

**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):

**January 14, 2005**

**MAGUIRE PROPERTIES, INC.**

(Exact name of registrant as specified in its charter)

**Maryland**

(State or other jurisdiction  
of incorporation)

**1-31717**

(Commission File Number)

**04-3692625**

(I.R.S. Employer  
Identification Number)

**333 South Grand Avenue, Suite 400**  
**Los Angeles, California**

(Address of principal executive offices)

**90071**

(Zip Code)

**213-626-3300**

(Registrant's telephone number, including area code)

(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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**Section 1                      Registrant's Business and Operations**

**Item 1.01                      Entry into a Material Definitive Agreement**

On January 14, 2005, the board of directors of Maguire Properties, Inc. (the "Registrant") approved increases in the annual fee paid to non-employee members of the board of directors. The increases are effective as of January 1, 2005 and are as follows:

- All non-employee directors of the Registrant will receive an annual fee of \$90,000, an increase of \$30,000 from the current \$60,000 annual fee.
- The Chair of the Audit Committee will receive an additional \$25,000 annual fee, to bring the Chair of the Audit Committee's annual fee to \$115,000.

There will be no additional cash fee paid to non-employee members of the board of directors of the Registrant for attending any board or committee meeting.

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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 hereunto duly authorized.

/s/ Dallas E. Lucas  
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Dallas E. Lucas  
Executive Vice President and  
Chief Financial Officer

Dated: January 21, 2005