SECURITIES AND EXCHANGE COMMISSION

	Washington, D.C. 20549	
	FORM 8-K	
	CURRENT REPORT	
PURSU	ANT TO SECTION 13 OR 15(d) O	F THE
SEC	CURITIES EXCHANGE ACT OF 1	934
Date of Rep	ort (Date of earliest event reported): Februa	ary 28, 2006
	WOODS PROPERTIES Exact name of registrant specified in its charter)	
Maryland (State of Incorporation)	1-13100 (Commission File Number)	56-1871668 (I.R.S. Employer Identification No.)

HIGHWOODS REALTY LIMITED PARTNERSHIP

 $(Exact\ name\ of\ registrant\ specified\ in\ its\ charter)$

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North Carolina (State of Incorporation)

000-21731 (Commission File Number) 56-1869557 (I.R.S. 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

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))

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Item 2.02. Results of Operations and Financial Condition

On February 27, 2006, Highwoods Properties, Inc. issued a press release announcing financial information for the nine months ended September 30, 2005. This press release is attached hereto as Exhibit 99.1. In addition, we posted on our web site financial information regarding our financial results for the nine months ended September 30, 2005.

Item 9.01. Financial Statements and Exhibits

Exhibit No.	Description
99.1	Financial information of Highwoods Properties, Inc. for the nine months ended September 30, 2005

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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 Proper	RTIES, INC.
Ву:	/s/ Terry L. Stevens
	Terry L. Stevens Vice President and Chief Financial Officer
HIGHWOODS REALT	Y LIMITED PARTNERSHIP
By: Highwoods P General Partner	Properties Inc., in its capacity as general partner (the
Ву:	/s/ Terry L. Stevens
	Terry L. Stevens

Vice President and Chief Financial Officer

Dated: February 28, 2006