

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):

November 8, 2002

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PARKWAY PROPERTIES, INC.  
(Exact Name of registrant as specified in charter)

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Maryland  
(State or other jurisdiction  
of incorporation)

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1-11533  
(Commission File Number)

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74-2123597  
(IRS Employer  
Identification No.)

One Jackson Place Suite 1000  
188 East Capitol Street  
P.O. Box 24647  
Jackson, MS 39225-4647

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(Address of principal executive offices)

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(601) 948-4091  
(Registrant's telephone number, including area code)

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Former name or former address, if changed since last report

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ITEM 7. Financial Statements and Exhibits

(c) Exhibits.

Exhibit 99.1 Transmittal Letter

Exhibit 99.2 Certification of Steven G. Rogers, Chief Executive Officer, pursuant to 18 U.S.C. Section 1350

Exhibit 99.3 Certification of Marshall A. Loeb, Chief Financial Officer, pursuant to 18 U.S.C. Section 1350

ITEM 9. Regulation FD Disclosure

Registrant filed as correspondence accompanying its Quarterly Report on Form 10-Q for its fiscal quarter ended September 30, 2002 filed with the Securities and Exchange Commission on November 8, 2002, the transmittal letter and certifications attached hereto as Exhibits 99.1, 99.2 and 99.3.

## 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.

Date: November 8, 2002

PARKWAY PROPERTIES, INC.

By: /s/ Regina P. Shows

Regina P. Shows  
Chief Accounting Officer