

Hudson Pacific Properties, Inc.  
Form 8-K  
October 12, 2010

**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): October 8, 2010

**Hudson Pacific Properties, Inc.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction  
of incorporation or organization)

**001-34789**  
(Commission  
File No.)

**27-1430478**  
(I.R.S. Employer  
Identification Number)

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**11601 Wilshire Blvd., Suite 1600**

**Los Angeles, California**  
(Address of principal executive offices)

**90025**  
(Zip Code)

**(310) 445-5700**  
(Registrant's telephone number, including area code)

(Former name, former address and

former fiscal year if changed since last report)

N/A

(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 (see General Instructions A.2.):

- .. 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))

**Section 8 Other Events**

**Item 8.01 Other Events.**

On October 8, 2010, Hudson Pacific Properties, Inc. (the Company) closed the purchase of 222 Kearny Street (the Acquisition), a 144,440 square foot, two-building office property located in San Francisco, California for approximately \$34.9 million from an affiliate of Canyon Capital Realty Advisors (the Seller). The purchase price was determined through negotiations between the Company and the Seller, and was paid in cash, funded with borrowings under the Company's revolving credit facility. There are no material relationships between the Company and the Seller. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K.

**Section 9 Financial Statements and Exhibits**

**Item 9.01 Financial Statements and Exhibits.**

- (a) Financial statements of businesses acquired: None.
- (b) Pro forma financial information: None.
- (c) Shell company transactions: None.
- (d) Exhibits:  
The following exhibits are furnished with this Current Report on Form 8-K:

| <b>Exhibit No.</b> | <b>Description</b>                          |
|--------------------|---|
| 99.1**             | Press Release dated as of October 11, 2010. |

\*\* Furnished herewith.

**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.

**HUDSON PACIFIC PROPERTIES, INC.**

Date: October 11, 2010

By:

/s/ **MARK LAMMAS**  
**Mark Lammas**

**Chief Financial Officer**