

WELLS REAL ESTATE INVESTMENT TRUST II INC  
Form 8-K  
March 31, 2004

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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**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): March 31, 2004

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**Wells Real Estate Investment Trust II, Inc.**

(Exact name of registrant as specified in its charter)

Maryland

(State or other jurisdiction of incorporation)

333-107066  
(Commission File Number)

20-0068852  
(IRS Employer Identification No.)

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**6200 The Corners Parkway, Suite 250, Norcross, Georgia 30092**

**(Address of principal executive offices) (Zip Code)**

**Registrant's telephone number, including area code (770) 449-7800**

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**(Former name or former address, if changed since last report)**

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**Item 9. Regulation FD Disclosure.**

On March 31, 2004, Wells Real Estate Investment Trust II, Inc. issued a press release announcing a new dividend rate and the acquisition of a two-building property in Allen Park, Michigan. This press release is attached as Exhibit 99.1 to this report and is incorporated herein by reference.

**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.

WELLS REAL ESTATE INVESTMENT

TRUST II, INC. (Registrant)

By: /s/ Randall D. Fretz

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Randall D. Fretz

Senior Vice President

Date: March 31, 2004

**EXHIBIT INDEX**

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release dated March 31, 2004