

**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):  
**May 18, 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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## TABLE OF CONTENTS

[ITEM 1.01 Entry into a Material Definitive Agreement](#)

[ITEM 7.01 Regulation FD Disclosure](#)

[ITEM 9.01 Financial Statements and Exhibits](#)

[SIGNATURES](#)

[EXHIBIT INDEX](#)

[EXHIBIT 99.1 Press Release](#)

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

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

On May 18, 2005, Maguire Properties — One Renaissance, LLC, a subsidiary of Maguire Properties, L.P. (the “Operating Partnership”), the operating partnership subsidiary of Maguire Properties, Inc. (the “Company”), a real estate investment trust, entered into an agreement to sell One Renaissance Square, a 484,000 square foot office building located in Phoenix, Arizona, for approximately \$130.0 million, including the assumption of approximately \$104.0 million of mortgage debt, to a subsidiary of Pauls Core Plus Venture, L.P. The net proceeds from the sale will be used to pay down the Company’s \$450.0 million term loan.

The sale is expected to close in the second quarter of 2005.

**Section 7                    Regulation FD**

**Item 7.01                    Regulation FD Disclosure.**

The information in this Item 7.01 of this Form 8-K, including the exhibit attached hereto, is furnished pursuant to Item 7.01 and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Exchange Act, or otherwise subject to the liabilities of that Section. The information in this current report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act or the Exchange Act regardless of any general incorporation language in such filing.

On May 19, 2005, the Operating Partnership issued a press release announcing its entering into an agreement to sell One Renaissance Square, a 484,000 square foot office building located in Phoenix, Arizona, for approximately \$130.0 million.

**Section 9                    Financial Statements and Exhibits**

**Item 9.01                    Financial Statements and Exhibits.**

(c) Exhibits.

<b>Exhibit No.</b>	<b>Description</b>
<a href="#">99.1</a>	Press release dated May 19, 2005.

## **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  
\_\_\_\_\_  
Dallas E. Lucas  
Executive Vice President and  
Chief Financial Officer

Dated: May 19, 2005

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## EXHIBIT INDEX

<b><u>Exhibit No.</u></b>	<b><u>Description</u></b>
<a href="#">99.1</a>	Press release dated May 19, 2005.