
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):

November 7, 2011

Hines Global REIT, Inc.

(Exact name of registrant as specified in its charter)

Maryland

000-53964

26-3999995

(State or other jurisdiction
of incorporation)

(Commission
File Number)

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

2800 Post Oak Blvd, Suite 5000, Houston, Texas

77056-6118

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

(888) 220-6121

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 7.01 Regulation FD Disclosure.

On November 7, 2011, Hines Interests Limited Partnership (“Hines”) the sponsor of Hines Global REIT, Inc. (“Hines Global”) issued a press release relating to Hines Global’s acquisition of the Campus at Marlborough on October 28, 2011. A copy of such press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K. Pursuant to the rules and regulations of the Securities and Exchange Commission, such exhibit and the information set forth therein are deemed to have been furnished and shall not be deemed to be “filed” under the Securities Exchange Act of 1934, as amended.

Item 8.01 Other Events.

On October 28, 2011, a subsidiary of Hines Global acquired the Campus at Marlborough, a complex of three interconnected office buildings and one amenity building along with an undeveloped parcel of land located in Marlborough, Massachusetts. The sellers, Bel Marlborough I LLC and Bel Marlborough II LLC, are not affiliated with Hines Global or its affiliates. The net purchase price for Marlborough was approximately \$103.0 million, exclusive of transaction costs, financing fees and working capital reserves. Hines Global funded the acquisition using proceeds from its initial public offering along with the assumption of an existing \$57.9 million mortgage loan with Bear Stearns Commercial Mortgage, Inc. The mortgage loan has an interest rate of 5.21% and matures in December 2014.

The estimated going-in capitalization rate for the Campus at Marlborough is approximately 8.04%. The estimated going-in capitalization rate is determined by dividing the projected net operating income (“NOI”) for the first fiscal year by the net purchase price (excluding closing costs and taxes). NOI includes all projected operating revenues (rental income, tenant reimbursements, parking and any other property-related income) less all projected operating expenses (property operating and maintenance expenses, property taxes, insurance and property management fees). The projected NOI includes assumptions which may not be indicative of the actual future performance of the property, including the assumption that the current tenants will perform under their lease agreements during the next 12 months.

Marlborough consists of 532,246 square feet of net rentable area that is 100% leased to six tenants. Hologic, a developer, manufacturer, and supplier of diagnostic and medical imaging systems, leases 40% of the net rentable area, with a lease expiring in December 2018. Hewlett-Packard, a developer and manufacturer of computing, data storage, and networking hardware, designing software and delivering IT services, leases 25%, with a lease that expires in July 2016. Wellington Management, an investment management company, leases 20%, with a lease that expires in December 2013. The remaining space is leased to three tenants, none of which leases more than 10% of the net rentable area of the campus.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits-

99.1 Press Release of Hines, dated November 7, 2011

Statements in this Current Report on Form 8-K, including intentions, beliefs, expectations or projections relating to the acquisition described herein, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such statements are based on current expectations and assumptions with respect to, among other things, tenant performance, future economic, competitive and market conditions and future business decisions that may prove incorrect or inaccurate. Important factors that could cause actual results to differ materially from those in the forward looking statements include the risks associated with Hines Global's ability to consummate the acquisition and other risks described in the “Risk Factors” section of Hines Global’s Registration Statement on Form S-11, its Annual Report on Form 10-K for the year ended December 31, 2010 and its other filings with the Securities and Exchange Commission.

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.

Hines Global REIT, Inc.

November 7, 2011

By: /s/ J. Shea Morgenroth
Name: J. Shea Morgenroth
Title: Chief Accounting Officer and Treasurer

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release of Hines, dated November 7, 2011

News Release

For Immediate Release
November 7, 2011

For Further Information, Contact:
George Lancaster, Hines
713/966-7676
George.lancaster@hines.com

HINES GLOBAL REIT ACQUIRES CAMPUS AT MARLBOROUGH

(BOSTON) – The Boston office of Hines, the international real estate firm, announced today that Hines Global REIT has acquired the Campus at Marlborough, a complex consisting of three interconnected office buildings, an amenity building and an undeveloped land tract that has been approved for 650,000 square feet of development in Marlborough, Massachusetts. The seller was Bel Marlborough I LLC and Bel Marlborough II LLC. Hines will assume property management responsibilities on behalf of Hines Global REIT.

Completed in 1999, the two, three, four and six-story buildings contain a total of 532,246 square feet. The complex includes a full-service cafeteria, fitness center and conference center, which includes a 300-seat auditorium. The property is 100 percent leased on a long-term basis to Hologic, Hewlett-Packard, Wellington Management and several other tenants.

“This is the dominant Class A property in the I-495 submarket due to its unique setting, unparalleled building design, infrastructure and amenity base,” said Hines Senior Vice President David Perry. “With the additional land, we have the opportunity to expand the campus to include new buildings to accommodate our existing tenants’ growth needs as well as other companies seeking premium quality office space.”

“The Campus at Marlborough is an excellent asset and our second investment in Boston, a market that Hines Global REIT has targeted for investment because of its diverse economy and high-quality, educated workforce,” said Charles Hazen, president and CEO of Hines Global REIT.

Hines Global REIT, Inc. is a Houston-based, public, non-listed real estate investment trust sponsored by Hines. Hines Global REIT commenced its \$3.5 billion initial public offering in August 2009 and has raised over \$825 million, which it invests in commercial real estate properties located in the United States and internationally. The Campus at Marlborough represents the 10th acquisition for Hines Global REIT. Recently, Hines Global REIT acquired another office property in Massachusetts, 250 Royall in Canton. For additional information about Hines Global REIT, visit www.HinesREI.com.

Hines is a fully integrated real estate investment and management firm that has been investing in real estate and providing acquisition, development, financing, property management, leasing and disposition services for more than 50 years. With offices in 108 cities in 18 countries, and controlled assets valued at approximately \$23.7 billion, Hines is one of the largest real estate organizations in the world. Access www.hines.com for more information on Hines.

-30-

This material contains forward-looking statements (such as those concerning acquisition activity, investment objectives, strategies, opportunities, other plans and objectives for future operations or economic performance, or related assumptions or forecasts) that are based on Hines Global REIT’s current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties, including, without limitation those risks set forth in the "Risk Factors" section of Hines Global REIT’s prospectus and Hines Global REIT’s Annual Report on Form 10-K for the year ended December 31, 2010 (available at www.HinesREI.com). Any of these statements could be inaccurate, and actual events or our investments and results of operations could differ materially from those expressed or implied. To the extent that Hines Global REIT’s assumptions differ from actual results, Hines Global REIT’s ability to meet such forward-looking statements, including its ability to invest in a diversified portfolio of quality real estate investments and to generate attractive returns for investors, may be significantly hindered. You are cautioned not to place undue reliance on any forward-looking statements.
