

DUKE REALTY CORP  
Form 4  
November 05, 2004

**FORM 4**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
NELLEY JOHN W JR

(Last) (First) (Middle)  
782 MELROSE AVENUE  
(Street)

NASHVILLE,, TN 37211

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol  
DUKE REALTY CORP [DRE]

3. Date of Earliest Transaction  
(Month/Day/Year)  
11/04/2004

4. If Amendment, Date Original Filed(Month/Day/Year)

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
Managing Dir., Nashville Oper.

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V Amount (A) or (D) Price			
Common Stock	11/04/2004		M	5,383 A \$ 24.98	133,138	D	
Common Stock					2,238 <sup>(1)</sup>	I	By 401(K) Plan - A
Common Stock					1,915 <sup>(2)</sup>	I	By 401(K) Plan - B
Common Stock					469	I	By NWI XV, L.P. <sup>(3)</sup>
Common Stock					43,126	I	By NWI Warehouse Group NV,

Common Stock	6,311	I	L.P. <sup>(4)</sup> By the Revocable Inter-Vivos Trust for Lindsay P. Stone <sup>(5)</sup>
Common Stock	5,800	I	By the 1987 E.H.W., Jr. Family Trust <sup>(6)</sup>
Common Stock	1,100	I	By the Jack Denton Graham Family Trust <sup>(7)</sup>

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Security (Instr. 3 and 4)		
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount Number of Shares
Units of Duke Realty Limited Partnership	<sup>(8)</sup>					07/02/1999	<sup>(8)</sup>	Common Stock	787
Employee Stock Options-Right to Buy	\$ 20.0634					<sup>(10)</sup>	01/21/2009	Common Stock	55,
Employee Stock Options-Right	\$ 20					<sup>(11)</sup>	01/25/2010	Common Stock	2,7

to Buy

Employee Stock Options-Right to Buy	\$ 24.98	11/04/2004	M	5,383	(12)	01/31/2011	Common Stock	5,383
Employee Stock Options-Right to Buy	\$ 23.35				(13)	01/30/2012	Common Stock	10,000
Employee Stock Options-Right to Buy	\$ 25.42				(14)	02/19/2013	Common Stock	13,000
Employee Stock Options-Right to Buy	\$ 32.51				(15)	01/28/2014	Common Stock	10,000
Phantom Stock Units	(16)				(16)	(16)	Common Stock	5,000
Phantom Stock Units	(17)				(17)	(17)	Common Stock	3,500

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
NELLEY JOHN W JR 782 MELROSE AVENUE NASHVILLE,, TN 37211	X		Managing Dir., Nashville Oper.	

## Signatures

Valerie J. Steffen for John W. Nelley, Jr. per POA previously filed

11/05/2004

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

- \* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Between September 17, 2004 and November 4, 2004, the Reporting Person acquired 7 shares of DRE common stock under the Company's 401(k) Plan.
- (2) Between September 17, 2004 and November 4, 2004, the Reporting Person acquired 26 shares of DRE common stock through dividend reinvestment.
- (3) Represents the Reporting Person's beneficial ownership of Shares owned by NWI XV, L.P. ("NWIXV"). In total, NWIXV owns 1,380 Shares.
- (4)

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Represents the Reporting Person's beneficial ownership of Shares owned by NWI Warehouse Group NV, L.P. ("NWI"). In total, NWI owns 200,000 Shares.

- (5) By John W. Nelley, Jr., as Co-Trustee for the Revocable Inter-Vivos Trust for Lindsay P. Stone. The Reporting Person disclaims any beneficial interest in these shares.
- (6) By John W. Nelley, Jr., as Trustee for the 1987 E.H.W., Jr., Family Trust. The Reporting Person disclaims any beneficial interest in these shares.
- (7) By John W. Nelley, Jr., as Trustee for the Jack Denton Graham Family Trust. The Reporting Person disclaims any beneficial interest in these shares.
- (8) Units of Duke Realty Limited Partnership are convertible on a one to one basis to the Company's common stock and have no expiration date.
- (9) Represents the Reporting Person's beneficial ownership of Units owned by NWI Warehouse Group NV, L.P. ("NWI"). In total, NWI owns 3,521,050 Units.
- (10) The Stock Options vested annually at a rate of 33.33% per year and were fully vested on 1/21/02.
- (11) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/25/05.
- (12) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/31/06.
- (13) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/30/07.
- (14) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 2/19/08.
- (15) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/28/09.
- (16) Represents phantom stock units accrued under the Weeks Corporation 1998 Deferred Compensation Plan. The units are valued on a one to one basis to the Company's common stock and are to be settled in cash upon the Reporting Person termination of employment.  
Represents phantom stock units accrued under the Executives' Deferred Compensation Plan of Duke Realty Services Limited
- (17) Partnership. The units are valued on a one to one basis to the Company's common stock and are to be settled in cash upon the Reporting Person termination of employment.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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