

**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 27, 2006

DIGITAL REALTY TRUST, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

001-32336
(Commission File Number)

26-0081711
(I.R.S. Employer
Identification Number)

560 Mission Street, Suite 2900
San Francisco, California
(Address of principal executive offices)

94105
(Zip Code)

(415) 738-6500
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K 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 8.01 Other Events.

tel(x) Agreements

On November 20, 2006, we entered into lease agreements, effective as of December 1, 2006, with affiliates of The tel(x) Group, Inc., or tel(x), under which the tel(x) affiliates will lease meet-me-room premises in certain buildings owned by us or our affiliates in order to provide meet-me-room services to the tenants of such buildings. Under the terms of each lease agreement, the tel(x) affiliate party thereto will be the exclusive meet-me-room services provider for the building covered by such lease. tel(x) and its affiliates will lease and operate meet-me-room facilities in the following Digital Realty Trust properties:

- 300 Boulevard East, Weehawken, NJ
- 113 North Myers Street, Charlotte, NC
- 36 NE 2nd Street, Miami, FL
- 350 East Cermak Road, Chicago, IL
- 600 South Federal, Chicago, IL
- 2323 Bryan Street, Dallas, TX
- 200 Paul Avenue, San Francisco, CA
- 600 West 7th Street, Los Angeles, CA
- 1100 Space Park Drive, Santa Clara, CA
- 120 East Van Buren Street, Phoenix, CA.

The potential aggregate rentable area of meet-me-room premises in the above-listed properties is 87,501 rentable square feet.

In connection with the lease agreements, our operating subsidiary, Digital Realty Trust, L.P., or the OP, and certain of our affiliates, or together with the OP, DLR Parties, entered into an operating agreement with tel(x) and certain of its affiliates, or tel(x) Parties, effective as of December 1, 2006, with respect to joint sales and marketing efforts, designation of representatives to manage the national relationship between us and tel(x) and future meet-me-room facilities. Under the operating agreement, the tel(x) Parties have a sixty-day option to enter into a meet-me-room lease for certain future meet-me-room buildings acquired by a DLR Party or any buildings currently owned by a DLR Party that are converted into a meet-me-room building.

The DLR Parties and tel(x) Parties also entered into a referral agreement, effective as of December 1, 2006, with respect to referral fees arising out of potential future lease agreements for rentable space in buildings covered by the meet-me-room lease agreements. Pursuant to a stock option agreement, effective as of November 20, 2006, by and between tel(x) and the OP, the OP has an option to purchase approximately ten percent of tel(x).

tel(x) is a subsidiary of GI Partners Fund II, L.P., or GI Partners II, and an affiliated entity. Richard Magnuson, our executive chairman, is a minority investor in GI Partners II and is a partner of the manager of GI Partners II. The transactions with tel(x) were approved by the non-management members of our board of directors.

On November 27, 2006, we issued a press release announcing the agreements with tel(x) described in Item 8.01. The press release is attached hereto as Exhibit 99.1 and is incorporated by reference herein.

Supplemental United States Federal Income Tax Considerations

This discussion of supplemental United States federal income tax considerations is a supplement to, and is intended to be read together with, the discussion of “United States Federal Income Tax Considerations” set forth in our Registration Statement on Form S-3 (No. 333-129688) and the discussion of “United States Federal Income Tax Considerations Related To Our REIT Election” set forth in our Registration Statement on Form S-3 (No. 333-132980), each as previously supplemented by the discussion of “United States Federal Income Tax Considerations for Holders of Our Common Stock” set forth in our Current Report on Form 8-K filed on May 23, 2006. The qualifications and limitations set forth in such discussions are applicable to this discussion.

In the above-described Current Report on Form 8-K under the heading “United States Federal Income Tax Considerations for Holders of our Common Stock—Taxation of Non-U.S. Stockholders—Sale of Our Common Stock,” the following text should be added at the end of the second paragraph -

“In addition, even if we are a domestically controlled qualified investment entity, upon disposition of our common stock (subject to the 5% exception applicable to “regularly traded” stock described above), a non-U.S. stockholder may be treated as having gain from the sale or exchange of United States real property interest if the non-U.S. stockholder (1) disposes of our common stock within a 30-day period preceding the ex-dividend date of a distribution, any portion of which, but for the disposition, would have been treated as gain from the sale or exchange of a United States real property interest and (2) acquires, or enters into a contract or option to acquire or is deemed to acquire, other shares of our common stock within 30 days after such ex-dividend date.”

The last paragraph in the above-described Current Report on Form 8-K under the caption “United States Federal Income Tax Considerations for Holders of our Common Stock—Taxation of Non-U.S. Stockholders—Sale of Our Common Stock” should be revised to read as follows:

If gain on the sale or exchange of common stock were subject to taxation under FIRPTA, the non-U.S. stockholder would be subject to regular United States federal income tax with respect to such gain in the same manner as a taxable U.S. stockholder (subject to any applicable alternative minimum tax and a special alternative minimum tax in the case of nonresident alien individuals) and, if our common stock is not “regularly traded” on an established securities market, the purchaser of the common stock would be required to withhold and remit to the IRS 10% of the purchase price.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

99.1 Press Release dated November 27, 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.

Digital Realty Trust, Inc.

By: /s/ Joshua A. Mills

Joshua A. Mills

General Counsel and Assistant Secretary

Date: November 27, 2006

EXHIBIT INDEX

Exhibit No.	Description
99.1	Press Release dated November 27, 2006.

