

WASHINGTON REAL ESTATE INVESTMENT TRUST  
Form 8-K  
April 21, 2004

---

## 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) April 20, 2004

---

## 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  
(Address of principal executive offices)

20852  
(Zip Code)

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



Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1 Press release issued April 20, 2004 regarding earnings for first quarter 2004

Exhibit 99.2 Certain supplemental information not included in the press release

Item 9. Regulation FD Disclosure

and

Item 12. Results of Operations and Financial Condition

A press release issued by the Registrant on April 20, 2004, regarding earnings for the first quarter 2004, is attached as Exhibit 99.1. Also, certain supplemental information not included in the press release is attached as Exhibit 99.2. This information is being furnished pursuant to Item 9 and Item 12 of Form 8-K. This information is not deemed to be filed for the purposes of Section 18 of the Securities Exchange Act of 1934 and is not incorporated by reference into any Securities Act registration statements.

**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  
Senior Vice President Accounting,  
Administration and Corporate Secretary

April 20, 2004

(Date)

Exhibit Index

**Exhibit**

<u>Number</u>	<u>Description</u>
99.1	Press Release issued April 20, 2004 regarding earnings for the first quarter 2004
99.2	Certain supplemental information not included in the press release