

**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):

**June 29, 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 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 June 29, 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, completed the sale of One Renaissance Square, a 484,000 square foot office building located in Phoenix, Arizona, for \$128.8 million, including the assumption of \$103.6 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 term loan.

On June 30, 2005, the Operating Partnership issued a press release announcing the completion of the sale of One Renaissance Square.

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**Section 9**                      **Financial Statements and Exhibits**

**Item 9.01**                      **Financial Statements and Exhibits.**

(c)    Exhibits.

<b><u>Exhibit No.</u></b>	<b><u>Description</u></b>
<a href="#"><u>99.1</u></a>	Press release dated June 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 hereunto duly authorized.

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

Dated: July 5, 2005

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## EXHIBIT INDEX

<b>Exhibit No.</b>	<b>Description</b>
<a href="#">99.1</a>	Press release dated June 30, 2005.