

0001042776-24-00010910-Q Piedmont Office Realty Trust, Inc. 2024102420241024162213162213162213 0 0001042776-24-000109 10-Q 72 20240930 20241024 20241024 Piedmont Office Realty Trust, Inc. 0001042776 6512 582328421 MD 1231 10-Q 34 001-34626 241392937 5565 GLENRIDGE CONNECTOR STE 450 ATLANTA GA 30342 7704188800 5565 GLENRIDGE CONNECTOR STE 450 ATLANTA GA 30342 WELLS REAL ESTATE INVESTMENT TRUST INC 19980515 10-Q 1 pdm-20240930.htm FORM 10-Q 9.30.24 pdm-202409300001042776-12-312024Q3FALSEPYPY3xbrli:sharesiso4217:USDiso4217:USDxbri:sharespdm:propertytut:sqfxbri:puredpm:buildingpdm:extensionpdm:derivative 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5,565\$ 5,056\$ 16,975\$ 15,219\$ 139,293\$ 46,986\$ 427,093\$ 432,425\$ Expenses: Property operating costs\$57,510\$ 59,847\$ 175,159\$ 176,066\$ Depreciation\$39,000\$ 38,150\$ 116,683\$ 110,422\$ Amortization\$17,067\$ 20,160\$ 53,284\$ 63,524\$ Impairment charges\$5\$ 10,957\$ 18,432\$ 10,957\$ General and administrative\$6,809\$ 7,043\$ 22,773\$ 22,013\$ 120,386\$ 136,157\$ 386,691\$ 382,922\$ Other income (expense):Interest expense\$(32,072) \$(27,361) \$(9,355) \$(7,827)\$ Other income\$2,091\$ 351\$ 2,697\$ 3,794\$ Loss on early extinguishment of debt\$5\$ (820) \$(386) \$(820)\$ Loss on sale of real estate assets\$(445)\$ 5\$ (445)\$ 5\$ (30,426) \$(27,830) \$(89,489) \$(69,853) Net loss\$(11,519) \$(17,001) \$(49,087) \$(20,350)\$ Net income applicable to noncontrolling interest\$5\$ (1)(4) \$(7)\$ Net loss applicable to Piedmont\$ (11,519)\$ (17,002)\$ (49,091)\$ (20,357)\$ Per share information \$ basic and diluted: Net loss applicable to common stockholders\$ (0.09)\$ (0.14)\$ (0.40)\$ (0.16)\$ Weighted-average common shares outstanding \$ basic and diluted\$ 123,999,948\$ 123,696,475\$ 123,917,991\$ 123,639,797\$ See accompanying notes\$ Table of Contents\$ PIEDMONT OFFICE REALTY TRUST, INC. CONSOLIDATED STATEMENTS OF COMPREHENSIVE LOSS (UNAUDITED) (in thousands) Three Months Ended Nine Months Ended September 30, September 30, 2024 2023 2024 2023 Net loss applicable to Piedmont\$ (11,519)\$ (17,002)\$ (49,091)\$ (20,357)\$ Other comprehensive income/(loss): Effective portion of gain/(loss) on derivative instruments that are designated and qualify as cash flow hedges (See Note 4) \$(2,091)\$ 1,248\$ 1,168\$ 4,270\$ Minus: Reclassification of net gain included in net loss (See Note 4) \$(1,043) \$(989) \$(3,064) \$(2,309)\$ Other comprehensive income/(loss) \$(3,134)\$ 259\$ (1,896)\$ 1,961\$ Comprehensive loss applicable to Piedmont\$ (14,653)\$ (16,743)\$ (50,987)\$ (18,396)\$ See accompanying notes\$ Table of Contents\$ PIEDMONT OFFICE REALTY TRUST, INC. CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY (UNAUDITED) FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2024 AND 2023 (in thousands, except per share amounts) \$ Common \$ Stock Additional Paid-In Capital Cumulative Distributions in Excess of Earnings Accumulated Other Comprehensive Income/(Loss) Non-controlling Interest Total Stockholders' Equity Shares Amount Balance, June 30, 2024 21,237,995 \$1,240 \$3,721,423 \$ (2,082,716) \$(1,314) \$1,535 \$1,630,168 \$ Common \$ Stock Additional Paid-In Capital Cumulative Distributions in Excess of Earnings Accumulated Other Comprehensive Income/(Loss) Non-controlling Interest Total Stockholders' Equity Shares Amount Balance, June 30, 2023 21,237,995 \$1,240 \$3,721,423 \$ (2,082,716) \$(1,314) \$1,535 \$1,630,168 \$ Common \$ Stock Additional Paid-In Capital Cumulative Distributions in Excess of Earnings Accumulated Other Comprehensive Income/(Loss) Non-controlling Interest Total Stockholders' Equity Shares Amount Balance, June 30, 2023 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June 30, 2023 21,237,995 \$1,240 \$3,721,423 \$ (2,082,716) \$(1,314) \$1,535 \$1,630,168 \$ Common \$ Stock Additional Paid-In Capital Cumulative Distributions in Excess of Earnings Accumulated Other Comprehensive Income/(Loss) Non-controlling Interest Total Stockholders' Equity Shares Amount Balance, June 30, 2023 21,237,995 \$1,240 \$3,721,423 \$ (2,082,716) \$(1,314) \$1,535 \$1,630,168 \$ Common \$ Stock Additional Paid-In Capital Cumulative Distributions in Excess of Earnings Accumulated Other Comprehensive Income/(Loss) Non-controlling Interest Total Stockholders' Equity Shares Amount Balance, June 30, 2023 21,237,995 \$1,240 \$3,721,423 \$ (2,082,716) \$(1,314) \$1,535 \$1,630,168 \$ Common

