

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form S-8  
REGISTRATION STATEMENT  
UNDER  
THE SECURITIES ACT OF 1933

Washington Real Estate Investment Trust  
(Exact name of Registrant as specified in its charter)

<TABLE>  
<CAPTION>

Maryland	53-0261100
<S> ----- (State or other jurisdiction of incorporation or organization)	<C> ----- I.R.S. Employer Identification No.
6110 Executive Boulevard, Suite 800 Rockville, Maryland 20852 (301) 984-9400 (Address and telephone number of Registrant's principal executive offices)	Larry E. Finger Senior Vice President 6110 Executive Boulevard, Suite 800 Rockville, Maryland 20852 (301) 984-9400 (Name, address and telephone number of agent for service)

</TABLE>

1991 Incentive Stock Option Plan  
(Full Title of the Plan)

The Commission is requested to send copies of all communications to:  
Jeffrey E. Jordan, Esq.  
Arent Fox Kintner Plotkin & Kahn, PLLC  
1050 Connecticut Avenue, N.W.  
Washington, D.C. 20036

<TABLE>  
<CAPTION>

CALCULATION OF REGISTRATION FEE

Title of securities to be Amount of registered registration fee	Amount to be registered	Proposed maximum offering price per share(1)	Proposed maximum aggregate offering price(1)
<S> <C> Shares of Beneficial \$1,423.00 Interest, \$.01 par value	<C> 280,000	<C> \$19.25	<C> \$5,390,000

</TABLE>

(1) Pursuant to Rule 457(h)(1), based on the average of the high and low prices reported in the consolidated reporting system as of October 24, 2000, which is within five business days prior to the date of the filing of this Registration Statement.

PART I

INFORMATION REQUIRED IN THE SECTION 10(a) PROSPECTUS

Item 1. Plan Information\*

Item 2. Registrant Information and Employee Plan Annual Information\*

\* Information required by Part I to be contained in a Section 10(a) prospectus is omitted from the Registration Statement in accordance with Rule 428 under the Securities Act of 1933 (the "Securities Act") and the Note to Part I of Form S-8.

PART II

INFORMATION REQUIRED IN THE REGISTRATION STATEMENT

Item 3. Incorporation of Documents by Reference

The following documents previously filed by the Registrant with the Securities and Exchange Commission (the "Commission") are incorporated by reference in this Registration Statement:

1. The Registrant's Annual Report on Form 10-K for the fiscal year ended December 31, 1999.
2. The Registrant's Quarterly Reports on Form 10-Q for the periods ended March 31, 2000 and June 30, 2000.
3. The Registrant's Current Report on Form 8-K dated April 25, 2000.
4. The Registrant's Current Report on Form 8-K dated July 25, 2000.
5. All other reports filed pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (the "Exchange Act") since the end of the fiscal year ended December 31, 1999.
6. Registrant's Form 8-A Registration Statement filed pursuant to Section 12 of the Exchange Act, containing a description of the Registrant's shares of beneficial interest ("Shares"), including any amendment or report filed for the purpose of updating such description.

In addition, all documents subsequently filed by the Registrant pursuant to Sections 13(a), 13(c), 14 and 15(d) of the Exchange Act prior to the filing of a post-effective amendment which indicates that all securities offered have been sold or which deregisters all securities then remaining unsold, shall be deemed to be incorporated by reference in this Registration Statement and to be a part hereof from the date of filing of such documents.

Item 4. Description of Securities.

Not Applicable.

Item 5. Interests of Named Experts and Counsel

David M. Osnos, a trustee of the Registrant, is a member in the firm of Arent Fox Kintner Plotkin & Kahn, PLLC. He owns 4,700 of the Registrant's Shares.

Item 6. Indemnification of Directors and Officers

The Registrant's declaration of trust dated April 5, 1996 provides that no trustee or officer of the Registrant will be personally liable, in tort, contract or otherwise, in connection with the Registrant's property or the affairs of the Registrant, or on account of his own acts or omissions to the Registrant, or to any shareholder, trustee, officer or

agent of the Registrant except (1) to the extent that it is proved that the trustee or officer actually received an improper benefit or profit in money, property, or services, in which case the liability will not exceed the amount of the benefit or profit in money, property, or services actually received; or (2) to the extent that a judgment or other final adjudication adverse to the trustee or officer is entered in a proceeding based on a finding in the proceeding that the trustee's or officer's action or failure to act was the result of active and deliberate dishonesty and was material to the cause of action adjudicated in the proceeding. All persons must look solely to the Registrant's property for satisfaction of claims of any nature in connection with the affairs of the Registrant.

