

DUKE REALTY CORP  
Form 4  
November 16, 2006

**FORM 4**

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

OMB APPROVAL

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**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 \*  
MCCOY WILLIAM O

(Last) (First) (Middle)

1450 RALEIGH ROAD, SUITE 300

(Street)

CHAPEL HILL,, NC 27517

(City) (State) (Zip)

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

3. Date of Earliest Transaction  
(Month/Day/Year)  
11/14/2006

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)

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 Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price
Common Stock	11/14/2006		M		4,260	A	\$ 0
Common Stock	11/14/2006		S		2,501	D	\$ 39.85
Common Stock							
					15,599	I	By Spouse

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

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SEC 1474  
(9-02)

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**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 Acquired (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 Securities (Instr. 3 and 4)	Amount or Number of Shares	
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Options-Right to Buy	\$ 23.4028	11/14/2006		M	4,260	<u>(1)</u> 12/31/2006	Common Stock	4,260	
Employee Stock Options-Right to Buy	\$ 22.523					<u>(1)</u> 12/31/2007	Common Stock	4,260	
Employee Stock Options-Right to Buy	\$ 19.8395					<u>(1)</u> 12/31/2008	Common Stock	7,100	
Employee Stock Options-Right to Buy	\$ 19.4261					<u>(2)</u> 01/25/2010	Common Stock	2,570	
Employee Stock Options-Right to Buy	\$ 24.2632					<u>(3)</u> 01/31/2011	Common Stock	2,570	
Employee Stock Options-Right to Buy	\$ 22.6799					<u>(4)</u> 01/30/2012	Common Stock	2,570	
Employee Stock Options-Right to Buy	\$ 24.1854					<u>(5)</u> 01/29/2013	Common Stock	2,570	
Employee Stock Options-Right to Buy	\$ 31.5771					<u>(6)</u> 01/28/2014	Common Stock	2,570	

Phantom Stock Units	(7)	(7)	(7)	Common Stock	16,08
Phantom Stock Units	(8)	(8)	(8)	Common Stock	1,98

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
MCCOY WILLIAM O 1450 RALEIGH ROAD, SUITE 300 CHAPEL HILL,, NC 27517			X	

## Signatures

Tracy D. Swearingen for William O. McCoy per POA previously filed

11/16/2006

\_\_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) The Stock Options were fully vested on the grant date.
- (2) The Stock Options vested annually at a rate of 20% per year and were fully vested on 1/25/05.
- (3) The Stock Options vested annually at a rate of 20% per year and were fully vested on 1/31/06.
- (4) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/30/07.
- (5) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/29/08.
- (6) The Stock Options vest annually at a rate of 20% per year and will be fully vested on 1/28/09.

Represents phantom stock units accrued under the Directors' Deferred Compensation Plan of Duke Realty Corporation. The units are valued on a one to one basis to the Company's common stock and are to be settled in cash and stock upon the Reporting Person's termination as a director of the Issuer.

Represents phantom stock units accrued under the Weeks Corporation 1998 Deferred Compensation Plan. Between July 6, 2006 and October 3, 2006, the Reporting Person acquired 25 shares of the Company's common stock through dividend reinvestment. All amounts accrued under the plan are to be paid in cash upon the Reporting Person's termination as a director of the Issuer.

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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