(7/1/29/2027200,000Å€”Å \$600 Million Unsecured Senior Notes due 20289.25Å %9.25Å %7/20/2028600,000Å \$400 Million Unsecured Senior Notes due 20296.88Å %7.11Å %7/15/2029400,000Å \$300 Million Unsecured Senior Notes due 20303.15Å %3.90Å %8/15/2030300,000Å \$300 Million Unsecured Senior Notes due 20322.75Å %2.78Å %4/1/2032300,000Å \$1,000Å Unamortized discounts and debt issuance costs(21,393)(15,437)Subtotal/Weighted Average6.19Å %\$2,028,607Å \$1,858,717Å Total/Weighted Average6.01Å %\$2,221,907Å \$2,054,596Å (1)All of PiedmontÅ”s outstanding debt as of SeptemberÅ 30, 2024 is unsecured and interest-only until maturity, except for the \$197 Million Fixed Rate Mortgage, secured by 1180 Peachtree Street.(2)Effective rate after consideration of settled or in-place interest rate swap agreements and issuance discounts.(3)The all-in stated interest rates for the SOFR selections are comprised of the relevant adjusted SOFR rate (calculated as the base SOFR interest rate plus a fixed adjustment of 0.10%) and is subject to an additional spread over the selected rate based on PiedmontÅ”s or Piedmont OP’s current credit rating, whichever is higher.(4)Piedmont currently intends to repay the outstanding balance on debt due within one year with cash on hand and proceeds from potential selective property dispositions, and/or with Piedmont’s available bank credit.(5)On a periodic basis, Piedmont may select from multiple interest rate options, including the prime rate and various-length SOFR locks on all or a portion of the principal. (6)Piedmont may extend the term for up to one additional year (through two available six month extensions to a final extended maturity date of June 30, 2027) provided Piedmont is not then in default and upon payment of extension fees.(7)This term loan has a stated variable rate; however, Piedmont has entered into interest rate swap agreements which effectively fix the interest rate on the aggregate principal amount of the term loan to 5.41% through February 1, 2026, assuming no change in Piedmont’s or Piedmont OP’s credit rating. See Note 4 for disclosures of Piedmont’s derivative instruments.Piedmont made interest payments on all debt facilities, including interest rate swap cash settlements, of approximately \$42.5 million and \$24.9 million for the three months ended SeptemberÅ 30, 2024 and 2023, respectively, and approximately \$105.2 million and \$70.0 million for the nine months ended SeptemberÅ 30, 2024 and 2023, respectively. Also, Piedmont capitalized 15Table of Contentsinterest of approximately \$3.4Å million and \$1.9 million for the three months ended SeptemberÅ 30, 2024 and 2023, respectively, and approximately \$9.2 million and \$4.5 million for the nine months ended SeptemberÅ 30, 2024 and 2023, respectively. As of SeptemberÅ 30, 2024, Piedmont believes it was in compliance with all financial covenants associated with its debt instruments. See Note 5 for a description of PiedmontÅ”s estimated fair value of debt as of SeptemberÅ 30, 2024.4.Å Å Å Å Derivative InstrumentsRisk Management Objective of Using DerivativesIn addition to operational risks which arise in the normal course of business, Piedmont is exposed to economic risks such as interest rate, liquidity, and credit risk. In certain situations, Piedmont has entered into derivative financial instruments, specifically interest rate swap agreements, to manage interest rate risk exposure arising from current or future variable rate debt transactions. Interest rate swap agreements involve the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. PiedmontÅ”s objective in using interest rate derivatives is to add stability to interest expense and to manage its exposure to interest rate movements.Cash Flow Hedges of Interest Rate RiskInterest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for Piedmont making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. During the nine months ended SeptemberÅ 30, 2024, Piedmont entered into four interest rate swap agreements to fully hedge the risk of changes in the interest-related cash flows associated with the \$200 Million Unsecured 2024 Term Loan (see Note 3 above) through February 1, 2026. All of Piedmont’s interest rate swap agreements are designated as effective cash flow hedges and are designated using SOFR. The maximum length of time over which Piedmont is hedging its exposure to the variability in future cash flows for forecasted transactions is 16 months. A detail of PiedmontÅ”s interest rate derivatives outstanding as of SeptemberÅ 30, 2024 is as follows:Interest Rate Derivatives:Number of Swap AgreementsAssociated Debt InstrumentTotal NotionalÅ Amount(in millions)EffectiveÅ DateMaturityÅ DateInterest rate swaps2\$250 Million Unsecured 2018 Term Loan\$100Å 3/29/20183/31/2025Interest rate swaps3\$250 Million Unsecured 2018 Term Loan75Å 12/2/20233/31/2025Interest rate swaps3\$250 Million Unsecured 2018 Term Loan75Å 12/12/20233/31/2025Interest rate swaps2\$200 Million Unsecured 2024 Term Loan80Å 2/1/20242/1/2026Interest rate swaps2\$200 Million Unsecured 2024 Term Loan120Å 9/3/20242/1/2026Total\$450Å Piedmont presents its interest rate derivatives on its consolidated balance sheets on a gross basis as interest rate swap assets and interest rate swap liabilities. A detail of PiedmontÅ”s interest rate derivatives on a gross and net basis as of SeptemberÅ 30, 2024 and DecemberÅ 31, 2023, respectively, is as follows (in thousands):Interest rate swaps classified as:September 30, 2024December 31, 2023Gross derivative assets\$992Å \$3,032Å Gross derivative liabilities(1,035)Å”Å Net derivative asset/(liability)\$(43)\$(3,032Å 16Table of ContentsThe gain/(loss) on Piedmont’s interest rate derivatives, including previously settled forward swaps, that was recorded in OCI and the accompanying consolidated statements of operations as a component of interest expense for the three and nine months ended SeptemberÅ 30, 2024 and 2023, respectively, is as follows (in thousands):Å Three Months EndedNine Months EndedInterest Rate Swaps in Cash Flow Hedging RelationshipsSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Amount of gain/(loss) recognized in OCI\$(2,091)\$1,248Å \$1,168Å \$4,270Å Amount of previously recorded gain reclassified from OCI into interest expense\$1,043Å \$989Å \$3,064Å \$2,309Å Total amount of interest expense presented in the consolidated statements of operations\$(32,072)\$(27,361)\$(91,355)\$(72,827)Total amount of loss on early extinguishment of debt presented in the consolidated statements of operations\$Å€”Å \$(820)\$(386)\$(820)Piedmont estimates that approximately \$1.3 million will be reclassified from OCI as an increase in interest expense over the next twelve months. Additionally, see Note 5 for fair value disclosures of Piedmont’s derivative instruments.Credit-risk-related Contingent FeaturesPiedmont has agreements with its derivative counterparties that contain a provision whereby if Piedmont defaults on any of its indebtedness, including default where repayment of the indebtedness has not been accelerated by the lender, then Piedmont could also be declared in default on its derivative obligations. If Piedmont were to breach any of the contractual provisions of the derivative contracts, it could be required to settle its liability obligations under the agreements at their termination value of the estimated fair values plus accrued interest, or approximately \$0.6 million as of SeptemberÅ 30, 2024. Additionally, Piedmont has rights of set-off under certain of its derivative agreements related to potential termination fees and amounts payable under the agreements, if a termination were to occur.5.Å Å Å Å Fair Value Measurement of Financial InstrumentsPiedmont considers its cash and cash equivalents, tenant receivables, restricted cash and escrows, accounts payable and accrued expenses, interest rate swap agreements, and debt to meet the definition of financial instruments. The following table sets forth the carrying and estimated fair value for each of PiedmontÅ”s financial instruments, as well as its level within the GAAP fair value hierarchy, as of SeptemberÅ 30, 2024 and DecemberÅ 31, 2023, respectively (in thousands):Å September 30, 2024December 31, 2023Financial InstrumentsCarryingÅ ValueEstimatedFair ValueLevel Within Fair Value HierarchyCarryingÅ ValueEstimatedFair ValueLevel Within Fair ValueHierarchyAssets:Cash and cash equivalents (1)\$133,624Å \$133,624Å Level 1\$825Å \$825Å Level 1Tenant receivables, net (1)\$6,963Å \$6,963Å Level 1\$7,915Å \$7,915Å Level 1Restricted cash and escrows (1)\$3,343Å \$3,343Å Level 1\$3,381Å \$3,381Å Level 1Interest rate swaps\$992Å \$992Å Level 2\$3,032Å \$3,032Å Level 2Liabilities:Accounts payable and accrued expenses (1)\$17,081Å \$17,081Å Level 1\$49,706Å \$49,706Å Level 1Interest rate swaps\$1,035Å \$1,035Å Level 2\$Å€”Å \$Å€”Å Level 2Debt, net\$2,221,907Å \$2,252,917Å Level 2\$2,054,596Å \$1,953,447Å Level 2(1)For the periods presented, the carrying value of these financial instruments approximates estimated fair value due to their short-term maturity.Piedmont’s debt was carried at book value as of SeptemberÅ 30, 2024 and DecemberÅ 31, 2023; however, Piedmont’s estimate of its fair value is disclosed in the table above. Piedmont uses widely accepted valuation techniques including discounted cash 17Table of Contentsflow analysis based on the contractual terms of the debt facilities, including the period to maturity of each instrument, and uses observable market-based inputs for similar debt facilities which have transacted recently in the market. Therefore, the estimated fair values determined are considered to be based on significant other observable inputs (Level 2). Scaling adjustments are made to these inputs to make them applicable to the remaining life of Piedmont’s outstanding debt. Piedmont has not changed its valuation technique for estimating the fair value of its debt.PiedmontÅ”s interest rate swap agreements presented above, and as further discussed in Note 4, are classified as Å€”Interest rate swapsÅ€” in the accompanying consolidated balance sheets and were carried at estimated fair value as of SeptemberÅ 30, 2024 and DecemberÅ 31, 2023. The valuation of these derivative instruments was determined using widely accepted valuation techniques including discounted cash flow analysis based on the contractual terms of the derivatives, including the period to maturity of each instrument, and uses observable market-based inputs, including interest rate curves and implied volatilities. Therefore, the estimated fair values determined are considered to be based on significant other observable inputs (Level 2). In addition, Piedmont considered both its own and the respective counterpartiesÅ”s risk of nonperformance in determining the estimated fair value of its derivative financial instruments by estimating the current and potential future exposure under the derivative financial instruments as of the valuation date. The credit risk of Piedmont and its counterparties was factored into the calculation of the estimated fair value of the interest rate swaps; however, as of SeptemberÅ 30, 2024 and DecemberÅ 31, 2023, this credit valuation adjustment did not comprise a material portion of the estimated fair value. Therefore, Piedmont believes that any unobservable inputs used to determine the estimated fair values of its derivative financial instruments are not significant to the fair value measurements in their entirety, and does not consider any of its derivatives to be Level 3 financial instruments.6.Å Å Å Å Impairment ChargesDuring the nine months ended SeptemberÅ 30, 2024, management shortened the intended hold period for the 750 West John Carpenter Freeway building located in Irving, Texas and in doing so, determined that the carrying value would not be recovered from the undiscounted future operating cash flows associated with the asset and its eventual disposition. As a result, Piedmont recognized an impairment charge of approximately \$17.5 million calculated based on the difference between the carrying value of the asset and the estimated fair value. The estimated fair value was determined based on a negotiated potential selling price with an unrelated, third-party. On July 23, 2024, Piedmont completed the sale of the 750 West John Carpenter Freeway building (see Note 8 for further details).Additionally during the nine months ended SeptemberÅ 30, 2024, Piedmont recognized an impairment charge of approximately \$0.9Å million in conjunction with the sale of One Lincoln Park located in Dallas, Texas. The offer to purchase, contractual negotiations, due diligence, and completion of the sale all occurred during the nine months ended SeptemberÅ 30, 2024 (see Note 8 for further details).During the nine months ended September 30, 2023, Piedmont considered the decline in its stock price to be an indicator of impairment and performed an interim impairment assessment of its goodwill balance. This assessment involved comparing the estimated fair value of each of its reporting units (see Note 12) to the reporting unitÅ”s carrying value, inclusive of the goodwill balance allocated to the reporting unit. Based on its analysis, Piedmont determined that the only reporting unit where the carrying value exceeded the estimated fair value (inclusive of the assigned goodwill balance) as of September 30, 2023 was the Minneapolis reporting unit. Consequently, Piedmont recorded an approximately \$11.0Å million goodwill impairment charge equal to the goodwill balance that had been assigned to the Minneapolis reporting unit in the accompanying consolidated statement of operations. The fair value measurements used in the evaluation described above were considered to be Level 3 valuations within the fair value hierarchy as defined by GAAP as the measurements involve projections of discounted future cash flows, which are derived from unobservable assumptions, the most subjective of which are capitalization rates and discount rates for each respective reporting unit. The range of discount rates and the capitalization rates used in the analysis for the Minneapolis reporting unit were 8.50% to 9.25% and 8.50% to 9.00%, respectively.7.Å Å Å Å Commitments and ContingenciesCommitments Under Existing Lease AgreementsAs a recurring part of its business, Piedmont is typically required under its executed lease agreements to fund tenant improvements, leasing commissions, and building improvements. In addition, certain agreements contain provisions that require Piedmont to issue corporate or property guarantees to provide funding for capital improvements or other financial obligations. As of SeptemberÅ 30, 2024, Piedmont had two individually significant tenant allowance commitments greater than 18Table of Contents\$10Å million. These commitments will be capitalized as the related expenditures are incurred.Contingencies Related to Tenant Audits/DisputesCertain lease agreements include provisions that grant tenants the right to engage independent auditors to audit their annual operating expense reconciliations. Such audits may result in different interpretations of language in the lease agreements from that made by Piedmont, which could result in requests for refunds of previously recognized tenant reimbursement revenues, resulting in financial loss to Piedmont. There were no such reductions during the three and nine months ended SeptemberÅ 30, 2024 or 2023. 8.Å Å Å Å Property DispositionsThe following properties were sold during the nine months ended SeptemberÅ 30, 2024 (in thousands):Buildings SoldLocation / Reportable SegmentDate of SaleLoss on Sale of Real Estate AssetsNet Sales ProceedsOne Lincoln ParkDallas, Texas / DallasMarch 20, 2024\$Å€”Å \$53,308Å 750 West John Carpenter FreewayIrving, Texas / DallasJuly 23, 2024(445)21,584Å Total\$(445)\$74,892Å The 750 West John Carpenter Freeway building met the criteria to be presented in the accompanying consolidated balance sheet as held for sale assets as of December 31, 2023. Details of such amounts as of DecemberÅ 31, 2023 are as follows (in thousands): December 31, 2023Real estate assets held for sale, net:Land\$7,860Å Building and improvements, less accumulated depreciation of \$7,376 as of DecemberÅ 31, 202327,616Å Construction in progress727Å Total real estate assets held for sale, net\$36,203Å Other assets held for sale, net:Straight-line rent receivables\$983Å Prepaid expenses and other assets\$908Å Deferred lease costs, less accumulated amortization of \$666 as of DecemberÅ 31, 20231,322Å Total other assets held for sale, net\$3,213Å 9.Å Å Å Å Stock Based CompensationOn an annual basis, the Compensation Committee of Piedmont’s Board of Directors has granted deferred stock award units to certain employees at its discretion. Employee awards typically vest ratably over three or four years. In addition, Piedmont’s independent directors receive an annual grant of deferred stock award units for services rendered and such awards vest over a one year service period.Certain management employees’ long-term equity incentive program is allocated between the deferred stock award units described above and a multi-year performance share program whereby actual awards are contingent upon Piedmont’s total stockholder return (“TSR”) performance relative to the TSR of a peer group of office REITs. The target incentives for these employees, as well as the peer group to be used for comparative purposes, are predetermined by the board of directors, based on advice given by a third-party compensation consultant. The number of shares earned, if any, are determined at the end of the multi-year performance period (or upon termination) and vest immediately. In the event that a participant’s employment is terminated prior to the end of the multi-year period, in certain circumstances the participant may be entitled to a pro-rated award based on Piedmont’s TSR relative performance as of the termination date. The grant date fair value of the multi-year 19Table of Contentsperformance share awards is estimated using the Monte Carlo valuation method and is recognized ratably over the performance period.A roll forward of Piedmont’s equity based award activity for the nine months ended SeptemberÅ 30, 2024 is as follows:SharesWeighted-Average Grant Date Fair ValueUnvested and Potential Stock Awards as of DecemberÅ 31, 20231,094,297Å \$11.35Å Deferred Stock Awards Granted644,002Å \$6.60Å Performance Stock Awards Granted641,985Å \$7.64Å Change in Estimated Potential Share Awards based on TSR Performance1,419,180Å \$10.59Å Performance Stock Awards Vested(5,734)Å \$15.40Å Deferred Stock Awards Vested(436,931)Å \$10.98Å Deferred Stock Awards Forfeited(17,665)Å \$11.06Å Unvested and Potential Stock Awards as of SeptemberÅ 30, 20243,339,134Å \$9.44Å The following table provides additional information regarding stock award activity during the three and nine months ended SeptemberÅ 30, 2024 and 2023, respectively (in thousands, except per share amounts):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Weighted-Average Grant Date Fair Value per share of Deferred Stock Granted During the Period\$Å€”Å \$Å€”Å \$6.60Å \$9.60Å Total Grant Date Fair Value of Deferred Stock Vested During the Period\$200Å \$200Å \$4,801Å \$5,066Å 20Table of ContentsA detail of PiedmontÅ”s outstanding stock awards and programs as of SeptemberÅ 30, 2024 is as follows:Date of grantType of AwardNet SharesGranted(1)GrantDateÅ FairValueVesting ScheduleUnvestedÅ SharesFebruary 10, 2022Deferred Stock Award145,674Å \$16.85Å Of the shares granted, 25% vested on the date of grant, and 25% vested or will vest on February 10, 2023, 2024, and 2025, respectively.52,131Å February 17, 20222022-2024 Performance Share ProgramÅ€”Å \$17.77Å Shares awarded, if any, will vest immediately upon determination of award in 2025.182,905Å (2)February 13, 2023Deferred Stock Award347,945Å \$10.55Å Of the shares granted, 25% vested on the date of grant, and 25% vested or will vest on February 13, 2024, 2025, and 2026, respectively.205,841Å February 23, 20232023-2025 Performance Share ProgramÅ€”Å \$12.37Å Shares awarded, if any, will vest immediately upon determination of award in 2026.679,692Å (2)February 23, 2023Deferred Stock Award372,394Å \$9.47Å Of the shares granted, 25% will vest on February 23, 2024, 2025, 2026, and 2027, respectively.290,593Å February 20, 2024Deferred Stock Award557,674Å \$6.55Å Of the shares granted, 25% will vest on February 20, 2025, 2026, 2027, and 2028, respectively.557,674Å February 20, 20242024-2026 Performance Share ProgramÅ€”Å \$7.64Å Shares awarded, if any, will vest immediately upon determination of award in 2027.1,283,970Å (2)May 7, 2024Deferred Stock Award-Board of Directors86,328Å \$6.95Å Of the shares granted, 100% will vest on the earlier of the 2025 Annual Meeting or May 7, 2025.86,328Å Total3,339,134Å (1)Amounts reflect the total original grant to employees and independent directors, net of shares surrendered upon vesting to satisfy required minimum tax withholding obligations through SeptemberÅ 30, 2024.(2)Estimated based on Piedmont’s cumulative TSR for the respective performance period through SeptemberÅ 30, 2024. Share estimates are subject to change in future periods based upon Piedmont’s relative TSR performance compared to its peer group of office REITs.During the three months ended SeptemberÅ 30, 2024 and 2023, Piedmont recognized approximately \$2.2 million and \$2.1 million, respectively, of compensation expense related to the amortization of unvested and potential stock awards. During the nine months ended SeptemberÅ 30, 2024 and 2023, Piedmont recognized approximately \$6.3 million and \$6.0 million, respectively, of compensation expense related to

the amortization of unvested and potential stock awards. During the nine months ended September 30, 2024, 284,650 shares (net of shares surrendered upon vesting to satisfy required minimum tax withholding obligations) were issued to employees and independent directors. As of September 30, 2024, approximately \$14.1 million of unrecognized compensation cost related to unvested and potential stock awards remained, which Piedmont will record in its consolidated statements of operations over a weighted-average vesting period of approximately 1.5 years.

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10. A A A Supplemental Disclosures for the Statement of Consolidated Cash Flows

Certain non-cash investing and financing activities for the nine months ended September 30, 2024 and 2023 (in thousands) are outlined below:

Nine Months Ended September 30, 2024

September 30, 2023

Tenant improvements funded by tenants \$16,896A \$30,790A

Accrued capital expenditures and deferred lease costs \$42,434A \$17,458A

Change in accrued dividends \$(15,143) \$(25,358)

Change in accrued deferred financing costs \$(232) \$(32)

The following table provides a reconciliation of cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statements of cash flows for the nine months ended September 30, 2024 and 2023, to the consolidated balance sheets for the respective period (in thousands):

2024

2023

Cash and cash equivalents, beginning of period \$825A \$16,536A

Restricted cash and escrows, beginning of period 3,381A 3,064A

Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, beginning of period \$4,206A \$19,600A

Cash and cash equivalents, end of period 133,624A \$5,044A

Restricted cash and escrows, end of period 3,343A 5,983A

Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, end of period \$136,967A \$11,027A

Amounts in restricted cash and escrows typically represent: escrow accounts required for future property repairs; escrow accounts for the payment of real estate taxes as required under certain of Piedmont's debt agreements; earnest money deposited by a buyer to secure the purchase of one of Piedmont's properties; or security or utility deposits held for tenants as a condition of their lease agreement.

11. A A A Earnings Per Share

As Piedmont recognized a net loss for both the three and nine months ended September 30, 2024 and 2023, earnings per share is computed using basic weighted-average common shares outstanding.

12. A A A Segment Information

Piedmont's President and Chief Executive Officer has been identified as Piedmont's CODM, as defined by GAAP. The CODM evaluates Piedmont's portfolio and assesses the ongoing operations and performance of its projects utilizing the following geographic segments: Atlanta, Dallas, Orlando, Northern Virginia/Washington, D.C., Minneapolis, New York, and Boston. These operating segments are also Piedmont's reportable segments. As of September 30, 2024, Piedmont also owned two properties in Houston that do not meet the definition of an operating or reportable segment as the CODM does not regularly review these properties for purposes of allocating resources or assessing performance. Further, Piedmont does not maintain a significant presence nor anticipate further investment in this market. These two properties are the primary contributors to accrual-based net operating income ("NOI") included in "Other" below. During the periods presented, there have been no material inter segment transactions. The accounting policies of the reportable segments are the same as Piedmont's accounting policies.

Accrual-based net operating income ("NOI") by geographic segment is the primary performance measure reviewed by Piedmont's CODM to assess operating performance and consists only of revenues and expenses directly related to real estate rental operations. NOI is calculated by deducting property operating costs from lease revenues and other property related income. NOI reflects property acquisitions and dispositions, occupancy levels, rental rate increases or decreases, and the

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recovery of operating expenses. Piedmont's calculation of NOI may not be directly comparable to similarly titled measures calculated by other REITs.

Asset value information and capital expenditures by segment are not reported because the CODM does not use these measures to assess performance.

The following table presents accrual-based lease revenue and other property related income included in NOI by geographic reportable segment (in thousands):

Three Months Ended

Nine Months Ended

September 30, 2024

September 30, 2023

September 30, 2024

September 30, 2023

Atlanta \$41,491A \$40,433A

Dallas \$126,601A \$119,860A

Dallas 26,135A 28,619A

Orlando 81,658A 84,680A

Orlando 14,302A 15,234A

Northern Virginia/Washington, D.C. 44,657A 46,112A

Northern Virginia/Washington, D.C. 14,313A 15,251A

5,036A 45,029A

Minneapolis 11,532A 16,700A

37,173A 47,125A

New York 14,040A 13,940A

41,350A 40,674A

Boston 11,607A 10,875A

34,045A 31,642A

Total reportable segments 133,420A 141,052A

410,520A 415,122A

Other 5,873A 5,934A

16,573A 17,303A

Total Revenues \$139,293A \$146,986A

\$427,093A \$432,425A

The following table presents NOI by geographic reportable segment (in thousands):

Three Months Ended

Nine Months Ended

September 30, 2024

September 30, 2023

September 30, 2024

September 30, 2023

Atlanta \$27,661A \$25,965A

Boston \$81,563A \$77,247A

Dallas \$15,366A 16,334A

47,411A 47,313A

Orlando \$7,456A 8,895A

24,525A 27,446A

Northern Virginia/Washington, D.C. 8,021A 9,183A

26,700A 27,156A

Minneapolis 1,149A 9,166A

17,661A 25,622A

New York 7,433A 7,565A

22,427A 22,286A

Boston 7,024A 6,422A

21,352A 19,213A

Total reportable segments 78,110A 83,530A

241,639A 246,283A

Other 3,067A 3,544A

9,294A 9,956A

Total NOI \$81,177A \$87,074A

\$250,933A \$256,239A

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reconciliation of Net loss applicable to Piedmont to NOI is presented below (in thousands):

Three Months Ended

Nine Months Ended

September 30, 2024

September 30, 2023

September 30, 2024

September 30, 2023

Net loss applicable to Piedmont \$(11,519) \$(17,002)

\$(49,091) \$(20,357)

Management fee revenue (1)(714) (210)

(965) (756)

Depreciation and amortization 56,067A 58,311A

169,968A 173,946A

Impairment charges 10,957A 18,432A

10,957A 18,432A

General and administrative expenses 6,809A 7,043A

22,773A 22,013A

Interest expense 32,072A 27,361A

91,355A 72,827A

Other income (1,983) (207)

(2,374) (3,218)

Loss on early extinguishment of debt 820A 386A

820A Loss on sale of real estate assets 445A 46A

445A Net income applicable to noncontrolling interest 1A 4A

7A Total NOI \$81,177A \$87,074A

\$250,933A \$256,239A

(1) Presented net of related operating expenses incurred to earn such management fee revenue. Such operating expenses are a component of property operating costs in the accompanying consolidated statements of operations.

