

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

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FILER

WELLS REAL ESTATE INVESTMENT TRUST II INC

CIK: **1252849** | IRS No.: **200068852** | State of Incorporation: **MD** | Fiscal Year End: **1231**
Type: **8-K** | Act: **34** | File No.: **000-51262** | Film No.: **13521570**
SIC: **6798** Real estate investment trusts

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**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): January 4, 2013

Wells Real Estate Investment Trust II, Inc.

(Exact name of registrant as specified in its charter)

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

000-51262
(Commission File Number)

20-0068852
**(IRS Employer
Identification No.)**

6200 The Corners Parkway
Norcross, GA 30092-3365
(Address of principal executive offices, including zip code)

770-449-7800
(Registrant's telephone number, including area code)

(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:

- 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))**
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Item 7.01 Regulation FD Disclosure.

On January 4, 2013, Wells REIT II issued a press release announcing its purchase of 333 Market Street for a gross purchase price of approximately \$395.3 million. 333 Market Street is a 33-story office building located in San Francisco, California. A copy of this press release is provided at Exhibit 99.1 to this Current Report on Form 8-K.

The information in this Item 7.01 of Form 8-K and the attached Exhibit 99.1 are furnished to the SEC, and shall not be deemed to be “filed” with the SEC for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Securities Act, or the Exchange Act regardless of any general incorporation language in such filing.

Item 9.01 Financial Statements and Exhibits.

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press Release



FOR IMMEDIATE DISTRIBUTION

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Wells REIT II Acquires 333 Market Street in San Francisco

NORCROSS, Ga. (January 4, 2013) - Wells Real Estate Investment Trust II, Inc. (Wells REIT II) announced it has acquired 333 Market Street, a 33-story office tower in the heart of San Francisco's Financial District. The Class A+ asset was purchased from the Korean Federation of Community Credit Cooperatives.

The 657,000-square-foot building, constructed in 1979, has undergone over \$80 million in capital investments and tenant improvements over the past eight years. The building is fully leased to Wells Fargo Bank, N.A., the fourth-largest bank in the U.S. by assets and the largest bank by market capitalization.

"We are pleased to add this trophy-quality asset to the Wells REIT II portfolio," said Nelson Mills, president of Wells REIT II. "This strategic acquisition in one of the nation's premier office markets helps to further improve the institutional-quality of the portfolio overall."

Wells REIT II was represented internally by Keith Willby, senior vice president, capital markets.

Currently, the Wells REIT II portfolio includes 82 office buildings in 20 states and Washington, D.C., and one international property, collectively covering approximately 21 million square feet.

Wells REIT II closed to new investments on June 30, 2010. For information on Wells REIT II, visit www.WellsREITII.com.

Wells Real Estate Funds, advisor to Wells REIT II, is a national real estate investment company founded in suburban Atlanta in 1984. In its history, Wells-sponsored programs have invested more than \$12 billion in real estate. For more information on Wells Real Estate Funds, visit www.WellsREF.com.

This news release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue," or other similar words. Readers of this news release should be aware that there are various factors that could cause actual results to differ materially from any forward-looking statements made in this release. Factors that could cause or contribute to such differences include, but are not limited to, changes in general economic and business conditions, industry trends, changes in government rules and regulations (including changes in tax laws), and increases in interest rates. Accordingly, readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this news release.

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