The Registrant's declaration of trust further provides for the indemnification of the Registrant's trustees and officers to the fullest extent permitted by Section 2-418 of the Maryland General Corporation Law.

Item 7. Exemption from Registration Claimed

Not applicable.

Item 8. Exhibits

See Exhibit Index on page 7.

Item 9. Undertakings

(a) The Registrant hereby undertakes:

(1) To file, during any period in which offers or sales are being made of the securities registered hereby, a post-effective amendment to this Registrant Statement;

(i) To include any prospectus required by Section 10(a)(3) of

the Securities Act;

(ii) To reflect in the prospectus any facts or events arising after the effective date of the Registration Statement (or the most recent post-effective amendment thereof) which, individually or in the aggregate, represent a fundamental change in the information set forth in this Registration Statement;

(iii) To include any material information with respect to the plan of distribution not previously disclosed in this Registration Statement or any material change to such information in this Registration Statement;

provided, however, that the undertakings set forth in paragraphs (1)(i) and

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(1)(ii) above do not apply if the information required to be included in a post-effective amendment by those paragraphs is contained in periodic reports filed by the Registrant pursuant to Section 13 or Section 15(d) of the Exchange Act that are incorporated by reference in this Registration Statement.

(2) That, for the purpose of determining any liability under the Securities Act, each such post-effective amendment shall be deemed to be a new Registration Statement relating to the securities offered therein, and the offering of such securities at that time shall be deemed to be the initial bona fide offering thereof.

(3) To remove from registration by means of a post-effective amendment any of the securities being registered which remain unsold at the termination of the offering.

(b) The Registrant hereby further undertakes that, for purposes of determining any liability under the Securities Act, each filing of the Registrant's annual report pursuant to Section 13(a) or Section 15(d) of the Exchange Act that is incorporated by reference in the Registration Statement shall be deemed to be a new

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Registration Statement relating to the securities offered therein, and the offering of such securities at that time shall be deemed to be the initial bona fide offering thereof.

(c) Insofar as indemnification for liabilities arising under the Securities Act may be permitted to directors, officers and controlling persons of the Registrant pursuant to the foregoing provisions, or otherwise, the Registrant has been advised that in the opinion of the Commission such indemnification is against public policy as expressed in the Securities Act and is, therefore, unenforceable. In the event that a claim for indemnification against such liabilities (other than the payment by the Registrant of expenses incurred or paid by a director, officer or controlling person of the Registrant in the successful defense of any action, suit or proceeding) is asserted by such director, officer or controlling person in connection with the securities being registered, the Registrant, unless in the opinion of its counsel the matter has been settled by controlling precedent, will submit to a court of appropriate jurisdiction the question whether such indemnification by it is against public policy as expressed in the Securities Act and will be governed by the final adjudication of such issue.

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#### SIGNATURES

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Pursuant to the requirements of the Securities Act, the Registrant certifies that it has reasonable grounds to believe that it meets all of the requirements for filing on Form S-8 and has duly caused this Registration Statement to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Rockville, State of Maryland, on the 26th day of October, 2000.

WASHINGTON REAL ESTATE INVESTMENT TRUST

By: /s/ Larry E. Finger  
-----  
Larry E. Finger  
Senior Vice President and  
Chief Financial Officer

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POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS that each person whose signature appears below constitutes and appoints Edmund B. Cronin, Jr. and Larry E. Finger, and each of them his true and lawful attorney-in-fact and agent with power of substitution and resubstitution, for him, and in his name, place and stead, in any and all capacities, to sign any and all amendments (including post effective amendments) to this Registration Statement on Form S-8, and to file the same, with all exhibits thereto, and all documents in connection therewith, with the Commission, granting unto said attorney-in-fact and agents, and each of them, full power and authority to do and perform each and every act and thing requisite and necessary to be done to comply with the provisions of the Securities Act and all requirements of the Commission, hereby ratifying and confirming all that said attorney-in-fact or any of them, or their or his or her substitutes, may lawfully do or cause to be done by virtue hereof.