13. A A A Subsequent Event

Fourth Quarter Dividend Declaration

On October 23, 2024, the board of directors of Piedmont declared a dividend for the fourth quarter of 2024 in the amount of \$0.125 per common share outstanding to stockholders of record as of the close of business on November 22, 2024. Such dividend will be paid on January 2, 2025.

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ITEM 2. A A A MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion and analysis should be read in conjunction with the accompanying consolidated financial statements and notes thereto of Piedmont Office Realty Trust, Inc. ("Piedmont," "we," "our," or "us"). See also Cautionary Note Regarding Forward-Looking Statements preceding Part I, as well as the consolidated financial statements and accompanying notes thereto and Management's Discussion and Analysis of Financial Condition and Results of Operations included in our Annual Report on Form 10-K for the year ended December 31, 2023.

Liquidity and Capital Resources

We intend to use cash on hand, cash flows generated from the operation of our properties, net proceeds from the potential disposition of select properties, and our available bank credit as our primary sources of immediate liquidity, including to repay the \$250 Million Unsecured 2018 Term Loan which is scheduled to mature in March of 2025. Other than the \$250 Million Unsecured 2018 Term Loan, we currently have no other final debt maturities until 2027. We believe that we have sufficient liquidity to meet our obligations for the foreseeable future. Our most consistent use of capital has historically been, and we believe will continue to be, to fund capital expenditures for our existing portfolio of properties. During the nine months ended September 30, 2024 and 2023 we incurred the following types of capital expenditures (in thousands):

Nine Months Ended

September 30, 2024

September 30, 2023

Capital expenditures for redevelopment/renovations \$62,898A \$39,938A

Other capital expenditures, including building and tenant improvements 77,088A 73,454A

Total capital expenditures (1)\$139,986A \$113,392A

(1) Of the total amounts paid, approximately \$13.4 million and \$7.1 million relates to soft costs such as capitalized interest, payroll, and other property operating costs for the nine months ended September 30, 2024 and 2023, respectively.

"Capital expenditures for redevelopment/renovations" during both the nine months ended September 30, 2024 and 2023 related to building upgrades, primarily to the lobbies and the addition of tenant amenities at certain of our buildings, including: Galleria Towers in Dallas, Texas; The Exchange in Orlando, Florida; 999 Peachtree Street and Galleria on the Park in Atlanta, Georgia, and Meridian in suburban Minneapolis, Minnesota, among others, most of which are anticipated to be completed during 2024. "Other capital expenditures, including building and tenant improvements" includes all other capital expenditures during the period and is typically comprised of tenant and building improvements necessary to lease, maintain, or provide enhancements, including energy efficient equipment, to our existing portfolio of office properties. We currently do not anticipate incurring any unusually large or material capital expenditures within any given year in order to meet recognized sustainable development standards, and achieve our environmental impact goals. Given that our operating model frequently results in leases for multiple blocks of space to credit-worthy tenants, our leasing success can result in capital outlays which vary from one reporting period to another based upon the specific leases executed. For leases executed during the nine months ended September 30, 2024, we committed to spend approximately \$5.71 per square foot per year of lease term for tenant improvement allowances and lease commissions (net of expired lease commitments) as compared to \$6.20 (net of expired lease commitments) for the nine months ended September 30, 2023. As of September 30, 2024, we had two individually significant unrecorded tenant allowance commitments greater than \$10 million. In addition to the amounts that we have already committed to as a part of executed leases, we also anticipate continuing to incur similar market-based tenant improvement allowances and leasing commissions in conjunction with procuring future leases for our existing portfolio of properties. Both the timing and magnitude of expenditures related to future leasing activity can vary due to a number of factors and are highly dependent on the size of the leased square footage, length of the lease term, and the competitive market conditions of the particular office market at the time a lease is being negotiated, in addition to the impact of inflation and rising costs of construction.

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Although reducing outstanding debt remains our priority, subject to the identification and availability of a few, select investment opportunities and our ability to consummate such acquisitions on satisfactory terms, acquiring new assets consistent with our investment strategy could also be a significant use of capital. We also use capital resources to pay dividends to our stockholders. The amount and form of payment (cash or stock issuance) of future dividends to be paid to our stockholders will continue to be largely dependent upon (i) the amount of cash generated from our operating activities; (ii) our expectations of future cash flows; (iii) our determination of near-term cash needs for debt repayments, development projects, and selective acquisitions of new properties; (iv) the timing of significant expenditures for tenant improvements, leasing commissions, building redevelopment projects, and general property capital improvements; (v) long-term dividend payout ratios for comparable companies; (vi) our ability to continue to access additional sources of capital, including potential sales of our properties; (vii) our desire to reduce overall leverage; and (viii) the amount required to be distributed to maintain our status as a REIT. With the fluctuating nature of cash flows and expenditures, we may periodically borrow funds on a short-term basis to cover timing differences in cash receipts and cash disbursements, including to pay dividends to our stockholders.

Results of Operations

Overview

Net loss applicable to common stockholders for the three months ended September 30, 2024 was approximately \$11.5 million, or \$0.09 per diluted share, as compared with net loss applicable to common stockholders of \$17.0 million, or \$0.14 per diluted share, for the three months ended September 30, 2023. The primary driver of the \$5.5 million decrease in net loss was the non-recurrence of an approximately \$11.0 million impairment charge recognized during the third quarter of 2023. This decrease was partially offset by increased interest expense, net of interest income, as compared to the third quarter of 2023, as well as the sale of two properties and the expiration of two large leases during 2024. Comparison of the three months ended September 30, 2024 versus the three months ended September 30, 2023

Income from Continuing Operations

The following table sets forth selected data from our consolidated statements of operations for the three months ended September 30, 2024 and 2023, respectively, as well as each balance as a percentage of total revenues for the same periods presented (dollars in millions):

September 30, 2024

% of Revenues

September 30, 2023

% of Revenues

Variance

Revenue: Rental and tenant reimbursement revenues 132.8A \$141.5A

(8.7)%

Property management fee revenue 0.9A 0.40A

5A

Other property related income 5.6A 5.1A

0.5A

Total revenues 139.3A 100A

147.0A

100A

(7.7)%

Expense: Property operating costs 57.5A 41A

59.8A

40A

(2.3)%

Depreciation 39.0A 28A

38.2A

26A

%

8A

Amortization 17.1A 12A

20.2A

14A

(3.1)%

Impairment charges 1A 11.0A

1A

(11.0)%

General and administrative 6.8A 5A

7.0A

(0.2)%

120.4A 136.2A

(15.8)%

Other income (expense): Interest expense (32.1) 23A

(27.4) 19A

(4.7)%

Other income 2.1A 1A

60.4A

7A

1.1A

60.8A

Loss on sale of real estate assets (0.4) 4A

1A

0.6A

0.8A

Net loss \$(11.5) (8)%

(17.0) (12)%

\$5.5A

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Revenue

Rental and tenant reimbursement revenue decreased approximately \$8.7 million for the three months ended September 30, 2024, as compared to the same period in the prior year. The decrease was primarily due to lost revenues during the downtime between certain large tenant expirations and the commencement or abatement expiration associated with recently executed leases, as well as the dispositions of One Lincoln Park and 750 West John Carpenter Freeway in 2024. The impact of these decreases is partially offset by the roll up of rental rates and new leases commencing during the twelve months ended September 30, 2024. Property management fee revenue increased approximately \$0.5 million for the three months ended September 30, 2024, as compared to the same period in the prior year due to an increase in the rate associated with our largest third-party property management agreement. This agreement was terminated in August 2024; therefore, property management fee revenue is expected to decrease in future periods.

Expense

Property operating costs decreased approximately \$2.3 million for the three months ended September 30, 2024 as compared to the same period in the prior year. The decrease was primarily due to lower property tax expense due to lower tax assessments and successful appeals, as well as property dispositions during 2024 (as discussed above). These decreases were partially offset by higher recoverable operating expenses such as utilities, security, repairs and maintenance and other general expenses as tenant utilization and the overall leased percentage of our portfolio increased during the twelve months ended September 30, 2024. Amortization expense decreased approximately \$3.1 million for the three months ended September 30, 2024 as compared to the same period in the prior year. The decrease was primarily due to amortization expense associated with certain lease intangible assets at our existing projects becoming fully amortized subsequent to July 1, 2023. During the three months ended September 30, 2023, we reduced the carrying amount of goodwill for the Minneapolis reporting unit resulting in the recognition of a non-cash impairment charge of approximately \$11.0 million. See Note 6 to our accompanying consolidated financial statements for further details.

Other Income (Expense)

Interest expense increased approximately \$4.7 million for the three months ended September 30, 2024, as compared to the same period in the prior year primarily driven by increased interest rates on floating-rate debt during the twelve months ended September 30, 2024, as well as refinancing \$1.2 billion of maturing debt at higher rates during the latter half of 2023 and first half of 2024. The increase was partially offset by a \$1.5 million increase in capitalized interest associated with various redevelopment projects in progress during the three months ended September 30, 2024. Other income increased approximately \$1.7 million for the three months ended September 30, 2024 as compared to the same period in the prior year due to interest income earned on a portion of cash received from the \$400 Million Unsecured Senior Notes due 2029 being invested and anticipated to be used to partially fund the repayment of the \$250 Million Unsecured 2018 Term Loan in March 2025.

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Comparison of the nine months ended September 30, 2024 versus the nine months ended September 30, 2023

The following table sets forth selected data from our consolidated statements of operations for the nine months ended September 30, 2024 and 2023, respectively, as well as each balance as a percentage of total revenues for the same period presented (dollars in millions):

September 30, 2024

% of Revenues

September 30, 2023

% of Revenues

Variance

Revenue: Rental and tenant reimbursement revenues \$408.6A \$415.8A

(7.2)%

Property management fee revenue 1.5A 1.3A

0.2A

Other property related income 17.0A 15.2A

1.8A

Total revenues 427.1A 100A

4432.3A

100A

(5.2)%

Expense: Property operating costs 175.5A 41A

176.0A

41A

(0.5)%

Depreciation 116.7A 27A

111.0A

42A

5A

6.3A

Amortization 53.3A 13A

63.5A

15A

(10.2)%

Impairment charges 18.4A 4A

11.0A

3A

67.4A

General and administrative 22.8A 6A

22.0A

5A

0.8A

386.7A 382.9A

3.8A

Other income (expense): Interest expense (91.4) 21A

(72.8) 17A

(18.6)%

Other income 2.7A 1A

3.8A

1A

(1.1)%

Loss on early extinguishment of debt (0.4) 4A

(0.8) 4A

0.4A

Loss on sale of real estate assets (0.4) 4A

1A

0.6A

0.8A

Net loss \$(49.1) (11)%

(20.4) (5)%

(28.7)%

Revenue

Rental and tenant reimbursement revenue decreased approximately \$7.2 million for the nine months ended September 30, 2024 as compared to the same period in the prior year. The decrease was primarily due to lost revenues during the downtime between certain large tenant expirations and the commencement or abatement expiration associated with recently executed leases, as well as the dispositions of One Lincoln Park and 750 West John Carpenter Freeway in 2024. The impact of these decreases is partially offset by the roll up of rental rates and new leases commencing during the twelve months ended September 30, 2024. Property management fee revenue increased approximately \$0.2 million for the nine months ended September 30, 2024, as compared to the same period in the prior year due to an increase in the rate associated with our largest third-party property management agreement. This agreement was terminated in September 2024; therefore, property management fee revenue is expected to decrease in future periods. Other property related income increased approximately \$1.8 million for the nine months ended September 30, 2024 as compared to the same period in the prior year primarily due to increased occupancy and utilization at our properties and higher transient parking at our office projects during the current period, as compared to the prior period.

Expense

Depreciation expense increased approximately \$6.3 million for the nine months ended September 30, 2024 as compared to the same period in the prior year. The increase was primarily due to additional building and tenant improvements placed in service subsequent to January 1, 2023. Amortization expense decreased approximately \$10.2 million for the nine months ended September 30, 2024 as compared to the same period in the prior year. The decrease in

