: (919) 872-4924**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrants 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 2.02. Results of Operations and Financial Condition.**

On October 28, 2009, we issued a press release announcing financial information for the quarter ended September 30, 2009. This press release is attached as Exhibit 99.1. In addition, we posted on our web site supplemental information regarding our operations for the quarter ended September 30, 2009, a copy of which is attached as Exhibit 99.2.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits

<b>No.</b>	<b>Description</b>
99.1	Press Release dated October 28, 2009
99.2	Supplemental information for the quarter ended September 30, 2009

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, each of the registrants has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

**HIGHWOODS PROPERTIES, INC.**

By: /s/ JEFFREY D. MILLER  
**Jeffrey D. Miller**  
Vice President, General Counsel and Secretary

**HIGHWOODS REALTY LIMITED PARTNERSHIP**

By: Highwoods Properties, Inc., its general partner

By: /s/ JEFFREY D. MILLER  
**Jeffrey D. Miller**  
Vice President, General Counsel and Secretary

Dated: October 29, 2009