Pursuant to the requirements of the Securities Act, this Registration Statement has been signed below by the following persons in the capacities and on the date indicated:

Signatures - -----	Title -----	Date ----
/s/ Edmund B. Cronin, Jr. - ----- Edmund B. Cronin, Jr.	Trustee, Chairman  and Chief Executive Officer (Principal Executive Officer)	October 16, 2000
/s/ John M. Derrick, Jr. - ----- John M. Derrick, Jr.	Trustee	October 6, 2000
/s/ Larry E. Finger - ----- Larry E. Finger	Senior Vice President  and Chief Financial Officer (Principal Financial Officer)	October 16, 2000
/s/ Laura M. Franklin - ----- Laura M. Franklin	Vice President  and Chief Accounting Officer (Principal Accounting Officer)	October 16, 2000
/s/ Clifford M. Kendall - ----- Clifford M. Kendall	Trustee	October 10, 2000
/s/ John P. McDaniel - ----- John P. McDaniel	Trustee	October 5, 2000
/s/ Charles T. Nason - ----- Charles T. Nason	Trustee	October 6, 2000
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/s/ David M. Osnos - ----- David M. Osnos	Trustee	October 11, 2000
_____ Susan J. Williams	Trustee	_____, 2000

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EXHIBIT INDEX  
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(a)	The Registrant's 1991 Incentive Stock Option Plan, as amended (incorporated by reference to Exhibit 10(b) to Amendment No. 2 to the Registrant's Registration Statement on Form S-3, Registration No. 33-60581, filed July 17, 1995)	
5.	Opinion of Arent Fox Kintner Plotkin & Kahn re: validity of securities registered	8
23.	Consents of experts and counsel	
(a)	Consent of Arthur Andersen, LLP Independent Public Accountants	10
(b)	Consent of Arent Fox Kintner Plotkin & Kahn (counsel): included in exhibit 5	
24.	Power of Attorney: included on signature page.	

[ARENT FOX LETTERHEAD]

October 25, 2000

The Board of Trustees  
Washington Real Estate Investment Trust  
6110 Executive Boulevard, Suite 800  
Rockville, Maryland 20852

Gentlemen:

We have acted as counsel to Washington Real Estate Investment Trust (the "Trust") with respect to the Trust's Registration Statement on Form S-8, filed by the Trust with the Securities and Exchange Commission in connection with the registration under the Securities Act of 1933 of 280,000 Shares of Beneficial Interest, \$.01 par value (the "Shares").

We have examined and relied upon the originals or copies of such records, agreements, documents and other instruments and have made such inquiries of such officers and representatives of the Trust as we have deemed relevant and necessary as the basis for the opinions set forth. In such examination, we have assumed, without independent verification, the genuineness of all signatures (whether original or photostatic), the legal capacity of natural persons, the authenticity of all documents submitted to us as originals, and the conformity to original documents of all documents submitted to us as certified or photostatic copies. We have assumed, without independent verification, the accuracy of the relevant facts stated therein. We have also assumed that, prior to the sale of any Shares to which the Registration Statement relates, appropriate action will be taken to register and qualify such Shares for sale, to the extent necessary, under any applicable state securities laws.

The opinions expressed in this letter concern only the effect of the laws of the State of Maryland as currently in effect, and we express no opinion on the law of any other jurisdiction. We assume no obligation to supplement this letter if any of the applicable laws change in any manner.

Based on the foregoing, we are of the opinion that the additional 280,000 Shares subject to the Washington Real Estate Investment Trust 1991 Incentive Stock Option Plan, as amended, when issued and paid for in accordance with the terms thereof, will be validly issued, fully paid and nonassessable.

The Board of Trustees  
Washington Real Estate Investment Trust  
October 25, 2000  
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We hereby consent to the filing of this opinion as an exhibit to the Registration Statement and to all references to our firm in the Registration Statement. In giving this consent, we do not hereby admit that we come within the category of persons whose consent is required under Section 7 of the Securities Act of 1933 or the General Rules and Regulations thereunder.

Very truly yours,

ARENT FOX KINTNER PLOTKIN & KAHN, PLLC

By: /s/ Jeffrey E. Jordan  
-----  
Jeffrey E. Jordan

Exhibit 23(a)

CONSENT OF INDEPENDENT PUBLIC ACCOUNTANTS

As independent public accountants, we hereby consent to the incorporation by reference in this registration statement of our reports dated February 4, 2000 included in Washington Real Estate Investment Trust's Form 10-K for the year ended December 31, 1999 and to all references to our Firm included in this registration statement.

/s/ Arthur Andersen LLP

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Vienna, VA  
October 26, 2000