amortization expense is associated with certain lease intangible assets at our existing projects becoming fully amortized subsequent to January 1, 2023. During the nine months ended September 30, 2024, we recognized a non-cash impairment charge of approximately \$18.4 million. 28Table of Contentsprimarily related to shortening the projected hold period for one property. During the nine months ended September 30, 2023, we reduced the carrying amount of goodwill resulting in the recognition of a non-cash impairment charge of approximately \$11.0 million. See Note 6 to our accompanying consolidated financial statements for further details. Other Income (Expense) Interest expense increased approximately \$18.6 million for the nine months ended September 30, 2024 as compared to the same period in the prior year primarily driven by increased interest rates on floating-rate debt during the twelve months ended September 30, 2024 as well as refinancing \$1.2 billion of maturing debt at higher rates during the latter half of 2023 and first half of 2024. The increase was partially offset by a \$4.7 million increase in capitalized interest associated with various redevelopment projects in progress during the nine months ended September 30, 2024. Other income decreased approximately \$1.1 million for the nine months ended September 30, 2024 as compared to the same period in the prior year due to lower average invested cash balances in the current period. 29Table of ContentsIssuer and Guarantor Financial InformationAs of September 30, 2024, Piedmont, through its wholly-owned subsidiary Piedmont OP, had four separate issuances totaling approximately \$1.6 billion of senior unsecured notes payable outstanding that mature in 2028, 2029, 2030 and 2032 (see Note 3 to our accompanying consolidated financial statements for additional details regarding each of these issuances) (collectively, the "Notes"). The Notes are senior unsecured obligations of Piedmont OP, rank equally in right of payment with all of Piedmont OP's other existing and future senior unsecured indebtedness, and would be effectively subordinated in right of payment to any of Piedmont OP's future mortgage or other secured indebtedness (to the extent of the value of the collateral securing such indebtedness) and to all existing and future indebtedness and other liabilities of Piedmont OP's subsidiaries, whether secured or unsecured. The Notes are fully and unconditionally guaranteed by Piedmont, the parent entity that consolidates Piedmont OP and all other subsidiaries. In particular, Piedmont guarantees to each holder of the Notes that the principal and interest on the Notes will be paid in full when due, whether at the maturity dates of the respective loans, or upon acceleration, upon redemption, or otherwise; interest on overdue principal and interest on any overdue interest, if any, on the Notes will also be paid in full when due; and all other obligations of the Issuer to the holders of the Notes will be promptly paid in full. Piedmont's guarantee of the Notes is its senior unsecured obligation and ranks equally in right of payment with all of Piedmont's other existing and future senior unsecured indebtedness and guarantees. Piedmont's guarantee of the Notes is effectively subordinated in right of payment to any future mortgage or other secured indebtedness or secured guarantees of Piedmont (to the extent of the value of the collateral securing such indebtedness and guarantees); and all existing and future indebtedness and other liabilities, whether secured or unsecured, of Piedmont's subsidiaries. In the event of the bankruptcy, liquidation, reorganization or other winding up of Piedmont OP or Piedmont, assets that secure any of their respective secured indebtedness and other secured obligations will be available to pay their respective obligations under the Notes or the guarantee, as applicable, and their other respective unsecured indebtedness and other unsecured obligations only after all of their respective indebtedness and other obligations secured by those assets have been repaid in full. All non-guarantor subsidiaries are separate and distinct legal entities and have no obligation, contingent or otherwise, to pay any amounts due pursuant to the Notes, or to make any funds available therefore, whether by dividends, loans, distributions or other payments. Pursuant to Rule 13-01 of Regulation S-X, Guarantors and Issuers of Guaranteed Securities Registered or Being Registered, the following tables present summarized financial information for Piedmont OP as issuer and Piedmont as guarantor on a combined basis after elimination of (i) intercompany transactions and balances among Piedmont OP and Piedmont and (ii) equity in earnings from and investments in any subsidiary that is a non-guarantor (in thousands): Combined Balances of Piedmont OP and Piedmont Office Realty Trust, Inc. as Issuer and Guarantor, respectively As of September 30, 2024 As of December 31, 2023 Due from non-guarantor subsidiaries \$900A \$900A Total assets \$411,019A \$285,116A Total liabilities \$2,073,131A \$1,926,434A For the Nine Months Ended September 30, 2024 Total revenues \$35,114A Net loss \$(83,669) 30Table of ContentsNet Operating Income by Geographic SegmentOur President and Chief Executive Officer is our chief operating decision maker ("CODM"), who evaluates our portfolio and assesses the ongoing operations and performance of our projects utilizing the following geographic segments: Atlanta, Dallas, Orlando, Northern Virginia/Washington, D.C., Minneapolis, New York, and Boston. These operating segments are also our reportable segments. Additionally, as of September 30, 2024, we owned two properties in Houston that did not meet the definition of an operating or reportable segment as the CODM does not regularly review these properties for purposes of allocating resources or assessing performance, and we do not maintain a significant presence or anticipate further investment in this market. These two properties are included in "Other" below. See Note 12 to the accompanying consolidated financial statements for additional information and a reconciliation of Net income/(loss) applicable to Piedmont to Net Operating Income ("NOI"). The following table presents accrual-basis NOI by geographic segment (in thousands): Three Months Ended Nine Months Ended September 30, 2024 September 30, 2023 September 30, 2024 September 30, 2023 Atlanta \$27,661A \$25,965A \$81,563A \$77,247A Dallas 15,366A 16,334A 47,411A 47,313A Orlando 7,456A 8,895A 24,525A 27,446A Northern Virginia/Washington, D.C. 8,021A 9,183A 26,700A 27,156A Minneapolis 5,149A 9,166A 17,661A 25,622A New York 7,433A 7,565A 22,427A 22,286A Boston 7,024A 6,422A 21,352A 19,213A Total reportable segments 78,110A 83,530A 241,639A 246,283A Other 3,067A 3,544A 9,294A 9,956A Total NOI \$81,177A \$87,074A \$250,933A \$256,239A Comparison of the Nine Months Ended September 30, 2024 Versus the Nine Months Ended September 30, 2023 Atlanta NOI increased due to several leases commencing at our Galleria on the Park and 999 Peachtree Street projects during the nine months ended September 30, 2024 as compared to the same period in the prior year. Orlando NOI decreased primarily due to the expiration of the lease associated with the sole tenant at 501 West Church. The entire building has been re-leased to another tenant; however, the new lease is not expected to commence until late 2025. Minneapolis NOI decreased primarily due to the expiration of the leases associated with the sole tenants at two projects: 9320 Excelsior Boulevard and Meridian. Both projects have been designated as redevelopment assets during the nine months ended September 30, 2024. Boston NOI increased during the nine months ended September 30, 2024 as compared to the prior year due to a tenant's expansion at our 5 & 15 Wayside Road building in the latter half of 2023. 31Table of ContentsFunds From Operations ("FFO"), Core Funds From Operations ("Core FFO"), and Adjusted Funds From Operations ("AFFO") Net loss calculated in accordance with GAAP is the starting point for calculating FFO, Core FFO, and AFFO. These metrics are non-GAAP financial measures and should not be viewed as an alternative measurement of our operating performance to net income/(loss). Management believes that accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values have historically risen or fallen with market conditions, many industry investors and analysts have considered the presentation of operating results for real estate companies that use historical cost accounting alone to be insufficient. As a result, we believe that the additive use of FFO, Core FFO, and AFFO, together with the required GAAP presentation, provides a more complete understanding of our performance relative to our competitors and a more informed and appropriate basis on which to make decisions involving operating, financing, and investing activities. We calculate FFO in accordance with the current National Association of Real Estate Investment Trusts ("NAREIT") definition. NAREIT currently defines FFO as Net income/(loss) (calculated in accordance with GAAP), excluding depreciation and amortization related to real estate, gains and losses from the sale of certain real estate assets, gains and losses from change in control, and impairment write-downs of certain real estate assets, goodwill, and investment in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity, along with appropriate adjustments to those reconciling items for joint ventures, if any. Other REITs may not define FFO in accordance with the NAREIT definition, or may interpret the current NAREIT definition differently than we do; therefore, our computation of FFO may not be comparable to the computation made by other REITs. We calculate Core FFO by starting with FFO, as defined by NAREIT, and adjusting for gains or losses on the early extinguishment of swaps and/or debt and any significant non-recurring or infrequent items. Core FFO is a non-GAAP financial measure and should not be viewed as an alternative to net income/(loss) calculated in accordance with GAAP as a measurement of our operating performance. We believe that Core FFO is helpful to investors as a supplemental performance measure because it excludes the effects of certain infrequent or non-recurring items which can create significant earnings volatility, but which do not directly relate to our core recurring business operations. As a result, we believe that Core FFO can help facilitate comparisons of operating performance between periods and provides a more meaningful predictor of future earnings potential. Other REITs may not define Core FFO in the same manner as us; therefore, our computation of Core FFO may not be comparable to the computation made by other REITs. We calculate AFFO by starting with Core FFO and adjusting for non-incremental capital expenditures and then adding back non-cash items including: non-real estate depreciation, straight-lined rents and fair value lease adjustments, non-cash components of interest expense and compensation expense, and by making similar adjustments for joint ventures, if any. AFFO is a non-GAAP financial measure and should not be viewed as an alternative to net income/(loss) calculated in accordance with GAAP as a measurement of our operating performance. We believe that AFFO is helpful to investors as a meaningful supplemental comparative performance measure of our ability to make incremental capital investments in new properties or enhancements to existing properties that improve revenue growth potential. Other REITs may not define AFFO in the same manner as us; therefore, our computation of AFFO may not be comparable to the computation of other REITs. 32Table of ContentsReconciliations of net loss applicable to common stock to FFO, Core FFO, and AFFO for the three and nine months ended September 30, 2024 and 2023 are presented below (in thousands except per share amounts): A Three Months Ended Nine Months Ended September 30, 2024 September 30, 2023 September 30, 2024 September 30, 2023 GAAP net loss applicable to common stocks \$(11,519) \$(17,002) \$(49,091) \$(20,357) Depreciation of real estate assets 38,624A 37,790A 115,699A 109,680A Amortization of lease-related costs 17,059A 20,151A 53,260A 63,495A Impairment charges 10,957A 18,432A 10,957A Loss on sale of real estate assets 445A 1A 445A 1A NAREIT FFO applicable to common stock 44,627A 51,896A 138,745A 163,775A Adjustments: Loss on early extinguishment of debt 820A 386A 820A Core FFO applicable to common stock 44,627A (1) 52,716A 139,131A 164,595A Adjustments: Amortization of debt issuance costs and discounts on debt 1,332A 1,410A 3,679A 3,961A Depreciation of non-real estate assets 347A 350A 950A 711A Straight-line effects of lease revenue (1,993) (418) (6,332) (6,360) Stock-based compensation adjustments 2,153A 2,070A 5,240A 4,348A Amortization of lease-related intangibles (2,463) (4,479) (7,668) (11,010) Non-incremental capital expenditures (2) (14,934) (11,710) (53,432) (35,070) AFFO applicable to common stock 29,069A 39,939A \$81,568A \$121,175A Weighted-average shares outstanding 1.32 1.17 (312,675) 123,781A 125,087A 123,689A NAREIT FFO per share (diluted) \$0.36A \$0.42A \$1.11A \$1.32A Core FFO per share (diluted) \$0.36A (1) \$0.43A \$1.11A \$1.33A (1) Core FFO was \$0.36 per diluted share for the three months ended September 30, 2024, as compared to \$0.43 per diluted share for the three months ended September 30, 2023. Approximately \$0.03 of the decrease is due to increased interest expense, net of interest income, with the remaining decrease attributable to a combination of the sale of One Lincoln Park during the first quarter of 2024, the sale of 750 West John Carpenter Freeway during the second quarter of 2024, as well as the expiration of two large leases during the nine months ended September 30, 2024. (2) We define non-incremental capital expenditures as capital expenditures of a recurring nature related to tenant improvements, leasing commissions, and building capital that do not incrementally enhance the underlying assets' income generating capacity. Tenant improvements, leasing commissions, building capital and deferred lease incentives incurred to lease space that was vacant at acquisition, leasing costs for spaces vacant for greater than one year, leasing costs for spaces at newly acquired properties for which in-place leases expire shortly after acquisition, improvements associated with the expansion of a building, and renovations that either enhance the rental rates of a building or change the property's underlying classification, such as from a Class B to a Class A property, are excluded from this measure. (3) Includes potential dilution under the treasury stock method that would occur if our remaining unvested and potential stock awards vested and resulted in additional common shares outstanding. Such shares are not included when calculating net loss per share applicable to Piedmont for the three and nine months ended September 30, 2024 and 2023, respectively, as they would reduce the loss per share presented. 33Table of ContentsProperty and Same Store Net Operating IncomeProperty Net Operating Income ("Property NOI") is a non-GAAP measure which we use to assess our operating results. We calculate Property NOI beginning with Net loss (calculated in accordance with GAAP) before adjusting for interest, depreciation and amortization and removing any impairments and gains or losses from sales of property and other significant infrequent items that create volatility within our earnings and make it difficult to determine the earnings generated by our core ongoing business. Furthermore, we remove general and administrative expenses, income associated with property management performed by us for other organizations, and other income or expense items, such as interest income from loan investments. For Property NOI (cash basis), the effects of the reversal of the non-cash general reserve for uncollectible accounts, straight-lined rents and fair value lease revenue are also eliminated; while such effects are not adjusted in calculating Property NOI (accrual basis). Property NOI is a non-GAAP financial measure and should not be viewed as an alternative to net income/(loss) calculated in accordance with GAAP as a measurement of our operating performance. We believe that Property NOI, on either a cash or accrual basis, is helpful to investors as a supplemental comparative performance measure of income generated by our properties alone without our administrative overhead. Other REITs may not define Property NOI in the same manner as we do; therefore, our computation of Property NOI may not be comparable to that of other REITs. We calculate Same Store Net Operating Income ("Same Store NOI") as Property NOI attributable to the properties (excluding undeveloped land parcels) that were (i) owned by us during the entire span of the current and prior year reporting periods; and (ii) that were not out of service for development or redevelopment during those periods. Same Store NOI, on either a cash or accrual basis, is a non-GAAP financial measure and should not be viewed as an alternative to net income/(loss) calculated in accordance with GAAP as a measurement of our operating performance. We believe that Same Store NOI is helpful to investors as a supplemental comparative performance measure of the income generated from the same group of properties from one period to the next. Other REITs may not define Same Store NOI in the same manner as we do; therefore, our computation of Same Store NOI may not be comparable to that of other REITs. 34Table of ContentsThe following table sets forth a reconciliation from net income calculated in accordance with GAAP to EBITDAre, Core EBITDA, Property NOI, and Same Store NOI, on both a cash and accrual basis, for the three months ended September 30, 2024 and 2023, respectively (in thousands): Cash BasisAccrual BasisThree Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Net loss applicable to Piedmont (GAAP basis) \$(11,519) \$(17,002) \$(11,519) \$(17,002)Net income applicable to noncontrolling interest 1A 1A 1A Interest expense 32,072A 27,361A 32,072A 27,361A Depreciation 38,988A 38,140A 38,988A 38,140A Amortization 17,059A 20,151A 17,059A 20,151A Depreciation and amortization attributable to noncontrolling interests 20A 20A 20A Goodwill impairment charge 10,957A 18,432A Loss on sale of real estate assets 445A 1A 445A 1A EBITDAre (1) 77,065A 97,628A 77,065A 97,628A Loss on early extinguishment of debt 820A 386A Core EBITDA (2) 77,065A 98,448A General & administrative expenses 6,809A 7,043A 6,809A 7,043A Management fee revenue (3) (714) (210) (714) (210) Other income (1,983) (207) (1,983) (207) Reversal of non-cash general reserve for uncollectible accounts 1A (600) Straight-line rent effects of lease revenue (1,993) (418) Straight-line effects of lease revenue attributable to noncontrolling interests 1A (2) Amortization of lease-related intangibles (2,463) (4,479) Property NOI 76,722A 81,575A 81,177A 87,074A Net operating (income)/loss from Dispositions (4) (141) (849) (136) (855) Other investments (5) 816A (2,733) 687A (2,778) Same Store NOI \$77,397A \$77,993A \$81,728A \$83,441A Change period over period in Same Store NOI (0.8)% N/A (2.1)% N/A (1) We calculate Earnings Before Interest, Taxes, Depreciation, and Amortization- Real Estate ("EBITDAre") in accordance with the current NAREIT definition. NAREIT currently defines EBITDAre as net income (computed in accordance with GAAP) adjusted for gains or losses from sales of property, impairment charges, depreciation on real estate assets, amortization on real estate assets, interest expense and taxes, along with the same adjustments for joint ventures. Some of the adjustments mentioned can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates. EBITDAre is a non-GAAP financial measure and should not be viewed as an alternative to net income calculated in accordance with GAAP as a measurement of our operating performance. We believe that EBITDAre is helpful to investors as a supplemental performance measure because it provides a metric for understanding our results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization) and capitalization and capital structure expenses (such as interest expense and taxes). We also believe that EBITDAre can help facilitate comparisons of operating performance between periods and (2) Table of Contents with other REITs. However, other REITs may not define EBITDAre in accordance with the NAREIT definition, or may interpret the current NAREIT definition differently than us; therefore, our computation of EBITDAre may not be comparable to that of such other REITs. (2) We calculate Core Earnings Before Interest, Taxes, Depreciation, and Amortization ("Core EBITDA") as net income (computed in accordance with GAAP) before interest, taxes, depreciation and amortization and incrementally removing any impairment charges, gains or losses from sales of property and other significant infrequent items that create volatility within our earnings and make it difficult to determine the earnings generated by our core ongoing business. Core EBITDA is a non-GAAP financial measure and should not be viewed as an alternative to net income calculated in accordance with GAAP as a measurement of our operating performance. We believe that Core EBITDA is helpful to investors as a

