

Edgar Filing: DUKE REALTY CORP - Form FWP

DUKE REALTY CORP  
Form FWP  
January 05, 2006

Issuer Free Writing Prospectus  
Filed Pursuant to Rule 433  
Registration Statement  
No. 333-120492  
January 5, 2006

**DUKE REALTY CORPORATION**

**6.95% SERIES M CUMULATIVE REDEEMABLE PREFERRED STOCK**

**Final Term Sheet**

**Issuer:** Duke Realty Corporation (DRE)

**Security:** Depositary Shares Each Representing 1/10<sup>th</sup> of a Share of 6.95% Series M Cumulative Redeemable Preferred Stock

**Size:** 6,400,000 depositary shares

**Over-allotment Option:** 960,000 depositary shares (15%) at \$25.00 per depositary share

**Type of Security:** SEC Registered - Registration Statement No. (333-120492)

**Public Offering Price:** \$25.00 per depositary share; \$160 million total

**Underwriting Discounts and Commissions:** \$5,040,000 total

**Proceeds to the Company:** \$154,960,000 total

**Bookrunners:** Morgan Stanley & Co. Incorporated, UBS Securities LLC, and Wachovia Capital Markets, LLC

**Co-managers:** Stifel, Nicolaus & Company, Incorporated

**Underwriting:**

Morgan Stanley & Co. Incorporated	1,920,000
UBS Securities LLC	1,920,000
Wachovia Capital Markets, LLC	1,920,000
Stifel, Nicolaus & Company, Incorporated	640,000

**Dividend:** 6.95%

**Redemption:** Callable at the issuer's option on or after January 31, 2011 at \$25.00 per depositary share

**Settlement Date:** January 31, 2006 (T+18)

**Payment Dates:** Quarterly on March 31, June 30, September 30, and December 31, of each year, beginning March 31, 2006

**CUSIP Number:** 264411 72 9 **ISIN Number:** US2644117291

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The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at [www.sec.gov](http://www.sec.gov). Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling toll-free 1-866-718-1649 (institutional investors) or 1-800-584-6837 (retail investors).

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