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GOVERNMENT PROPERTIES TRUST INC

Form 8-K

September 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) September 21, 2004

GOVERNMENT PROPERTIES TRUST, INC.

(Exact name of registrant as specified in its charter)

Maryland

1-31962

20-0611663

(State or other jurisdiction
of incorporation)

(Commission
File Number)

(IRS Employer
Identification No.)

10250 Regency Circle, Suite 100, Omaha, Nebraska

68114

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code (402) 391-0010

None

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

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 2.01. ACQUISITION OF ASSETS

On September 15, 2004, Government Properties Trust, Inc. (GPT) completed its previously announced acquisition of the Hollings Judicial Center Annex (HJCA) in Charleston, S.C. for approximately \$19.0 million. The purchase price was determined through arms-length negotiations between GPT and Charleston Courthouse Associates, LLC, an unrelated party with an address at 85-91 Broad Street, Charleston, S.C. GPT funded the purchase price with cash on hand.

The HJCA property is over 61,000 gross square feet and was constructed and placed in service in August 1999. The property is fully leased by the federal government under a modified gross lease which expires in July 2019. The federal government has two 10-year renewal options.

ITEM 9.01. FINANCIAL STATEMENTS AND EXHIBITS

(a) Financial statements of business acquired.

To be filed by amendment as soon as practicable, but not later than December 1, 2004.

(b) Pro forma financial information

To be filed by amendment as soon as practicable, but not later than December 1, 2004.

(c) Exhibits

None

SIGNATURE

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.

GOVERNMENT PROPERTIES TRUST, INC.

Date: September 21, 2004

By: /s/ Nancy D. Olson

Nancy D. Olson
Chief Financial Officer and
Treasurer