supplemental performance measure because it provides a metric for understanding the performance of our results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization), as well as items that are not part of normal day-to-day operations of our business. Other REITs may not define Core EBITDA in the same manner as us; therefore, our computation of Core EBITDA may not be comparable to that of other REITs.(3)Presented net of related operating expenses incurred to earn such management fee revenue.(4)Dispositions include One Lincoln Park in Dallas, Texas, sold in the first quarter of 2024, and 750 West John Carpenter Freeway in Irving, Texas, sold in the second quarter of 2024.(5)Other investments include active or recently completed out-of-service redevelopment projects and land. The operating results from a portion of The Exchange in Orlando, Florida, as well as Meridian and 9320 Excelsior Boulevard in suburban Minneapolis, Minnesota are included in this line item.36Table of ContentsThe following table sets forth a reconciliation of net loss calculated in accordance with GAAP to EBITDAre, Core EBITDA, Property NOI, and Same Store NOI, on both a cash and accrual basis, for the nine months ended September 30, 2024 and 2023 (in thousands):Cash BasisAccrual BasisNine Months EndedNine Months EndedSeptember 30, 2023September 30, 2023September 30, 2023September 30, 2023Net loss applicable to Piedmont (GAAP)\$ (49,091) \$(20,357) \$(49,091) \$(20,357)Net income applicable to noncontrolling interests4A 7A 4A 7A Interest expense91,355A 72,827A 91,355A 72,827A Depreciation 116,649A 110,391A 116,649A 110,391A Amortization 53,260A 63,495A 53,260A 63,495A Depreciation and amortization attributable to noncontrolling interests59A 60A 59A 60A Impairment charges18,432A 10,957A 18,432A 10,957A Loss on sale of real estate assets 445A 4A 445A 4A EBITDAre(1)231,113A 237,380A 231,113A 237,380A Loss on early extinguishment of debt386A 820A 386A 820A Core EBITDA(2)231,499A 238,200A 231,499A 238,200A General & administrative expenses 22,773A 22,013A 22,773A 22,013A Management fee revenue (3)(965) (756)(965)(756) Other income(2,374)(3,218)(2,374)(3,218)Reversal of non-cash general reserve for uncollectible accounts6A (1,000)Straight-line effects of lease revenue (6,332) (6,360)Straight line effects of lease revenue attributable to noncontrolling interests6A (7)Amortization of lease-related intangibles (7,668)(11,010)Property NOI236,933A 237,862A 250,933A 256,239A Net operating income from:Dispositions (4)(1,748)(2,353)(3,158)Other investments (5)(837)(8,349)(1,131)(8,388)Same Store NOI\$234,348A \$227,160A \$247,769A \$244,693A Change period over period in Same Store NOI3.2A %N/A1.3A %N/A37Table of Contents(1)We calculate Earnings Before Interest, Taxes, Depreciation, and Amortization- Real Estate ("EBITDAre") in accordance with the current NAREIT definition. NAREIT currently defines EBITDAre as net income/(loss) (computed in accordance with GAAP) adjusted for gains or losses from sales of property, impairment charges, depreciation on real estate assets, amortization on real estate assets, interest expense and taxes, along with the same adjustments for joint ventures. Some of the adjustments mentioned can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates. EBITDAre is a non-GAAP financial measure and should not be viewed as an alternative to net income calculated in accordance with GAAP as a measurement of our operating performance. We believe that EBITDAre is helpful to investors as a supplemental performance measure because it provides a metric for understanding our results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization) and capitalization and capital structure expenses (such as interest expense and taxes). We also believe that EBITDAre can help facilitate comparisons of operating performance between periods and with other REITs. However, other REITs may not define EBITDAre in accordance with the NAREIT definition, or may interpret the current NAREIT definition differently than us; therefore, our computation of EBITDAre may not be comparable to that of such other REITs.(2)We calculate Core Earnings Before Interest, Taxes, Depreciation, and Amortization ("Core EBITDA") as Net loss (computed in accordance with GAAP) before interest, taxes, depreciation and amortization and removing any impairment charges, gains or losses from sales of property and other significant infrequent items that create volatility within our earnings and make it difficult to determine the earnings generated by our core ongoing business. Core EBITDA is a non-GAAP financial measure and should not be viewed as an alternative to net income calculated in accordance with GAAP as a measurement of our operating performance. We believe that Core EBITDA is helpful to investors as a supplemental performance measure because it provides a metric for understanding the performance of our results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization), as well as items that are not part of normal day-to-day operations of our business. Other REITs may not define Core EBITDA in the same manner as us; therefore, our computation of Core EBITDA may not be comparable to that of other REITs.(3)Presented net of related operating expenses incurred to earn such management fee revenue.(4)Dispositions include One Lincoln Park in Dallas, Texas, sold in the first quarter of 2024, and 750 West John Carpenter Freeway in Irving, Texas, sold in the second quarter of 2024.(5)Other investments include active or recently completed out-of-service redevelopment projects and land. The operating results from a portion of The Exchange in Orlando, Florida, as well as Meridian and 9320 Excelsior Boulevard in suburban Minneapolis, Minnesota are included in this line item.OverviewOur portfolio consists of office projects located within identified growth submarkets in large metropolitan cities concentrated primarily in the Sunbelt. We typically lease space to creditworthy corporate or governmental tenants on a long-term basis. As of September 30, 2024, our average lease was approximately 14,000 square feet with six years of lease term remaining. Leased percentage, as well as rent roll ups and roll downs, which we experience as a result of re-leasing, can fluctuate widely between buildings and between tenants, depending on when a particular lease is scheduled to commence or expire. Leased PercentageThe leased percentage of our in-service portfolio increased to 88.8% leased as of September 30, 2024, as compared to 87.1% leased as of December 31, 2023. During the nine months ended September 30, 2024, we completed approximately 2.0 million square feet of leasing, including approximately 938,000 square feet of new tenant leases which contributed to the increase in our in-service leased percentage as compared to December 31, 2023. As of September 30, 2024, scheduled lease expirations for the portfolio for the next twelve months represent less than 9% of our ALR, some portion of which have already renewed. To the extent the square footage from new leases for currently vacant space in our in-service portfolio exceeds or falls short of the square footage associated with non-renewing expirations, such leases would increase or decrease our in-service leased percentage, respectively. As of September 30, 2024, three projects, 222 South Orange Avenue in Orlando, Florida, and 9320 Excelsior Boulevard and Meridian, both in suburban Minneapolis, Minnesota, were classified as out of service as they undergo redevelopment. Impact of Downtime, Abatement Periods, and Rental Rate ChangesCommencement of a lease associated with a new tenant typically occurs 6-18 months after the lease execution date, after refurbishment of the space is completed. The downtime between a lease expiration and the new lease's commencement can negatively impact Property NOI and Same Store NOI comparisons (both accrual and cash basis). In addition, office leases for both new and renewing tenants often contain upfront rental and/or operating expense abatement periods which delay the cash flow benefits of the lease even after the new or renewed lease has commenced, negatively impacting Property NOI and Same Store NOI on a cash basis until such abatements expire. As of September 30, 2024, we had approximately 1.5A million square 38Table of Contentsfeet of executed leases for vacant space yet to commence or under rental abatement, representing approximately \$48A million of future additional annual cash rents. If we are unable to replace expiring leases with new or renewal leases at rental rates equal to or greater than the expiring rates, rental rate roll downs could occur and negatively impact Property NOI and Same Store NOI comparisons. As discussed above, our diverse portfolio and the magnitude of some of our tenants' leased spaces can result in rent roll ups and roll downs that can fluctuate widely on a project-by-project and a quarter-to-quarter basis. During the three months ended September 30, 2024, we experienced an 4.0% and 8.5% roll up in cash and accrual rents, respectively, on executed leases related to space vacant one year or less. During the three months ended September 30, 2024, Same Store NOI decreased by (0.8)% and (2.1)% on a cash and accrual basis, respectively, as compared to the same period in the prior year, due to timing differences between lease expirations and the commencement, or expiration of abatements, associated with recently executed leases. Same Store NOI comparisons for any given period fluctuate as a result of the mix of net leasing activity in individual properties during the respective period. Election as a REITWe have elected to be taxed as a REIT under the Code and have operated as such beginning with our taxable year ended December 31, 1998. To qualify as a REIT, we must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of our adjusted REIT taxable income, computed without regard to the dividends-paid deduction and by excluding net capital gains attributable to our stockholders, as defined by the Code. As a REIT, we generally will not be subject to federal income tax on income that we distribute to our stockholders. If we fail to qualify as a REIT in any taxable year, we may be subject to federal income taxes on our taxable income for that year and for the four years following the year during which qualification is lost and/or penalties, unless the IRS grants us relief under certain statutory provisions. Such an event could materially adversely affect our net income/(loss) and net cash available for distribution to our stockholders. However, we believe that we are organized and operate in such a manner as to qualify for treatment as a REIT and intend to continue to operate in the foreseeable future in such a manner that we will remain qualified as a REIT for federal income tax purposes. We have elected to treat one of our wholly owned subsidiaries as a taxable REIT subsidiary ("TRS"). Our TRS performs non-customary services for tenants of buildings that we own, including real estate and non-real estate related services. Any earnings related to such services performed by our TRS are subject to federal and state income taxes. In addition, for us to continue to qualify as a REIT, our investments in TRS cannot exceed 20% of the value of our total assets. InflationWe are exposed to inflation risk, as income from long-term leases is the primary source of our cash flows from operations. There are provisions in the majority of our tenant leases that are intended to protect us from, and mitigate the risk of, the impact of inflation. These provisions include rent steps, reimbursement billings for operating expense pass-through charges, real estate tax, and insurance on a per square-foot basis, or in some cases, annual reimbursement of operating expenses above certain per square-foot allowances. However, due to the long-term nature of the leases, the leases may not readjust their reimbursement rates frequently enough to fully cover inflation. Application of Critical Accounting EstimatesOur accounting policies have been established to conform with GAAP. The preparation of financial statements in conformity with GAAP requires management to use judgment in the application of accounting policies, including making estimates and assumptions. These judgments affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenue and expenses during the reporting periods. If our judgment or interpretation of the facts and circumstances relating to various transactions had been different, it is possible that different accounting policies would have been applied, thus, resulting in a different presentation of the financial statements. Additionally, other companies may utilize different estimates that may impact comparability of our results of operations to those of companies in similar businesses. Refer to our Annual Report on Form 10-K for the year ended December 31, 2023 for a discussion of our critical accounting policies and estimates. There have been no material changes to these policies during the nine months ended September 30, 2024. Commitments and ContingenciesWe are subject to certain commitments and contingencies with regard to certain transactions. Refer to Note 7 to our consolidated financial statements for further explanation. 39Table of ContentsITEM 3. A A A QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISKOur future income, cash flows, and estimated fair values of our financial instruments depend in part upon prevailing market interest rates. Market risk is the exposure to loss resulting from changes in interest rates, foreign currency, exchange rates, commodity prices, and equity prices. As of September 30, 2024, our primary market risk is our exposure to interest rate fluctuations in connection with any future borrowings on our \$600 Million Unsecured 2022 Line of Credit. Many factors, including governmental monetary and tax policies, domestic and international economic and political considerations, and other factors that are beyond our control contribute to interest rate risk, including changes in the method pursuant to which SOFR rates are determined. Our interest rate risk management objectives are to limit the impact of interest rate changes on earnings and cash flow primarily through a low-to-moderate level of overall borrowings, as well as managing the variability in rate fluctuations on our outstanding debt. As such, all of our debt as of September 30, 2024 is currently based on fixed or effectively-fixed interest rates to hedge against volatility in the credit markets. We do not enter into derivative or interest rate transactions for speculative purposes, as such all of our debt and derivative instruments were entered into for purposes other than trading purposes. The estimated fair value of our debt was approximately \$2.3 billion and \$2.0 billion as of September 30, 2024 and December 31, 2023, respectively. Our interest rate swap agreements in place as of September 30, 2024 carried a notional amount totaling \$450A million with a weighted-average fixed interest rate of 5.07%, and our interest swap agreements as of December 31, 2023 carried a notional amount totaling \$250A million with a weighted-average fixed interest rate of 4.79%. As of September 30, 2024, our total outstanding debt subject to fixed, or effectively fixed, interest rates totaling approximately \$2.2 billion has an average effective interest rate of approximately 6.01% per annum with expirations ranging from 2025 to 2032. A change in the market interest rate impacts the net financial instrument position of our fixed-rate debt portfolio but has no impact on interest incurred or cash flows for that portfolio. As of September 30, 2024 our \$600 Million Unsecured 2022 Line of Credit had no amounts outstanding, which is the only facility subject to a variable interest rate. To the extent that we borrow additional funds in the future under the \$600 Million Unsecured 2022 Line of Credit or potential future variable-rate debt facilities, we would have exposure to increases in interest rates, which would potentially increase our cost of debt. ITEM 4. A A A CONTROLS AND PROCEDURESManagement's Conclusions Regarding the Effectiveness of Disclosure Controls and ProceduresWe carried out an evaluation, under the supervision and with the participation of management, including the Principal Executive Officer and the Principal Financial Officer, of the effectiveness of the design and operation of our disclosure controls and procedures as defined in Rules 13a-15(e) and 15d-15(e) of the Securities Exchange Act of 1934 (the "Exchange Act") as of the end of the quarterly period covered by this report. Based upon that evaluation, the Principal Executive Officer and the Principal Financial Officer concluded that our disclosure controls and procedures were effective as of the end of the period covered by this quarterly report in providing a reasonable level of assurance that information we are required to disclose in the reports we file or submit under the Exchange Act is recorded, processed, summarized, and reported within the time periods specified in applicable SEC rules and forms, including providing a reasonable level of assurance that information required to be disclosed by us in the reports we file under the Exchange Act is accumulated and communicated to our management, including the Principal Executive Officer and the Principal Financial Officer, as appropriate, to allow timely decisions regarding required disclosure. Changes in Internal Control Over Financial ReportingThere were no changes in our internal control over financial reporting during the quarter ended September 30, 2024 that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting. 40Table of ContentsPART II. OTHER INFORMATIONITEM 1. A A A LEGAL PROCEEDINGSWe are not subject to any material pending legal proceedings. However, we are subject to routine litigation arising in the ordinary course of owning and operating real estate assets. Our management expects that these ordinary routine legal proceedings will be covered by insurance and does not expect these legal proceedings to have a material adverse effect on our financial condition, results of operations, or liquidity. Additionally, management is not aware of any legal proceedings against Piedmont contemplated by governmental authorities. ITEM 1A. A A A RISK FACTORSThere have been no known material changes from the risk factors previously disclosed in our Annual Report on Form 10-K for the year ended December 31, 2023. ITEM 2. A A A UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS(a) There were no unregistered sales of equity securities during the third quarter of 2024. (b) Not applicable. (c) None. ITEM 3. A A A DEFAULTS UPON SENIOR SECURITIESNot applicable. ITEM 4. A A A MINE SAFETY DISCLOSURESNot applicable. ITEM 5. A A A OTHER INFORMATIONNone. 41Table of ContentsITEM 6. A A A EXHIBITSExhibitNumberDescription of Document3.1Third Articles of Amendment and Restatement of Piedmont Office Realty Trust, Inc. (the "Company") (incorporated by reference to Exhibit 3.1 to the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2009, filed on March 31, 2010). 3.1.2Articles of Amendment of the Company effective June 30, 2011 (incorporated by reference to Exhibit 3.2 to the Company's Current Report on Form 8-K filed on July 6, 2011). 3.1.3Articles Supplementary of the Company effective June 30, 2011 (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on July 6, 2011). 3.1.4Articles Supplementary to the Third Articles of Amendment and Restatement of the Company, as supplemented and amended (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K, filed on November 14, 2016). 3.1.5Articles of Amendment to the Third Articles of Amendment and Restatement of the Company, as supplemented and amended (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on May 23, 2018). 3.2A Amended and Restated Bylaws of the Company (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K, filed on March 19, 2019). 10.1*Offer Letter, dated September 30, 2024, between the Company and Sherry Rexroad (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K, filed on September 30, 2024). 10.2*Executive Severance Plan, effective September 30, 2024 (incorporated by reference to Exhibit 10.2 to the Company's Current Report on Form 8-K, filed on September 30, 2024). 10.3*Separation Agreement, dated September 30, 2024, between the Company and Robert Bowers (incorporated by reference to Exhibit 10.3 to the Company's Current Report on Form 8-K, filed on September 30, 2024). 22.1A Subsidiary Issuer of Guaranteed Securities (incorporated by reference to Exhibit 22.1 to the Company's Quarterly Report on Form 10-Q filed on July 31, 2024). 31.1A Certification of Principal Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. 31.2A Certification of Principal Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. 32.1A Certification of Chief Executive Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. 32.2A Certification of Chief Financial Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. 101.INSXBRL Instance Document - the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document. 101.SCHInline XBRL Taxonomy

