

HIGHWOODS PROPERTIES INC

Form 8-K

November 15, 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): November 15, 2004

HIGHWOODS PROPERTIES, INC.

(Exact name of registrant specified in its charter)

Maryland
(State of Incorporation)

1-13100
(Commission File Number)

56-1871668
(IRS Employer Identification No.)

3100 Smoketree Court, Suite 600, Raleigh, North Carolina 27604

(Address of principal executive offices, zip code)

Registrant's telephone number, including area code: (919) 872-4924

Item 2.02 Results of Operations and Financial Condition

On November 15, 2004, Highwoods Properties, Inc., the general partner of Highwoods Realty Limited Partnership, issued a press release announcing the results of operations and financial condition of Highwoods Properties, Inc. for the three and nine months ended September 30, 2004. This press release is attached hereto as Exhibit 99.1. In addition, we posted on our web site supplemental information regarding our operations for the three and nine months ended September 30, 2004, a copy of which is attached hereto as as Exhibit 99.2.

<u>Exhibit</u>	<u>Description</u>
99.1	Press Release, dated November 15, 2004, announcing the results of operations and financial condition of Highwoods Properties, Inc. for the three and nine months ended September 30, 2004.
99.2	Supplemental operating and Financial Information of Highwoods Properties, Inc. for the three and nine months ended September 30, 2004.

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 thereunto duly authorized.

HIGHWOODS PROPERTIES, INC.

By: /s/ Terry L. Stevens

Terry L. Stevens

Vice President, Chief Financial Officer and Treasurer

Dated: November 15, 2004