**For Additional Information:**

Media Contact:
Rich Miller
415-462-5633
rmiller@digitalrealtytrust.com

Business Contact:
Chris Crosby
214-231-2491
ccrosby@digitalrealtytrust.com

Investor/Analyst Contact:
Pamela Matthews
415-738-6532
pmatthews@digitalrealtytrust.com

**DIGITAL REALTY TRUST, INC. SIGNS AGREEMENTS WITH TEL(X) TO
PROVIDE CUSTOMERS WITH ENHANCED MEET-ME-ROOM SERVICES**

tel(x) to Manage Meet-Me-Room Operations in Ten Digital Realty Trust Facilities

San Francisco – November 27, 2006 – Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate datacenters and Internet gateways, has signed agreements with The tel(x) Group, Inc., a premier operator of telecom meet-me network interconnection facilities, to provide enhanced Meet-Me-Room services to customers. Through these agreements, tel(x) will lease and be the exclusive manager of the Meet-Me-Rooms in ten Digital Realty Trust facilities in the United States, providing customers with fully managed environments for establishing critical interconnections between the networks of leading Internet companies, enterprises and global telecommunications providers. Digital Realty Trust will work closely with tel(x) over the coming months to manage the transition of Meet-Me-Room operations to the tel(x) team.

“Partnering with tel(x) will provide customers in Digital Realty Trust facilities with 24/7 hands-on Meet-Me-Room services from a company with an international reputation for excellence in the Meet-Me-Room environment,” said Michael F. Foust, Chief Executive Officer of Digital Realty Trust. “These agreements benefit Digital Realty Trust customers by transitioning an ancillary part of our business to a true expert in the field whose 100 percent focus on Meet-Me-Room services significantly enhance the value proposition for our tenants. At the same time, it allows Digital Realty Trust to focus on our core business of owning, managing and building datacenter facilities.”

“This partnership is very positive for tel(x) and our customers because it gives us a presence in ten world-class facilities in markets where demand for interconnection services are strong,” said Hunter Newby, Chief Strategy Officer of tel(x). “We will be working closely with Digital Realty Trust and its Meet-Me-Room customers to ensure that this transition is seamless. We look forward to expanding the services that are

560 MISSION STREET, SUITE 2900
SAN FRANCISCO, CA 94105
415-738-6500

available in these Meet-Me-Rooms and standardizing the physical layer interconnection process across all twelve facilities in the tel(x) portfolio.”

J. Todd Raymond, tel(x)’s President and Interim CEO, added “Creating a nationwide network of Meet-Me-Room operations is a mission we have focused on for years and reaching that goal with Digital Realty Trust brings together the two premier operators and brand names in the industry, creating an unparalleled value proposition for customers.”

The Meet-Me-Rooms managed by tel(x) will continue to offer Meet-Me-Room customers connectivity to the Turn-Key Datacenters in Digital Realty Trust facilities. tel(x) also offers all Meet-Me-Room customers a direct connection at the physical layer and free cross-connects between customers in the interconnection area of tel(x) Meet-Me-Rooms—ensuring continuity of two key amenities that customers value about the Meet-Me-Rooms in Digital Realty Trust facilities.

Through these agreements, tel(x) will lease the Meet-Me-Room facilities in the following Digital Realty Trust facilities:

- o 300 Boulevard East in Weehawken, NJ
- o 113 North Myers Street in Charlotte, NC
- o 36 NE 2nd Street in Miami, FL
- o 350 East Cermak Road in Chicago, IL
- o 600 South Federal in Chicago, IL
- o 2323 Bryan Street in Dallas, TX
- o 200 Paul Avenue in San Francisco, CA
- o 600 West 7th Street in Los Angeles, CA
- o 1100 Space Park Drive in Santa Clara, CA
- o 120 East Van Buren Street in Phoenix, AZ

About tel(x)

tel(x) is an internationally recognized, premier operator of telecom “meet-me” network interconnection facilities. The tel(x) facilities are considered two of the most densely populated “core” interconnect sites in North America. More than 250 networks physically converge within tel(x)’s New York City facility, and more than 100 networks physically converge within its Atlanta facility. Often described as a “marketplace” for network services, tel(x) actively promotes, encourages, and facilitates telecom business opportunities between and among its carrier and enterprise customers. tel(x) is a privately held company, headquartered in New York City, USA.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. owns, acquires, repositions and manages technology-related real estate. Digital Realty Trust's 56 properties contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacenter tenants. Comprising approximately 10.9 million rentable square feet, including 1.3 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 24 markets throughout North America and Europe. For additional information, please visit the Digital Realty Trust's website at <http://www.digitalrealtytrust.com>.

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. These risks and uncertainties include adverse economic or real estate developments in the Company's markets or the technology industry; general economic conditions; defaults on or non-renewal of leases by tenants; increased interest rates and operating costs; inability to manage domestic and international growth effectively; failure to obtain necessary outside financing; decreased rental rates or increased vacancy rates; difficulties in identifying properties to acquire and completing acquisitions at acceptable return levels; failure to successfully operate acquired properties and operations, failure of acquired properties to perform as expected; failure to successfully redevelop properties acquired for such purposes; failure to maintain the Company's status as a REIT; environmental uncertainties and risks related to natural disasters; financial market fluctuations; changes in foreign currency exchange rates; risks of operating in foreign markets; and changes in real estate and zoning laws and increases in real property tax rates. For a further list and description of such risks and uncertainties, see the reports and other filings by the Company with the United States Securities and Exchange Commission, including the Company's annual report on Form 10-K for the year ended December 31, 2005. The Company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

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