Extension Schema Document.101.CALInline XBRL Taxonomy Extension Calculation Linkbase Document.101.DEFInline XBRL Taxonomy Extension Definition Linkbase Document.101.LABInline XBRL Taxonomy Extension Label Linkbase Document.101.PREInline XBRL Taxonomy Extension Presentation Linkbase Document.104Å Cover Page Interactive Data File (formatted as Inline XBRL and contained in Exhibit 101).* Indicates management compensatory plan or arrangement.42Table of ContentsSIGNATURESPursuant 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 thereunto duly authorized.PIEDMONT OFFICE REALTY TRUST, INC.(Registrant)Dated:October 24, 2024By:/s/ Robert E. BowersRobert E. BowersChief Financial Officer and Executive Vice President(Principal Financial Officer and Duly Authorized Officer)43 EX-31.1 2 pdm93024ex311peocert.htm SECTION 302 CERTIFICATION OF PEO DocumentEXHIBIT 31.1PRINCIPAL EXECUTIVE OFFICER CERTIFICATIONPURSUANT TOSECTION 302 OF THE SARBANES-OXLEY ACT OF 20021, C. Brent Smith, certify that:1.I have reviewed this Form 10-Q for the quarter ended SeptemberÅ 30, 2024 of Piedmont Office Realty Trust, Inc.;2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;4.The registrantÅ™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the registrantÅ™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd)Disclosed in this report any change in the registrantÅ™s internal control over financial reporting that occurred during the registrantÅ™s most recent fiscal quarter (the registrantÅ™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantÅ™s internal control over financial reporting; and5.The registrantÅ™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantÅ™s auditors and the audit committee of the registrantÅ™s board of directors (or persons performing the equivalent functions):a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantÅ™s ability to record, process, summarize and report financial information; andb)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantÅ™s internal control over financial reporting.Dated: OctoberÅ 24, 2024 Å By-/s/ C. Brent SmithC. Brent SmithPrincipal Executive Officer EX-31.2 3 pdm93024ex312pfocert.htm SECTION 302 CERTIFICATION OF PFO DocumentEXHIBIT 31.2PRINCIPAL FINANCIAL OFFICER CERTIFICATIONPURSUANT TOSECTION 302 OF THE SARBANES-OXLEY ACT OF 20021, Robert E. Bowers, certify that:1.I have reviewed this Form 10-Q for the quarter ended SeptemberÅ 30, 2024 of Piedmont Office Realty Trust, Inc.;2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;4.The registrantÅ™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the registrantÅ™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd)Disclosed in this report any change in the registrantÅ™s internal control over financial reporting that occurred during the registrantÅ™s most recent fiscal quarter (the registrantÅ™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantÅ™s internal control over financial reporting; and5.The registrantÅ™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantÅ™s auditors and the audit committee of the registrantÅ™s board of directors (or persons performing the equivalent functions):a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantÅ™s ability to record, process, summarize and report financial information; andb)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantÅ™s internal control over financial reporting.Dated: OctoberÅ 24, 2024 Å By-/s/ Robert E. BowersRobert E. BowersPrincipal Financial Officer EX-32.1 4 pdm93024ex321ceocert.htm SECTION 906 CERTIFICATION OF CEO DocumentEXHIBIT 32.1CERTIFICATION OF CHIEF EXECUTIVE OFFICERPURSUANT TOSECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 (18 U.S.C. 1350)In connection with the Report of Piedmont Office Realty Trust, Inc. (the ÅœœRegistrantÅœ) on Form 10-Q for the quarter ended SeptemberÅ 30, 2024, as filed with the Securities and Exchange Commission (the ÅœœReportÅœ), the undersigned, C. Brent Smith, Chief Executive Officer of the Registrant, hereby certifies, pursuant to 18 U.S.C. Å§1350, as adopted pursuant to Å§906 of the Sarbanes-Oxley Act of 2002, that, to the best of my knowledge and belief:(1)The Report fully complies with the requirements of SectionÅ 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Registrant.By-/s/ C. Brent SmithC. Brent SmithChief Executive OfficerOctober 24, 2024 EX-32.2 5 pdm93024ex322cfocert.htm SECTION 906 CERTIFICATION OF CFO DocumentEXHIBIT 32.2CERTIFICATION OF CHIEF FINANCIAL OFFICERPURSUANT TOSECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 (18 U.S.C. 1350)In connection with the Report of Piedmont Office Realty Trust, Inc. (the ÅœœRegistrantÅœ) on Form 10-Q for the quarter ended SeptemberÅ 30, 2024, as filed with the Securities and Exchange Commission (the ÅœœReportÅœ), the undersigned, Robert E. Bowers, Chief Financial Officer of the Registrant, hereby certifies, pursuant to 18 U.S.C. Å§1350, as adopted pursuant to Å§906 of the Sarbanes-Oxley Act of 2002, that, to the best of my knowledge and belief:(1)The Report fully complies with the requirements of SectionÅ 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Registrant.By-/s/ Robert E. BowersRobert E. BowersChief Financial OfficerOctober 24, 2024 EX-101.SCH 6 pdm-20240930.xsd XBRL TAXONOMY EXTENSION SCHEMA DOCUMENT 0000001 - Document - Cover link:presentationLink link:calculationLink link:definitionLink 9952151 - Statement - CONSOLIDATED BALANCE SHEETS link:presentationLink link:calculationLink link:definitionLink 9952152 - Statement - CONSOLIDATED BALANCE SHEETS (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952153 - Statement - CONSOLIDATED STATEMENTS OF OPERATIONS (UNAUDITED) link:presentationLink link:calculationLink link:definitionLink 9952154 - Statement - CONSOLIDATED STATEMENTS OF COMPREHENSIVE LOSS (UNAUDITED) link:presentationLink link:calculationLink link:definitionLink 9952155 - Statement - CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY (UNAUDITED) link:presentationLink link:calculationLink link:definitionLink 9952156 - Statement - CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY (UNAUDITED) (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952157 - Statement - CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED) link:presentationLink link:calculationLink link:definitionLink 9952158 - Disclosure - Organization link:presentationLink link:calculationLink link:definitionLink 9952159 - Disclosure - Summary of Significant Accounting Policies link:presentationLink link:calculationLink link:definitionLink 9952160 - Disclosure - Debt link:presentationLink link:calculationLink link:definitionLink 9952161 - Disclosure - Derivative Instruments link:presentationLink link:calculationLink link:definitionLink 9952162 - Disclosure - Fair Value Measurement of Financial Instruments link:presentationLink link:calculationLink link:definitionLink 9952163 - Disclosure - Impairment Charges link:presentationLink link:calculationLink link:definitionLink 9952164 - Disclosure - Commitments and Contingencies link:presentationLink link:calculationLink link:definitionLink 9952165 - Disclosure - Property Dispositions link:presentationLink link:calculationLink link:definitionLink 9952166 - Disclosure - Stock Based Compensation link:presentationLink link:calculationLink link:definitionLink 9952167 - Disclosure - Supplemental Disclosures for the Statement of Consolidated Cash Flows link:presentationLink link:calculationLink link:definitionLink 9952168 - Disclosure - Earnings Per Share link:presentationLink link:calculationLink link:definitionLink 9952169 - Disclosure - Segment Information link:presentationLink link:calculationLink link:definitionLink 9952170 - Disclosure - Subsequent Event link:presentationLink link:calculationLink link:definitionLink 9954471 - Disclosure - Summary of Significant Accounting Policies (Policies) link:presentationLink link:calculationLink link:definitionLink 9954472 - Disclosure - Summary of Significant Accounting Policies (Tables) link:presentationLink link:calculationLink link:definitionLink 9954473 - Disclosure - Debt (Tables) link:presentationLink link:calculationLink link:definitionLink 9954474 - Disclosure - Derivative Instruments (Tables) link:presentationLink link:calculationLink link:definitionLink 9954475 - 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Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954483 - Disclosure - Debt - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954484 - Disclosure - Debt - Schedule of Debt (Details) link:presentationLink link:calculationLink link:definitionLink 9954485 - Disclosure - Derivative Instruments - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954486 - Disclosure - Derivative Instruments - Schedule of Notional Amounts of Outstanding Derivative Positions (Details) link:presentationLink link:calculationLink link:definitionLink 9954487 - Disclosure - Derivative Instruments - Schedule of Interest Rate Derivatives (Details) link:presentationLink link:calculationLink link:definitionLink 9954488 - Disclosure - Derivative Instruments - Effect on other Comprehensive Income (Loss) (Details) link:presentationLink link:calculationLink link:definitionLink 9954489 - Disclosure - Fair Value Measurement of Financial Instruments (Details) link:presentationLink link:calculationLink link:definitionLink 9954490 - Disclosure - Impairment Charges (Details) link:presentationLink link:calculationLink link:definitionLink 9954491 - Disclosure - Commitments and Contingencies (Details) link:presentationLink link:calculationLink link:definitionLink 9954492 - Disclosure - Property Dispositions - Property Dispositions (Details) link:presentationLink link:calculationLink link:definitionLink 9954493 - Disclosure - Property Disposition - Details of Amounts Held For Sale (Details) link:presentationLink link:calculationLink link:definitionLink 9954494 - Disclosure - Stock Based Compensation - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954495 - Disclosure - Stock Based Compensation - Rollforward of Stock Awards (Details) link:presentationLink link:calculationLink link:definitionLink 9954496 - Disclosure - Stock Based Compensation - Additional Information Regarding Stock Award Activity (Details) link:presentationLink link:calculationLink link:definitionLink 9954497 - Disclosure - Stock Based Compensation - Outstanding Employee Stock Awards (Details) link:presentationLink link:calculationLink link:definitionLink 9954498 - Disclosure - Supplemental Disclosures for the Statement of Consolidated Cash Flows (Details) link:presentationLink link:calculationLink link:definitionLink 9954499 - Disclosure - Segment Information - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954500 - Disclosure - Segment Information - Revenue by Geographical Segment (Details) link:presentationLink link:calculationLink link:definitionLink 9954501 - Disclosure - Segment Information - NOI by Geographical Segment (Details) link:presentationLink link:calculationLink link:definitionLink 9954502 - Disclosure - Segment Information - Reconciliation of GAAP Net Income to NOI (Details) link:presentationLink link:calculationLink link:definitionLink 9954503 - Disclosure - Subsequent Event (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 7 pdm-20240930_cal.xml XBRL TAXONOMY EXTENSION CALCULATION LINKBASE DOCUMENT EX-101.DEF 8 pdm-20240930_def.xml XBRL TAXONOMY EXTENSION DEFINITION LINKBASE DOCUMENT EX-101.LAB 9 pdm-20240930_lab.xml XBRL TAXONOMY EXTENSION LABEL LINKBASE DOCUMENT Adjustments to reconcile net loss to net cash provided by operating activities: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Statistical Measurement [Domain] Statistical Measurement [Domain] Cover [Abstract] Net increase/(decrease) in cash, cash equivalents, and restricted cash and escrows Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Measurement Input, Discount Rate Measurement Input, Discount Rate [Member] Schedule of Notional Amounts of Outstanding Derivative Positions Schedule of Notional Amounts of Outstanding Derivative Positions [Table Text Block] Trading Symbol Trading Symbol Award vesting period Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Period Common stock dividends (in dollars per share) Common Stock, Dividends, Per Share, Declared Derivative [Line Items] Derivative [Line Items] \$215 Million Unsecured 2023 Term Loan \$215 Million Unsecured 2023 Term Loan Facility [Member] \$215 Million Unsecured Term Loan Facility Schedule of Assets Held For Sale and Discontinued Operations Disclosure of Long-Lived Assets Held-for-Sale [Table Text Block] Net derivative asset/(liability) Interest Rate Cash Flow Hedge Derivative at Fair Value, Net Disposal Group Name [Domain] Disposal Group Name [Domain] Restricted cash and escrows Restricted Cash and Escrows, Fair Value Disclosure This element represents the portion of the balance sheet assertion valued at fair value by the entity whether such amount is presented as a separate caption or as a parenthetical disclosure. Additionally, this element may be used in connection with the fair value disclosures required in the footnote disclosures to the financial statements. The element may be used in both the balance sheet and disclosure in the same submission. This item represents the amount of restricted cash and escrows existing as of the balance sheet date. Increase in tenant and straight-line rent receivables Increase (Decrease) in Accounts Receivable Derivative [Table] Derivative [Table] Organization Organization, Consolidation and Presentation of Financial Statements Disclosure [Text Block] Interest rate swaps Gross derivative liabilities Interest Rate Cash Flow Hedge Liability at Fair Value Tenant receivables, net Receivables, Fair Value Disclosure Fair Value Measurement of Financial Instruments Fair Value Disclosures [Text Block] Land Land [Member] \$400 Million Unsecured Senior Notes due 2024 \$400 Million Unsecured Senior Notes due 2024 [Member] \$400 Million Unsecured Senior Notes due 2024 Tenant receivables Lessor, Operating Lease, Account Receivable Net of Allowance for Doubtful Accounts Lessor, Operating Lease, Account Receivable Net of Allowance for Doubtful Accounts Portion at Fair Value Measurement Portion at Fair Value Measurement [Member] Common stock, shares outstanding (in shares) Beginning balance (in shares) Ending balance (in shares) Common Stock, Shares, Outstanding Operating lease costs Operating Lease, Cost Deferred lease costs paid Increase (Decrease) in Lease Acquisition Costs Deferred Stock Award, Granted February 23, 2023 Deferred Stock Award, Granted February 23, 2023 [Member] Deferred Stock Award, Granted February 23, 2023 Loss on Sale of Real Estate Assets Gain (Loss) on Disposition of Property Plant Equipment, Excluding Oil and Gas Property and Timber Property Real estate assets held for sale, net Disposal Group, Including Discontinued Operation, Property, Plant and Equipment Entity Tax Identification Number Entity Tax Identification Number Secured debt Secured Debt Operating Segments Operating Segments [Member] Receivable Type [Axis] Receivable Type [Axis] Net cash provided by operating activities Net Cash Provided by (Used in) Operating Activities Cash Flows from Operating Activities: Net Cash Provided by (Used in) Operating Activities [Abstract] Secured Debt Secured Debt [Member] Equity Components [Axis] Equity Components [Axis] Measurement Input, Cap Rate Measurement Input, Cap Rate [Member] Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Accumulated amortization on deferred lease costs Disposal Group, Including Discontinued Operation, Deferred Lease Costs, Accumulated Amortization Disposal Group, Including Discontinued Operation, Deferred Lease Costs, Accumulated Amortization Use of Estimates Use of Estimates, Policy [Policy Text Block] Expenses Costs and Expenses Other income Other Income (Expense) Amount of income (expense) classified as other Receivable [Domain] Receivable [Domain] Additional paid-in capital

