FORM 4	4
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Check this box if no
longer subject to
Section 16. Form 4 or
Form 5 obligations
may continue. See
Instruction 1(b).

(Print or Type Pesponses)

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Pe GOLDEN TERENCE C	2. Issuer Name a WASHINGTO INVESTMEN	N REAL	ES	TATE	nbol	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) X_ Director10% Owner Officer (give title below)Other (specify below)				
(Last) (First) 6110 EXECUTIVE BOULEV 800	3. Date of Earliest 06/10/2009	Transactio	n (M	[onth/Day/	'Year)					
(Street) ROCKVILLE, MD 20852	4. If Amendment,	Date Origi	nal F	iled(Month/	Day/Yea	6. Individual or Joint/Group Filing(Check Applicable Line) _X_Form filed by One Reporting Person Form filed by More than One Reporting Person				
(City) (State)	(Zip)	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned								
1.Title of Security (Instr. 3)) Date Execution Date, if Code (A) or Disposed of (D) (Instr. 3, 4 and 5)		l of (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s)	7. Nature of Indirect Beneficial					
		(Month/Day/Year)	Code	V	Amount	(A) or (D)	Price	(Instr. 3 and 4)	Direct (D) or Indirect (I) (Instr. 4)	Ownership (Instr. 4)
Common Stock	06/10/2009		Р		13,450	А	\$ 22.30 (1)	14,682	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number

SEC 1474 (9-02)

the form displays a currently valid OMB control number.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned

(e.g., puts, caus, warrants, options, convertible securities)															
1. Title o	2.	3. Transaction	3A. Deemed	4.	:	5.		6. Date Exer	cisable	7. Tit	le and	8. Price of	9. Number of	10.	11. Nature
Derivativ	e Conversion	Date	Execution Date, if	Transactio	on 1	Numb	ber	and Expirati	on Date	Amo	unt of	Derivative	Derivative	Ownership	of Indirect
Security	or Exercise	(Month/Day/Year)	any	Code	(of	<u>^</u>		Unde	rlying	Security	Securities	Form of	Beneficial	
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)]	Deriv	ative	ve		Securities ((Instr. 5)	Beneficially	Derivative	Ownership
	Derivative				5	Secur	ties		(Instr. 3 and			Owned	Security:	(Instr. 4)	
	Security				4	Acqui	ired			4)			Following	Direct (D)	
						(A) 01							*	or Indirect	
						Disposed							Transaction(s)		
						of (D)						(Instr. 4)	(Instr. 4)		
						·	Instr. 3,								
					4	4, and 5)									
											Amount				
								Date	Evaination		or				
								Exercisable	Expiration	Title	Number				
								Exercisable	Date		of				
				Code	V	(A)	(D)				Shares				

Reporting Owners

		Relationships						
	Reporting Owner Name / Address	Director	10% Owner	Officer	Other			
61	OLDEN TERENCE C 110 EXECUTIVE BOULEVARD, SUITE 800 OCKVILLE, MD 20852	Х						

Signatures

 By: Thomas C. Morey For: Terrence C. Golden
 06/12/2009

 **Signature of Reporting Person
 Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- This transaction was executed in multiple trades at prices ranging from \$22.16 to \$22.42. The price reported above reflects the weighted average purchase price. The (1) reporting person hereby undertakes to provide upon request to the SEC staff, the issuer or a security holder of the issuer full information regarding the number of shares and prices at which the transaction was effected.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.