

WELLS REAL ESTATE INVESTMENT TRUST II INC  
Form 8-K  
November 12, 2009

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, DC 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): November 12, 2009

**WELLS REAL ESTATE INVESTMENT TRUST II, INC.**

(Exact name of registrant specified in its charter)

Maryland  
(State or other jurisdiction of  
incorporation or organization)

000-51262  
(Commission  
File Number)

20-0068852  
IRS Employer  
Identification No.

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**6200 The Corners Parkway**

**Norcross, Georgia 30092-3365**

(Address of principal executive offices)

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

**Not Applicable**

(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))

**Item 2.02 Results of Operations and Financial Condition.**

As furnished to the Securities and Exchange Commission (the SEC) in this Form 8-K on November 12, 2009, the information in this Item 2.02, entitled Results of Operations and Financial Condition sets forth additional disclosure regarding the Company's results of operations and financial performance for the three and nine months ended September 30, 2009, which is supplemental to its Form 10-Q filed with the SEC on the same date. This information will be made available via the Company's web site and is attached hereto as Exhibit 99.1. The information in this Item 2.02 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.**

**Exhibit**

<b>Number</b>	<b>Description</b>
99.1	Supplemental document entitled Financial Update for the Quarter Ended September 30, 2009

**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.

**WELLS REAL ESTATE INVESTMENT TRUST II, INC.**

Dated: November 12, 2009

By: **/s/ DOUGLAS P. WILLIAMS**  
Douglas P. Williams  
*Executive Vice President*

**EXHIBIT**

**INDEX**

<b>Exhibit Number</b>	<b>Exhibit Title</b>
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