

TRAMMELL CROW CO  
Form 8-K  
February 26, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**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): February 26, 2004**

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**TRAMMELL CROW COMPANY**

(Exact name of Registrant as specified in its charter)

**Delaware**  
(State or other  
jurisdiction of incorporation)

**1-13531**  
(Commission File Number)

**75-2721454**  
(I.R.S. Employer  
Identification Number)

**2001 Ross Avenue  
Suite 3400  
Dallas, Texas**  
(Address of principal  
executive offices)

**75201**  
(Zip code)

Registrant's telephone number, including area code: **(214) 863-3000**

**Not Applicable**

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(Former name or former address, if changed since last report)

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**Item 12. Results of Operations and Financial Condition**

On February 26, 2004, Trammell Crow Company issued a press release announcing its financial results for the three months and year ended December 31, 2003. A copy of this press release is being furnished as an exhibit to this report on Form 8-K.

**Item 7. Financial Statements and Exhibits**

<b>Exhibit Number</b>	<b>Exhibit Title</b>
99.1	Press release dated February 26, 2004
99.2	Statements of Income for the Three Months and Years Ended December 31, 2003 and 2002
99.3	Balance Sheet as of December 31, 2003 and 2002
99.4	Summarized Operating Data by Segment for the Three Months and Years Ended December 31, 2003 and 2002
99.5	Other Data as of December 31, 2003 and 2002

**SIGNATURE**

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.

TRAMMELL CROW COMPANY

Date: February 26, 2004

By: */s/ J. CHRISTOPHER KIRK*  
J. Christopher Kirk  
Executive Vice President,  
General Counsel and Secretary

**EXHIBIT INDEX**

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