



DIVISION OF  
CORPORATION FINANCE

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

April 26, 2011

Leo F. Wells, III  
President  
Wells Core Office Income REIT, Inc.  
6200 The Corners Parkway, Suite 250  
Norcross, Georgia 30092

**Re: Wells Core Office Income REIT, Inc.**  
**Form 10-K for the Fiscal Year Ended December 31, 2010**  
**Filed March 28, 2011**  
**File No. 000-54248**

Dear Mr. Wells:

We have completed our review of your filing. We remind you that our comments or changes to disclosure in response to our comments do not foreclose the Commission from taking any action with respect to the company or the filing and the company may not assert staff comments as a defense in any proceeding initiated by the Commission or any person under the federal securities laws of the United States. We urge all persons who are responsible for the accuracy and adequacy of the disclosure in the filing to be certain that the filing includes the information the Securities Exchange Act of 1934 and all applicable rules require.

Sincerely,

Sonia Barros  
Special Counsel

cc: Robert H. Bergdolt, Esq.  
Via *facsimile*: (919) 786-2200