

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): September 13, 2011

WASHINGTON REAL ESTATE INVESTMENT TRUST
(Exact Name of Registrant as Specified in its Charter)

Maryland
(State or Other Jurisdiction
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))

Item 2.01 Completion of Acquisition or Disposition of Assets.

On September 13, 2011, Washington Real Estate Investment Trust (“WRIT”) acquired Braddock Place for \$101.0 million pursuant to the terms of a purchase agreement, dated July 29, 2011, between a wholly-owned subsidiary of WRIT and MGP Braddock Place Operating, LLC. WRIT funded the acquisition with cash proceeds from its recent sales transactions of its industrial portfolio. Braddock Place is a 345,000 square foot office campus in Alexandria, Virginia consisting of four buildings and a two-level underground parking garage. The properties were built in 1985 and are 92% leased.

On September 15, 2011, WRIT acquired John Marshall II for \$73.5 million pursuant to the terms of a purchase agreement, dated March 25, 2011, between a wholly-owned subsidiary of WRIT and JMII Circle, LLC and JMII Ford, LLC. WRIT funded the acquisition with the assumption of a \$54.1 million loan (carrying a fixed contractual interest rate of 5.79% per annum and maturing on May 6, 2016), cash proceeds from its recent sales transactions of its industrial portfolio and its line of credit. John Marshall II is a 223,000 square foot office building with a detached, shared seven-level parking garage in Tysons Corner, Virginia. The property was built in 1996 and is 100% leased to a single tenant.

During the period from January 1, 2011 to September 15, 2011 WRIT purchased six real estate properties, as follows:

Acquisition Date	Property Name	Property Type	Rentable Square Feet	Contract Purchase Price (in millions)
January 11, 2011	1140 Connecticut Avenue	Office	184,000	\$ 80.3
March 30, 2011	1227 25 th Street	Office	130,000	47.0
June 15, 2011	650 North Glebe Road ⁽¹⁾	Multifamily	N/A	11.8
August 30, 2011	Olney Village Center	Retail	199,000	58.0
September 13, 2011	Braddock Place	Office	345,000	101.0
September 15, 2011	John Marshall II	Office	223,000	73.5
		Total	<u>1,081,000</u>	<u>\$ 371.6</u>

⁽¹⁾ 650 North Glebe Road is 37,000 square feet of land acquired by a consolidated joint venture for the purpose of developing a 150 unit apartment community. WRIT is a 90% owner of the joint venture.

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 1140 Connecticut Avenue, Braddock Place and John Marshall II constitute a “substantial majority” of the assets acquired by WRIT from January 1, 2011 through the period ended September 15, 2011 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 filed herewith:

<u>EXHIBIT NO.</u>	<u>DESCRIPTION OF EXHIBITS</u>
99.1	Press release issued September 13, 2011 regarding the acquisition of Braddock Place.

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

By: /s/ Laura M. Franklin

Laura M. Franklin

Executive Vice President Accounting,
Administration and Corporate Secretary

Date: September 15, 2011

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September 13, 2011**WASHINGTON REAL ESTATE INVESTMENT TRUST ACQUIRES
BRADDOCK PLACE FOR \$101 MILLION**

Washington Real Estate Investment Trust (WRIT) (NYSE: WRE) has acquired Braddock Place, a 345,000 square foot office campus on the Metro in Alexandria, Virginia, for \$101 million in an all cash transaction.

Braddock Place consists of four office buildings and a two-level underground parking garage. The campus is located in the northwest quadrant of Old Town Alexandria at 1310, 1320, 1330 and 1340 Braddock Place and is immediately adjacent to the Braddock Road Metro Station (Yellow and Blue lines), one stop from Reagan National Airport. The properties were built in 1985 and are 92% leased to 13 office tenants including associations and government contractors.

Braddock Place is located within the Braddock Metro Neighborhood Plan, a city-led master plan effort to bring renewed focus to the area immediately surrounding the Metro Station. Several new construction projects are underway or planned, bringing over 500 new high-rise apartment units as well as five full city blocks of new townhouse, condominium, office and retail development.

WRIT funded the acquisition with cash proceeds from its recent sale transactions of the industrial portfolio. WRIT expects to achieve a first year unleveraged yield of 6.9% on a cash basis.

“Braddock Place is a high quality office campus in an excellent inside the Beltway location, on a Metro, which fits perfectly with our long term strategy. We have many capital improvements and upgrades planned in the near term to modernize the common areas and maximize future rental rate growth,” said George “Skip” McKenzie, President and Chief Executive Officer of WRIT.

WRIT is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington metro region. WRIT owns a diversified portfolio of 75 properties totaling approximately 9 million square feet of commercial space and 2,540 residential units, and land held for development. These 75 properties consist of 27 office properties, 3 industrial/flex properties, 18 medical office properties, 16 retail centers and 11 multifamily properties. WRIT 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 effect of the current credit and financial market conditions, 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 2010 Form 10-K and second quarter 2011 Form 10-Q. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

Photos/Multimedia Gallery Available: <http://www.businesswire.com/cgi-bin/mmg.cgi?eid=6860353&lang=en>