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06061911

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	

Name of Offering () check if this is an amendment and name has changed, and indicate change.) Hines U.S. Office Value Added Fund II, L.P. private offering of limited partnership interests

Filing Under (Check box(es) that apply): () Rule 504 () Rule 505 (X) Rule 506 () Section 4(6) () ULOE Type of Filing: (X) New Filing () Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

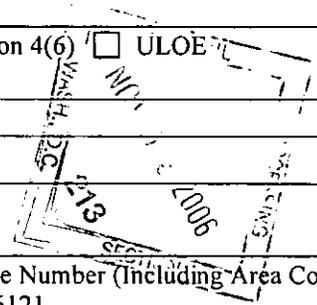
Name of Issuer () check if this is an amendment and name has changed, and indicate change.) Hines U.S. Office Value Added Fund II, L.P.

Address of Executive Offices (Number and Street, City, State, Zip Code) 2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056 Telephone Number (Including Area Code) 888.220.6121

Address of Principal Business Operations (if different from Executive Offices) (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)

Brief Description of Business Investment in office, office-related mixed use, suburban and residential properties

Type of Business Organization () corporation (X) limited partnership, already formed () other (please specify) () business trust () limited partnership, to be formed



PROCESSED NOV 21 2006 THOMSON FINANCIAL

Actual or Estimated Date of Incorporation or Organization: Month 0 7 Year 0 6 (X) Actual () Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: D E CN for Canada; FN for other foreign jurisdiction)

GENERAL INSTRUCTIONS

Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6). When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Information Required: A new filing must contain all information requested. Filing Fee: There is no federal filing fee.

State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made.

ATTENTION Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Hines, Jeffrey C.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director¹ General and/or Managing Partner

Full Name (Last name first, if individual)

Hines, Gerald D.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Hines U.S. Office Value Added Fund II, LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Johnson, C. Hastings

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Shannahan, C. Kevin

Business or Residence Address (Number and Street, City, State, Zip Code)

1 South Dearborn Street, Suite 2000, Chicago, Illinois 60603-2302

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Hubbard, Kenneth W.

Business or Residence Address (Number and Street, City, State, Zip Code)

885 Third Avenue, Suite 310, New York, NY 10022-4834

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Ogilvie, E. Staman

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Sklar, Louis S.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

¹ Of Hines Holdings, Inc., the Manager of the General Partner of the Issuer

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Cover, Mark

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Buie, James C.

Business or Residence Address (Number and Street, City, State, Zip Code)

101 California Street, Suite 1000, San Francisco, California 94111-5894

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Baughn, Charles M.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer¹ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Topham, Michael J. G.

Business or Residence Address (Number and Street, City, State, Zip Code)

Queensberry House, 3 Old Burlington Street, London W1 S 3AE, England

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director² General and/or Managing Partner

Full Name (Last name first, if individual)

Hines Holdings, Inc.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer³ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Congdon, David J.

Business or Residence Address (Number and Street, City, State, Zip Code)

Plaza 55, 55 Railroad Avenue, Greenwich, CT 06830

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer³ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Moore, Daniel J.

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer³ Director General and/or Managing Partner

Full Name (Last name first, if individual)

Cummings, C. Mark

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 5000, Houston, Texas 77056

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer³ Director General and/or Managing Partner

¹ Of Hines Holdings, Inc., the Manager of the General Partner of the Issuer

² Manager of General Partner of Issuer

³ Manager of the Issuer

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Yes No
- Answer also in Appendix, Column 2, if filing under ULOE
2. What is the minimum investment that will be accepted from any individual? \$10,000,000*
- * Subject to Discretion of General Partner to permit smaller amounts
3. Does the offering permit joint ownership of a single unit? Yes No
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

2800 Post Oak Boulevard, Suite 4700, Houston, Texas 77056

Name of Associated Broker or Dealer

Hines Real Estate Securities, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt	\$ 0	\$ 0
Equity	\$ 0	\$ 0
	<input type="checkbox"/> Common	<input type="checkbox"/> Preferred
Convertible Securities (including warrants)	\$	\$
Partnership Interests	\$ 650,000,000	\$ 341,500,000
Other (Specify _____)	\$ 0	\$ 0
Total	\$ 650,000,000	\$ 341,500,000

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number of Investors	Aggregate Dollar Amount of Purchases
Accredited Investors	7	\$ 341,500,000
Non-accredited Investors	0	\$ 0
Total (for filings under Rule 504 only)		\$

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.

Type of Offering	Type of Security	Dollar Amount Sold
Rule 505	_____	\$ _____
Regulation A	_____	\$ _____
Rule 504	_____	\$ _____
Total	_____	\$ _____

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to further contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	<input type="checkbox"/>	\$ _____
Printing and Engraving Costs	<input type="checkbox"/>	\$ _____
Legal Fees	<input checked="" type="checkbox"/>	\$ 250,000
Accounting Fees	<input checked="" type="checkbox"/>	\$ 100,000
Engineering Fees	<input type="checkbox"/>	\$ _____
Sales Commissions (specify finders' fees separately)	<input type="checkbox"/>	\$ _____
Other Expenses (identify) <u>state filing fees, miscellaneous</u>	<input checked="" type="checkbox"/>	\$ 5,000
Total	<input checked="" type="checkbox"/>	\$ 355,000

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer."

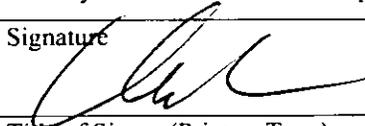
\$ 649,645,000

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in responses to Part C — Questions 4.b above.

	Payments to Officers, Directors & Affiliates	Payments to Others
Salaries and fees	<input checked="" type="checkbox"/> \$ 5,000,000	<input type="checkbox"/> \$ _____
Purchase of real estate	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$ 594,645,000
Purchase, rental or leasing and installation of machinery and equipment	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Construction or leasing of plant buildings and facilities	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Repayment of indebtedness	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Working capital	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$ 50,000,000
Other (specify):	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Column Totals	<input checked="" type="checkbox"/> \$ 5,000,000	<input checked="" type="checkbox"/> \$ 644,645,000
Total Payments Listed (column totals added)		<input checked="" type="checkbox"/> \$ 649,645,000

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) Hines U.S. Office Value Added Fund II, L.P.	Signature 	Date November _____, 2006
Name of Signer (Print or Type) Charles M. Baughn	Title of Signer (Print or Type) Executive Vice-President of Hines Holdings, Inc., the Manager of the General Partner of Hines U.S. Office Value Added Fund II, L.P.	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)