

Columbia Equity Trust, Inc.  
Form 8-K  
December 14, 2005

---

UNITED STATES  
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):

December 9, 2005

Columbia Equity Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland

001-32536

20-1978579

(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(I.R.S. Employer  
Identification No.)

1750 H Street, N.W., Suite 500, Washington,  
District of Columbia

20006

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

(202) 303-3080

Not Applicable

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))



**Top of the Form**

**Item 2.01 Completion of Acquisition or Disposition of Assets.**

On November 14, 2005, Columbia Equity Trust, Inc. (the "Company") filed a Current Report on Form 8-K announcing the entry by the Company into a material definitive agreement to acquire a two building portfolio ("ELV Portfolio") which included a four-story, approximately 50,000 square foot office building located in Alexandria, Virginia ("625 Slaters Lane") and a three-story, approximately 65,000 square foot office building located in Oakton, Virginia ("Oakton Corporate Center") for \$26,850,000. Subsequently, on December 6, 2005, the Company filed a Current Report on Form 8-K disclosing that it had elected to terminate the Agreement of Sale with respect to the purchase and sale of 625 Slaters Lane.

On December 9, 2005, the Company completed the acquisition of Oakton Corporate Center from Carfax Enterprises Limited Partnership ("Carfax"), an affiliate of E.L. Vaduz Enterprises, Inc. ("ELV"). The purchase price for Oakton Corporate Center was \$16,000,000. The transaction was funded 100% with proceeds from the Company's revolving credit facility.

Oakton Corporate Center is currently 100% leased to three tenants.

**Item 7.01 Regulation FD Disclosure.**

On December 12, 2005, the Company issued a press release announcing the acquisition described in Item 2.01 above. The press release is being furnished as Exhibit 99.1 to this Current Report on Form 8-K.

**Item 9.01 Financial Statements and Exhibits.**

(a) Financial Statements of Businesses Acquired. The financial statements that are required to be filed pursuant to this item will be filed by amendment as soon as practicable, but in any event no later than 71 days after the date this report is required to be filed.

(b) Pro Forma Financial Information. The pro forma financial information this is required to be filed pursuant to this item will be filed by amendment as soon as practicable, but in any event no later than 71 days after the date this report is required to be filed.

(c) Exhibits.

The following exhibits are being filed herewith this Current Report on Form 8-K.

| Exhibit No. | Description                            |
|-------------|--|
| 99.1        | Press release, dated December 12, 2005 |

**Top of the Form**

**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.

Columbia Equity Trust, Inc.

*December 13, 2005*

By: */s/ John A. Schissel*

---

*Name: John A. Schissel  
Title: Chief Financial Officer*

---

**Top of the Form**

Exhibit Index

| <b><u>Exhibit No.</u></b> | <b><u>Description</u></b>              |
|---------------------------|--|
| 99.1                      | Press release dated, December 12, 2005 |