
**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) May 1, 2014

**WASHINGTON REAL ESTATE
INVESTMENT TRUST**

(Exact name of registrant as specified in its charter)

MARYLAND
(State of incorporation)

1-6622
(Commission File Number)

53-0261100
(IRS Employer Identification Number)

6110 EXECUTIVE BOULEVARD, SUITE 800, ROCKVILLE, MARYLAND 20852
(Address of principal executive office) (Zip code)

Registrant's telephone number, including area code: (301) 984-9400

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 2.01 Completion of Acquisition or Disposition of Assets.

On May 1, 2014, Washington Real Estate Investment Trust (“Washington REIT”) acquired 1775 Eye Street, NW for \$104.5 million pursuant to the terms of a purchase agreement, dated April 1, 2014, between a wholly-owned subsidiary of Washington REIT and L&B 1775 Eye Street, LLC. Washington REIT funded the acquisition with cash proceeds from the recent sales transactions of its medical office building portfolio. 1775 Eye Street, NW, a 185,000 square foot office building in Washington, DC, was originally built in 1964 and renovated in 1997. The building is currently 62% leased.

During the period from January 1, 2014 to May 1, 2014, Washington REIT purchased three real estate properties, as follows:

Acquisition Date	Property Name	Type	Rentable Square Feet	Contract Purchase Price (in millions)
February 21, 2014	Yale West (216 units)	Multifamily	N/A	\$ 73.0
March 26, 2014	The Army Navy Club Building	Office	108,000	79.0
May 1, 2014	1775 Eye Street, NW	Office	185,000	104.5
			293,000	\$ 256.5

Individually, the above acquisitions are insignificant as defined in Regulation S-X, but in the aggregate, constitute a “significant amount of assets” as defined in Regulation S-X. When acquisitions are individually insignificant but significant in the aggregate, Regulation S-X requires the presentation of audited financial statements for assets comprising a substantial majority of the individually insignificant properties. The purchases of 1775 Eye Street and Yale West constitute a “substantial majority” of the assets acquired by Washington REIT from January 1, 2014 through the period ended May 1, 2014 as defined in the Regulation.

Item 9.01. Financial Statements and Exhibits.**(a) Financial Statements of Business Acquired**

The required financial statements will be filed by amendment to this Current Report on Form 8-K within 71 calendar days after the date this Current Report on Form 8-K is required to be filed.

(b) Pro Forma Financial Information.

The required pro forma financial information will be filed by amendment to this Current Report on Form 8-K within 71 calendar days after the date this Current Report on Form 8-K is required to be filed.

(d) Exhibits

The following exhibits are furnished with this report on Form 8-K:

Exhibit Number	Description
99.1	Press release issued May 1, 2014 regarding the acquisition of 1775 Eye Street, NW

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.

WASHINGTON REAL ESTATE INVESTMENT TRUST
(Registrant)

By: /s/ Laura M. Franklin
(Signature)

Laura M. Franklin
Executive Vice President
Accounting and Administration

May 7, 2014
(Date)

EXHIBIT INDEX

Exhibit Number	Description
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WASHINGTON REAL ESTATE INVESTMENT TRUST

CONTACT:

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Executive Vice President and
Chief Financial Officer
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NEWS RELEASE

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May 1, 2014

WASHINGTON REAL ESTATE INVESTMENT TRUST ACQUIRES 1775 EYE STREET, NW IN DOWNTOWN WASHINGTON, DC

Washington Real Estate Investment Trust (Washington REIT) (NYSE: WRE), a leading owner of commercial and multifamily properties in the Washington, DC area, today announced it has acquired 1775 Eye Street, NW, a 185,000 square foot office building located in the Central Business District of Washington, DC for \$104.5 million. 1775 Eye Street is Washington REIT's third consecutive acquisition in downtown Washington, DC in 2014, representing a total cumulative investment value of \$256.5 million so far this year.

"Acquiring 1775 Eye Street is yet another example of Washington REIT executing on its stated office strategy acquiring high-quality, well-located urban and metro centric assets," said Paul T. McDermott, President and Chief Executive Officer of Washington REIT. "This value-add acquisition further increases our downtown footprint at a prime location that provides a tremendous opportunity to create value for our shareholders through effective leasing of this property above its current level."

The 62% leased, 1775 Eye Street is an eleven-story office building with a two-level parking garage, located at the intersection of 18th and Eye Street, in northwest DC. Originally built in 1964, the property is currently undergoing its second renovation, which includes a new modernized lobby, common areas, and fitness facility. 1775 Eye Street was originally renovated in 1997 when the owner replaced the façade, storefronts and all of the building systems. Located in Washington, DC's Central Business District, 1775 Eye Street is directly across the street from Farragut West (Blue and Orange Lines) and two blocks from Farragut North (Red Line) Metro stations.

About Washington REIT

Washington REIT is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington metro region. Washington REIT owns a diversified portfolio of 54 properties totaling approximately 7 million square feet of commercial space and 2,890 residential units, and land held for development. These 54 properties consist of 25 office properties, 16 retail centers and 13 multifamily properties. Washington REIT shares are publicly traded on the New York Stock Exchange (NYSE: WRE).

Certain statements in this press release are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially. Such risks, uncertainties and other factors include, but are not limited to, the potential for federal government budget reductions, changes in general and local economic and real estate market conditions, the timing and pricing of lease transactions, the availability and cost of capital, fluctuations in interest rates, tenants' financial conditions, levels of competition, the effect of government regulation, the impact of newly adopted accounting principles, and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2013 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.