Additional Paid in Capital, Common Stock Disposal Group Classification [Axis] Disposal Group Classification [Axis] Entity Small Business Entity Small Business Geographical [Axis] Geographical [Axis] Amount of previously recorded gain reclassified from OCI into interest expense Interest Rate Cash Flow Hedge Gain (Loss) Reclassified to Earnings, Net Capitalized expenditures Payments for Tenant Improvements, Capital Improvements, and to Develop Real Estate Assets Payments for Tenant Improvements, Capital Improvements, and to Develop Real Estate Assets Debt issuance and other costs paid Payments of Debt Issuance Costs Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Share-Based Compensation Arrangement by Share-Based Payment Award [Line Items] Award Date [Axis] Award Date [Axis] Weighted Average Weighted Average [Member] Year 1 Share-Based Payment Arrangement, Tranche One [Member] Schedule of Fixed and Variable Lease Revenue Operating Lease, Lease Income [Table Text Block] Interest Rate Swap, Tranche 3 Interest Rate Swap, Tranche 3 [Member] Interest Rate Swap, Tranche 3 Credit Facility [Domain] Credit Facility [Domain] Cash, cash equivalents, and restricted cash and escrows, beginning of period Swap, cash equivalents, and restricted cash and escrows, end of period Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, beginning of period Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Weighted average rate (percent) Debt, Weighted Average Interest Rate Unrecognized compensation cost related to nonvested Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Amount Number of extension periods Debt Instrument, Number of Maturity Extension Periods Debt Instrument, Number of Maturity Extension Periods Goodwill Consolidation Items [Axis] Consolidation Items [Axis] Value of shares withheld for payment of taxes related to employee stock compensation Payment, Tax Withholding, Share-Based Payment Arrangement Stock Awards Stock Awards [Member] Stock Awards [Member] Interest paid Interest Paid, Including Capitalized Interest, Operating and Investing Activities Product and Service [Domain] Product and Service [Domain] Stock awards vested (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Weighted Average Grant Date Fair Value Number of swap agreements Number of Swap Agreements Number of Interest Rate Derivatives Held Fair Value Disclosures [Abstract] Depreciation Depreciation Depreciation Buildings and improvements, accumulated depreciation Real Estate Investment Property, Accumulated Depreciation Buildings and improvements, less accumulated depreciation of \$1,116,169 and \$1,039,136 as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Investment Building and Building Improvements, Net Investment Building and Building Improvements, Net Comprehensive loss applicable to Piedmont Comprehensive Income (Loss), Net of Tax, Attributable to Parent Preferred stock, shares outstanding (in shares) Preferred Stock, Shares Outstanding Security Exchange Name Security Exchange Name Basis spread on variable rate Debt Instrument, Basis Spread on Variable Rate Award Type [Axis] Award Type [Axis] \$600 Million Unsecured Senior Notes due 2028 600 Million Unsecured Senior Notes due2028 [Member] 600 Million Unsecured Senior Notes due2028 Shares Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number of Shares [Roll Forward] Impairment Charges Asset Impairment Charges [Text Block] Repayments of debt Repayments of Debt Extension period Debt Instrument, Maturity Extension Period Debt Instrument, Maturity Extension Period Total liabilities Liabilities Noncontrolling interest Equity, Attributable to Noncontrolling interest Dividends to common stockholders per share (in dollars per share) Common Stock, Dividends, Per Share, Cash Paid Common stock, par value (in dollars per share) Common Stock, Par or Stated Value Per Share Schedule of Share-based Compensation Arrangements by Share-based Payment Award [Table] Schedule of Share-Based Compensation Arrangements by Share-Based Payment Award [Table] Cash Flows from Investing Activities: Net Cash Provided by (Used in) Investing Activities [Abstract] Goodwill and Intangible Assets Disclosure [Abstract] Loss on sale of real estate assets Loss on sale of real estate assets Gain (Loss) on Sale of Properties Common stock, shares issued (in shares) Common Stock, Shares, Issued \$400 Million Unsecured Senior Notes due 2029 400 Million Unsecured Senior Notes due 2029 [Member] 400 Million Unsecured Senior Notes due 2029 Subsequent Event [Line Items] Subsequent Event [Line Items] Performance Share Program Award, Granted February 17, 2022 Performance Share Program Award, Granted February 17, 2022 [Member] Performance Share Program Award, Granted February 17, 2022 Deferred Stock Award, Granted February 20, 2024 Deferred Stock Award, Granted February 20, 2024 [Member] Deferred Stock Award, Granted February 20, 2024 Performance Share Program Award, Granted February 23, 2023 Performance Share Program Award, Granted February 23, 2023 [Member] Performance Share Program Award, Granted February 23, 2023 Schedule of Debt Instruments [Line Items] Debt Instrument [Line Items] Debt Instrument [Line Items] Common stock, shares authorized (in shares) Common Stock, Shares Authorized Collectibility of Tenant Reimbursements Collectibility of Tenant Reimbursements [Member] Collectibility of Tenant Reimbursements [Member] \$300 Million Unsecured Senior Notes due 2032 Unsecured Senior300 Million Notes Due 2032 [Member] Unsecured Senior300 Million Notes Due 2032 \$197 Million Fixed Rate Mortgage Fixed Rate Secured Mortgage Note [Member] Fixed Rate Secured Mortgage Note Basis of Presentation Basis of Accounting, Policy [Policy Text Block] Weighted-average common shares outstanding â€” diluted (in shares) Weighted Average Number of Shares Outstanding, Diluted Other comprehensive income/(loss): Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent [Abstract] Deferred lease costs, less accumulated amortization of \$206,814 and \$223,248 as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Deferred Costs, Leasing, Net Long-term Debt, Type [Axis] Long-Term Debt, Type [Axis] Piedmont stockholdersâ€™ equity Equity, Attributable to Parent Total real estate assets Real Estate Investment Property, Net Schedule of Certain Non-cash Investing and Financing Activities Schedule of Cash Flow, Supplemental Disclosures [Table Text Block] Proceeds from debt Proceeds from Issuance of Debt Property management fee revenue Management Service [Member] Construction in progress Construction in Progress, Gross Interest expense Total amount of interest expense presented in the consolidated statements of operations Interest expense Interest Expense, Nonoperating Schedule of Debt Instruments [Table] Schedule of Debt Instruments [Table] Schedule of Debt Instruments [Table] Other comprehensive income/(loss) Other comprehensive income (loss) Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent Impairment charges Asset Impairment Charges Total/Weighted Average Long-Term Debt Document Fiscal Period Focus Document Fiscal Period Focus Maximum extension period (in years) Debt Instrument, Maximum Maturity Extension Period Debt Instrument, Maximum Maturity Extension Period Assets: Assets [Abstract] Fair Value, by Balance Sheet Grouping [Table] Fair Value, by Balance Sheet Grouping [Table] Total NOI Net Operating Income Revenues and expenses directly related to real estate rental operations Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Document Type Document Type Derivative Contract Type [Domain] Derivative Contract [Domain] Effective interest rate (percent) Effective interest rate (percent) Debt Instrument, Interest Rate, Effective Percentage Schedule of Revenue and Net Operating Income, by Segment Schedule of Segment Reporting Information, by Segment [Table Text Block] Stock awards vested (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period New York New York New York, NY [Member] New York, NY Subsequent Event [Table] Subsequent Event [Table] Maximum [Member] Other amortization Amortization of Intangible Assets Deferred income Contract with Customer, Liability Intangible lease assets, less accumulated amortization of \$80,620 and \$88,066 as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Finite-Lived Intangible Assets, Net Accounting Policies [Abstract] Liabilities: Liabilities [Abstract] Revenues: Revenues [Abstract] Debt instrument, discount Debt Instrument, Unamortized Discount 750 West John Carpenter Freeway 750 West John Carpenter Freeway [Member] 750 West John Carpenter Freeway Current Fiscal Year End Date Current Fiscal Year End Date Statistical Measurement [Axis] Statistical Measurement [Axis] Impaired Long-Lived Assets Held and Used [Line Items] Impaired Long-Lived Assets Held and Used [Line Items] Total shares issued to employees, directors, and officers (in shares) Share-based Compensation Arrangement by Share-Based Payment Award, Shares Issued in Period Vesting [Axis] Vesting [Axis] Award Type [Domain] Award Type [Domain] Shares issued and amortized under the 2007 Omnibus Incentive Plan, net of tax (in shares) Shares Issued, Shares, Share-Based Payment Arrangement, after Forfeiture Schedule of Property Dispositions Disposal Groups, Including Discontinued Operations [Table Text Block] Goodwill impairment charge Goodwill, Impairment Loss Additional Paid-In Capital Additional Paid-in Capital [Member] Deferred Stock Awards Deferred Stock Award [Member] Deferred Stock Award [Member] Other assets held for sale, net Total other assets held for sale, net Disposal Group, Including Discontinued Operation, Other Assets Subsequent Event Type [Domain] Subsequent Event Type [Domain] \$200 Million Unsecured 2022 Term Loan Facility \$200 Million Unsecured 2022 Term Loan Facility [Member] \$200 Million Unsecured 2022 Term Loan Facility Dividends paid Payments of Ordinary Dividends, Common Stock Recent Accounting Pronouncements New Accounting Pronouncements, Policy [Policy Text Block] Net loss applicable to common stockholders - diluted (in dollars per share) Earnings Per Share, Diluted Segment Reporting, Other Significant Reconciling Item [Line Items] Segment, Reconciliation of Other Items from Segments to Consolidated [Line Items] Change in estimated potential share award based on TSR performance (in shares) Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Change In Estimated Potential Share Award Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Change In Estimated Potential Share Award Intangible lease assets, accumulated amortization Finite-Lived Intangible Assets, Accumulated Amortization Deferred Stock Award, Granted May 07, 2024 Deferred Stock Award, Granted May 07, 2024 [Member] Deferred Stock Award, Granted May 07, 2024 Entity Interactive Data Current Entity Interactive Data Current Decrease in deferred income Increase (Decrease) in Contract with Customer, Liability Loss on early extinguishment of debt Noncash Gain (Loss) On Extinguishment Of Debt Noncash Gain (Loss) On Extinguishment Of Debt Reconciliation of Other Significant Reconciling Items from Segments to Consolidated [Table] Segment, Reconciliation of Other Items from Segments to Consolidated [Table] Vesting percentage Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Rights, Percentage Redevelopment Asset Redevelopment Asset [Member] Redevelopment Asset [Member] Statement of Financial Position [Abstract] Goodwill, measurement input Goodwill, Measurement Input Goodwill, Measurement Input Stock compensation expense Share-Based Payment Arrangement, Noncash Expense Orlando Orlando Orlando, FL [Member] Orlando, FL Interest rate swaps Gross derivative assets Interest Rate Cash Flow Hedge Asset at Fair Value Total Grant Date Fair Value of Deferred Stock Vested During the Period Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Fair Value Net loss Net loss Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Year 2 Share-Based Payment Arrangement, Tranche Two [Member] Other income (expense): Nonoperating Income (Expense) [Abstract] Stated rate Stated rate Debt Instrument, Interest Rate, Stated Percentage Notional amount of interest rate swap agreements Derivative, Notional Amount Other Segment Reporting, Reconciling Item, Corporate Nonsegregation [Member] Prepaid expenses and other assets Disposal Group, Including Discontinued Operation, Prepaid and Other Assets Unrecognized compensation cost related to nonvested, weighted-average vesting period Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Period for Recognition Maximum leverage ratio Debt Instrument, Maximum Leverage Ratio Debt Instrument, Maximum Leverage Ratio Property management fee revenue and other property related income Revenue from Contract with Customer, Excluding Assessed Tax Other income (expense): Nonoperating Income (Expense) Statement of Comprehensive Income [Abstract] Interest costs capitalized Interest Costs Capitalized Straight-line rent receivables Disposal Group, Including Discontinued Operation, Straight-line Rent Disposal Group, Including Discontinued Operation, Straight-line Rent Net cash used in investing activities Net Cash Provided by (Used in) Investing Activities Variable Rate [Domain] Variable Rate [Domain] Total liabilities and stockholdersâ€™ equity Liabilities and Equity Subsequent Event Subsequent Events [Text Block] Fair Value Hierarchy and NAV [Axis] Fair Value Hierarchy and NAV [Axis] Decrease/(increase) in prepaid expenses and other assets Increase (Decrease) in Prepaid Expense and Other Assets Amortization Amortization of Deferred Charges Derivative Instruments Derivative Instruments and Hedging Activities Disclosure [Text Block] Commitments and Contingencies Disclosure [Abstract] Disposal Group, Disposed of by Sale, Not Discontinued Operations Disposal Group, Disposed of by Sale, Not Discontinued Operations [Member] Boston Boston Boston, MA [Member] Boston, MA Summary of Significant Accounting Policies Organization, Consolidation, Basis of Presentation, Business Description and Accounting Policies [Text Block] Measurement Input Type [Axis] Measurement Input Type [Axis] Rental and tenant reimbursement revenue Total Rental and Tenant Reimbursement Revenue Operating Lease, Lease Income Building and improvements Building and Building Improvements [Member] Accumulated Other Comprehensive Income/(Loss) AOCI Attributable to Parent [Member] Long-term Debt, Type [Domain] Long-Term Debt, Type [Domain] Product and Service [Axis] Product and Service [Axis] Entity Address, State or Province Entity Address, State or Province Statement [Line Items] Statement [Line Items] Measurement Input Type [Domain] Measurement Input Type [Domain] Derivative Instruments and Hedging Activities Disclosure [Abstract] Expenses: Operating Expenses [Abstract] Financial Instruments [Domain] Financial Instruments [Domain] Vesting [Domain] Vesting [Domain] Unvested and potential stock awards, beginning of period (in dollars per share) Unvested and potential stock awards, end of period (in dollars per share) Grant date fair value (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value Risk Management Objective of Using Derivatives Derivatives, Policy [Policy Text Block] Preferred stock, par value (in dollars per share) Preferred Stock, No Par Value Unamortized discounts and debt issuance costs Unamortized discounts and debt issuance costs Debt Instrument, Unamortized Discount (Premium) and Debt Issuance Costs, Net Interest rate on derivative instrument Derivative, Fixed Interest Rate Minimum Minimum [Member] Estimated FairÂ Value Estimate of Fair Value Measurement [Member] Debt, net Notes Payable, Fair Value Disclosure Right of use asset Operating Lease, Right-of-Use Asset Number of buildings leased Lessee, Number Of Buildings Leased Lessee, Number Of Buildings Leased Schedule of Impaired Long-Lived Assets Held and Used [Table] Impaired Long-Lived Asset, Held and Used [Table] Segments [Axis] Segments [Axis] Schedule of Outstanding Employee Stock Awards Disclosure of Share-Based Compensation Arrangements by Share-Based Payment Award [Table Text Block] Maximum period of extension term Maximum Length of Time Hedged in Cash Flow Hedge Derivative Instrument [Axis] Derivative Instrument [Axis] Amount outstanding, gross Long-Term Debt, Gross Earnings Per Share Earnings Per Share [Text Block] Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table] Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table] Schedule of Derivative Instruments, Effect on Other Comprehensive Income Schedule of Cash Flow Hedges Included in Accumulated Other Comprehensive Income (Loss) [Table Text Block] Subsequent Event Subsequent Event [Member] Tenant receivables, net of allowance for doubtful accounts Trade Accounts Receivable [Member] Effective portion of gain/(loss) on derivative instruments that are designated and qualify as cash flow hedges (See Note 4) Amount of gain/(loss) recognized in OCI Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), before Reclassification, after Tax Stockholdersâ€™ Equity: Equity, Attributable to Parent [Abstract] Stock awards granted (in dollars per share) Weighted-average grant date fair value per share of deferred stock granted during the period (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period, Weighted Average Grant Date Fair Value Intangible lease liabilities, accumulated amortization Below Market Lease, Accumulated Amortization Income Taxes Income Tax, Policy [Policy Text Block] Other income Other Income Segments [Domain] Segments [Domain] Debt instrument, term Debt Instrument, Term Change in accrued dividends Increase (Decrease) In Dividends Payable Increase (Decrease) In Dividends Payable Repayments of unsecured debt Repayments of Unsecured Debt Variable Rate [Axis] Variable Rate [Axis] Shares-in-trust, shares authorized (in shares) Shares In Trust Authorized Shares In Trust Authorized \$300 Million Unsecured Senior Notes due 2030 Unsecured Senior300 Million Notes Due 2030 [Member] Unsecured Senior300 Million Notes Due 2030 Statement of Stockholders' Equity [Abstract] Shares-in-trust, shares outstanding (in shares) Shares In Trust, Outstanding Shares In Trust, Outstanding Property, Plant and Equipment, Type [Axis] Long-Lived Tangible Asset [Axis] Disposal Group Name [Axis] Disposal Group Name [Axis] Minimum unencumbered leverage ratio Debt Instrument, Minimum Unencumbered Leverage Ratio Debt Instrument, Minimum Unencumbered Leverage Ratio Operating lease, remaining lease term Lessee, Operating Lease, Remaining Lease Term Houston Houston, TX [Member] Houston, TX \$250 Million Unsecured 2018 Term Loan \$250 Million 2018 Unsecured Term Loan Maturing 2025 [Member] \$250 Million 2018 Unsecured Term Loan Maturing 2025 Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items] Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items] Management fee revenue Revenue From Contract With Customer, Net Of Related Operating Expenses Revenue From Contract With Customer, Net Of Related Operating Expenses Other Segments Other Operating Segment [Member] Year 3 Share-Based Payment Arrangement, Tranche Three [Member] Dividends payable Dividends Payable Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Table] Disposal Groups, Including Discontinued Operations [Table] Cash and cash equivalents Cash and Cash Equivalents, Fair Value Disclosure Depreciation and amortization Cost, Depreciation and Amortization Local Phone Number Local Phone Number Minimum unencumbered interest coverage ratio Debt Instrument, Minimum Unencumbered Interest Coverage Ratio Debt Instrument, Minimum Unencumbered Interest Coverage Ratio Secured Overnight Financing Rate (SOFR) Secured Overnight Financing Rate (SOFR) [Member] Real Estate [Domain] Real Estate [Domain] Property, Plant and Equipment, Type [Domain] Long-Lived Tangible Asset [Domain] Costs of issuance of common stock Payments of Stock Issuance Costs Commitments and Contingencies Commitments and Contingencies Disclosure [Text Block] Debt Disclosure [Abstract] Deferred Stock Award, Granted February 13, 2023 Deferred Stock Award, Granted February 13, 2023 [Member] Deferred Stock Award, Granted February 13, 2023 CommonÂ Stock Common Stock [Member] Change in accrued deferred financing costs Increase (Decrease) In Accrued Deferred Financing Costs

