

Cogdell Spencer Inc.  
Form 8-K  
May 10, 2006

**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): May 10, 2006

**Cogdell Spencer Inc.**  
(Exact name of registrant as specified in its charter)

Maryland (State or other jurisdiction of incorporation)	001-32649 (Commission File Number)	20-3126457 (IRS Employer Identification No.)
---	---------------------------------------	---

4401 Barclay Downs Drive, Suite 300  
Charlotte, North Carolina

Address

28209  
Zip Code

Registrant's telephone number, including area code: ( 704) 940-2900

N/A

(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 (see General Instruction A.2. below):

- 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.**

The information in this Current Report, including the exhibit hereto, is being furnished and shall not be deemed filed for the purpose of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended.

On May 10, 2006, Cogdell Spencer Inc. (the Company ) issued an earnings release announcing its financial results for the period January 1, 2006 to March 31, 2006. A copy of the earnings release is attached as Exhibit 99.1.

On May 10, 2006, the Company posted certain supplemental financial data on its website, [www.cogdellspencer.com](http://www.cogdellspencer.com). That supplemental operating and financial data is attached hereto as Exhibit 99.2.

**ITEM 9.01 Financial Statements and Exhibits.**

Exhibit 99.1 Earnings Release regarding the period January 1, 2006 to March 31, 2006.

Exhibit 99.2 Supplemental Earnings Package posted May 10, 2006.

**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.

COGDELL SPENCER INC.

By: /s/ Frank C. Spencer

Name: Frank C. Spencer

Title: Chief Executive Officer and President

Date: May 10, 2006

3

---

**EXHIBIT INDEX**

**Exhibit**

**Number**

**Description**

Exhibit 99.1 Earnings Release regarding the period January 1, 2006 to March 31, 2006.  
Exhibit 99.2 Supplemental Earnings Package posted May 10, 2006.