

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):

March 10, 2003

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

Maryland
(State or other jurisdiction
of incorporation)

1-11533
(Commission File Number)

74-2123597
(IRS Employer
Identification No.)

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

(Address of principal executive offices)

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

Former name or former address, if changed since last report

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 Annual Report on Form 10-K for its fiscal year ended December 31, 2002 filed with the Securities and Exchange Commission on March 10, 2003, 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: March 10, 2003

PARKWAY PROPERTIES, INC.

By: /s/ Regina P. Shows

Regina P. Shows
Chief Accounting Officer