

NNN Healthcare/Office REIT, Inc.  
Form 8-K/A  
July 30, 2007

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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K/A

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported):

May 15, 2007

NNN Healthcare/Office REIT, Inc.

(Exact name of registrant as specified in its charter)

Maryland

333-133652

20-4738467

(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(I.R.S. Employer  
Identification No.)

1551 N. Tustin Avenue, Suite 200, Santa Ana,  
California

92705

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

714-667-8252

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))



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**Item 9.01 Financial Statements and Exhibits.**

We previously filed a Form 8-K, or the Form 8-K, on May 17, 2007, reporting our acquisition of Thunderbird Medical Plaza, or the Thunderbird property, located in Glendale, Arizona, as described in such Form 8-K. We are filing this Form 8-K/A, Amendment No. 1, to provide the financial information required by Item 9.01.

(a) Financial statements of businesses acquired.

The financial statements required by Item 9.01(a) are incorporated herein by reference to pages F-11 through F-15 of Supplement No. 10 dated July 17, 2007 to our prospectus dated April 23, 2007 and filed in Post-Effective Amendment No. 2 to NNN Healthcare/Office REIT, Inc.'s Registration Statement on Form S-11 (File No. 333-133652), which was filed with the Securities and Exchange Commission on July 17, 2007.

(b) Pro forma financial information.

The financial statements required by Item 9.01(b) are incorporated herein by reference to pages F-21 through F-28 of Supplement No. 10 dated July 17, 2007 to our prospectus dated April 23, 2007 and filed in Post-Effective Amendment No. 2 to NNN Healthcare/Office REIT, Inc.'s Registration Statement on Form S-11 (File No. 333-133652), which was filed with the Securities and Exchange Commission on July 17, 2007.

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**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.

NNN Healthcare/Office REIT, Inc.

*July 30, 2007*

*By: /s/ Scott D. Peters*

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*Name: Scott D. Peters*

*Title: Chief Executive Officer and President*