

DUKE REALTY CORP  
Form 424B3  
September 28, 2004

FILED PURSUANT TO  
RULE 424(b)(3)  
SEC FILE NO. 333-82063

PROSPECTUS SUPPLEMENT No. 5  
(To Prospectus dated July 13, 1999)  
DATED SEPTEMBER 28, 2004

### 14,106,443 Common Shares

This prospectus supplement relates to the offer and sale from time to time by the selling shareholders of our common stock issuable upon the redemption of units of limited partnership interest in Duke Realty Limited Partnership (formerly known as Duke-Weeks Realty Limited Partnership), if and to the extent that such selling shareholders redeem their units and we elect to issue shares of common stock in exchange for these units.

This prospectus supplement amends and supplements, and should be read in conjunction with, the prospectus dated July 13, 1999, prospectus supplement No. 1 dated October 15, 2001, prospectus supplement No. 2 dated January 11, 2002, prospectus supplement No. 3 dated February 7, 2002 and prospectus supplement No. 4 dated September 3, 2003 all of which are to be delivered with this prospectus supplement.

The Selling Shareholder table, appearing under the heading "Selling Shareholders" in the accompanying prospectus, is amended and supplemented by the information in the table below.

| Name   | Number of<br>Common Shares<br>Offered Hereby(1) |
|--|---|
| Robert B. and Carole M. Nadler                                       | 7,097   |
| Rachel Marie Nadler  | 833   |
| Sara Hollmann Nadler   | 833   |
| Samuel Nathan Nadler   | 833   |
| James L. White   | 7,736   |
| John W. Nelley, Jr. Rollover IRA                                     | 26,209  |
| Massmark Companies, Inc. Defined Benefit Pension Plan                | 34,771  |
| James R. Gardner   | 1,618   |
| First Clearing Corp., as IRA Custodian f/b/o Ralph L. Dupps, Jr.     | 7,605   |
| Kenneth M. and Kimberly M. Premo, JTWROS                             | 20,881  |
| Buckley & Co. Defined Benefit Pension Plan                           | 11,835  |
| UBS Financial Services, Inc., as Custodian f/b/o Tommy L. Graham IRA | 10,565  |
| Ralph L. Dupps, Jr.  | 3,154   |
| L. Earl Bentz  | 18,496  |
| Charles Corbin, Jr.  | 960   |
| Rittenberry Rev. Living Trust, Cindy L. Rittenberry, Trustee         | 2,380   |
| Charles E. Hamby, Jr.  | 27,676  |
| First Trust Corp., as IRA Custodian f/b/o William E. Crook           | 6,566   |
| Gardner Parts & Services Profit Sharing Plan                         | 13,251  |
| Albert W. Buckley, Jr.   | 39,675  |

(1)

The units pursuant to which these shares may be issued were acquired by a transfer from NWI Warehouse Group, NV, L.P. (formerly known as NWI Warehouse Group, L.P.) to the named individual or entity.

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