Increase (Decrease) in Accrued Deferred Financing Costs Shares issued and amortized under the 2007 Omnibus Incentive Plan, net of tax Shares Issued, Value, Share-Based Payment Arrangement, after Forfeiture Atlanta Atlanta Atlanta, GA [Member] Atlanta, GA Preferred stock, shares authorized (in shares) Preferred Stock, Shares Authorized Unsecured debt, net of unamortized discount and debt issuance costs of \$21,393 and \$15,437 as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Unsecured Debt Line of Credit Line of Credit [Member] Emerging Growth Company Entity Emerging Growth Company Segment Reporting [Abstract] Costs of issuance of common stock Adjustments to Additional Paid in Capital, Stock Issued, Issuance Costs Entity Central Index Key Entity Central Index Key Minimum fixed charge coverage ratio Debt Instrument, Minimum Fixed Charge Coverage Ratio Debt Instrument, Minimum Fixed Charge Coverage Ratio Discontinued Operations and Disposal Groups [Abstract] Northern Virginia/Washington, D.C. Northern Virginia/Washington, D.C. Washington, D.C., Northern Virginia [Member] Washington, D.C., Northern Virginia One Lincoln Park One Lincoln Park [Member] One Lincoln Park Increase in accounts payable and accrued expenses Increase (Decrease) in Accounts Payable and Accrued Liabilities Equity Component [Domain] Equity Component [Domain] Financial Instrument [Axis] Financial Instrument [Axis] Segment Information Segment Reporting Disclosure [Text Block] Entity Shell Company Entity Shell Company Measurement Basis [Axis] Measurement Basis [Axis] Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Reductions in reimbursement revenues Loss Contingency, Loss in Period Performance Share Program Award, Granted February 20, 2024 Performance Share Program Award, Granted February 20, 2024 [Member] Performance Share Program Award, Granted February 20, 2024 Unsecured Debt Unsecured Debt [Member] Statement [Table] Statement [Table] Accounts payable, accrued expenses and accrued capital expenditures Accounts Payable and Accrued Liabilities Consolidation Items [Domain] Consolidation Items [Domain] City Area Code City Area Code Variable payments Variable Lease, Income Accumulated depreciation (building improvements) Disposal Group, Including Discontinued Operation, Accumulated Depreciation, Property Plant and Equipment Disposal Group, Including Discontinued Operation, Accumulated Depreciation, Property Plant and Equipment Changes in assets and liabilities: Increase (Decrease) in Operating Assets [Abstract] Independent Director Awards Independent Director Awards [Member] Independent Director Awards Disposal Group Classification [Domain] Disposal Group Classification [Domain] Level 1 Fair Value, Inputs, Level 1 [Member] Statement of Cash Flows [Abstract] Other assets held for sale, net: Disposal Group, Including Discontinued Operation, Other Assets Held for Sale [Abstract] Disposal Group, Including Discontinued Operation, Other Assets Held for Sale Assets: Financial Instruments, Financial Assets, Balance Sheet Groupings [Abstract] Schedule of Debt Instruments [Table] Schedule of Long-Term Debt Instruments [Table] Decrease in interest expense over the next twelve months Interest Rate Cash Flow Hedge Gain (Loss) to be Reclassified During Next 12 Months, Net Weighted-Average Grant Date Fair Value Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value [Abstract] Subsequent Event Type [Axis] Subsequent Event Type [Axis] Per share information â€” basic and diluted: Earnings Per Share [Abstract] Accrued capital expenditures and deferred lease costs Increase (Decrease) In Accrued Capital Expenditures And Deferred Lease Costs Net change in the balance of accrued lease acquisition costs and accrued capital expenditures during the period. These accrued costs consist of items such as leasing commissions, lease incentives, procurement fees, tenant improvements, and/or general building improvements. Schedule of Nonvested Share Activity Schedule of Nonvested Share Activity [Table Text Block] Accounts payable and accrued expenses Accounts Payable, Fair Value Disclosure Supplemental Cash Flow Elements [Abstract] Shares-in-trust, 150,000,000 shares authorized; none outstanding as of SeptemberÂ 30, 2024 or DecemberÂ 31, 2023 Common Stock, Held-in-Trust Schedule of Debt Schedule of Debt [Table Text Block] General and administrative General and administrative expenses General and Administrative Expense Percentage leased Real Estate Property, Percent of Property Under Lease Percentage of Leased Real Estate Properties Organization, Consolidation and Presentation of Financial Statements [Abstract] Discount rate Operating Lease, Weighted Average Discount Rate, Percent Lease liability Operating Lease, Liability Net cash provided by/(used in) financing activities Net Cash Provided by (Used in) Financing Activities Performance Share Awards Performance Shares [Member] Dallas Dallas Dallas, TX [Member] Dallas, TX Credit Facility [Axis] Credit Facility [Axis] Property operating costs Direct Operating Costs Minneapolis Minneapolis Minneapolis, MN [Member] Minneapolis, MN Change in estimated potential share award based on TSR performance (in dollars per share) Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Estimated Potential Share Award, Weighted Average Grant Date Fair Value Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Estimated Potential Share Award, Weighted Average Grant Date Fair Value Deferred lease costs, less accumulated amortization of \$666 as of DecemberÂ 31, 2023 Disposal Group, Including Discontinued Operation, Deferred Lease Costs, Net Disposal Group, Including Discontinued Operation, Deferred Lease Costs, Net Amendment Flag Amendment Flag Number of unrecorded tenant allowance commitment Number Of Unrecorded Tenant Allowance Commitment Number Of Unrecorded Tenant Allowance Commitment Loss Contingency Nature [Axis] Loss Contingency Nature [Axis] CarryingÂ Value Reported Value Measurement [Member] Entity Registrant Name Entity Registrant Name Interest Rate Swap, Tranche 2 Interest Rate Swap, Tranche 2 [Member] Interest Rate Swap, Tranche 2 Subsequent Events [Abstract] Supplemental Disclosures for the Statement of Consolidated Cash Flows Cash Flow, Supplemental Disclosures [Text Block] Level 2 Fair Value, Inputs, Level 2 [Member] Debt Debt Disclosure [Text Block] Fair Value, Measurements, Fair Value Hierarchy [Domain] Fair Value Hierarchy and NAV [Domain] Geographical [Domain] Geographical [Domain] Debt instrument, face amount Debt Instrument, Face Amount Prepaid expenses and other assets Prepaid Expense and Other Assets Entity Address, Postal Zip Code Entity Address, Postal Zip Code Principles of Consolidation Consolidation, Policy [Policy Text Block] Interest rate swaps Interest Rate Swap [Member] Title of 12(b) Security Title of 12(b) Security Common stock, \$0.01 par value, 750,000,000 shares authorized; 123,999,948 and 123,715,298 shares issued and outstanding as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Common Stock, Value, Issued Land Land Share-Based Payment Arrangement [Abstract] Intangible lease liabilities, less accumulated amortization of \$33,322 and \$35,811 as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively Off-Market Lease, Unfavorable Cash and cash equivalents Cash and Cash Equivalents, at Carrying Value Deferred stock awards forfeited (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeitures, Weighted Average Grant Date Fair Value Loss on early extinguishment of debt Loss on early extinguishment of debt Total amount of loss on early extinguishment of debt presented in the consolidated statements of operations Gain (Loss) on Extinguishment of Debt Cash Flows from Financing Activities: Net Cash Provided by (Used in) Financing Activities [Abstract] Preferred stock, no par value, 100,000,000 shares authorized; none outstanding as of SeptemberÂ 30, 2024 or DecemberÂ 31, 2023 Preferred Stock, Value, Issued Fair Value Measurement [Domain] Fair Value Measurement [Domain] Net loss applicable to common stockholders - basic (in dollars per share) Earnings Per Share, Basic Other property related income Real Estate, Other [Member] Cumulative distributions in excess of earnings Accumulated Distributions in Excess of Net Income Net sales proceeds from wholly-owned properties Net Sales Proceeds Proceeds from Sale, Real Estate, Held-for-Investment Contractual obligation Contractual Obligation \$200 Million Unsecured 2024 Term Loan 200 Million Unsecured 2024 Term Loan [Member] 200 Million Unsecured 2024 Term Loan Disposal Group, Held-for-sale, Not Discontinued Operations Disposal Group, Held-for-Sale, Not Discontinued Operations [Member] Maximum secured debt ratio Debt Instrument, Maximum Secured Debt Ratio Debt Instrument, Maximum Secured Debt Ratio Total assets Assets Stock awards granted (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period Straight-line rent receivables Deferred Rent Receivables, Net Interest Rate Swap, Tranche 1 Interest Rate Swap, Tranche 1 [Member] Interest Rate Swap, Tranche 1 Commitments and Contingencies (Note 7) Commitments and Contingencies Number of real estate properties Number of Real Estate Properties Deferred lease costs, accumulated amortization Deferred Costs, Leasing, Accumulated Amortization Fixed payments Operating Lease, Lease Income, Lease Payments Total revenues Revenues Revenues Stock Based Compensation Share-Based Payment Arrangement [Text Block] Net shares granted (in shares) Share Based Compensation Arrangement By Share Based Payment Award, Equity Instruments Other Than Options, Net Shares Granted The number of share grants, net of shares surrendered for taxes, made on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan), Entity Address, City or Town Entity Address, City or Town Debt Instrument [Axis] Debt Instrument [Axis] Compensation expense related to stock awards Share-Based Payment Arrangement, Expense Property Dispositions Disposal Groups, Including Discontinued Operations, Disclosure [Text Block] Net loss applicable to Piedmont Net loss applicable to Piedmont Net loss applicable to Piedmont Net Income (Loss) Attributable to Parent Schedule of Fair Value, by Balance Sheet Grouping Fair Value, by Balance Sheet Grouping [Table Text Block] Deferred stock awards forfeited (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeited in Period Loss Contingencies [Table] Loss Contingencies [Table] Adjusted Secured Overnight Financing Rate SOFR Adjusted Secured Overnight Financing Rate SOFR Deferred Stock Award, Granted February 10, 2022 Deferred Stock Award, Granted February 10, 2022 [Member] Deferred Stock Award, Granted February 10, 2022 Area of real estate property (in sq ft) Area of Real Estate Property Entity File Number Entity File Number Document Fiscal Year Focus Document Fiscal Year Focus Non-controlling Interest Noncontrolling Interest [Member] Income Statement [Abstract] Entity Address, Address Line One Entity Address, Address Line One Debt Instrument, Name [Domain] Debt Instrument, Name [Domain] Debt Instrument, Name [Domain] Dividends to common stockholders and stockholders of subsidiaries Dividends, Common Stock Award Date [Domain] Award Date [Domain] Document Period End Date Document Period End Date Schedule of Interest Rate Derivatives Schedule of Interest Rate Derivatives [Table Text Block] Loss Contingency, Nature [Domain] Loss Contingency, Nature [Domain] Reversal of general reserve for uncollectible accounts Loss Contingency Accrual, Provision Unvested and potential stock awards, beginning of period (in shares) Unvested and potential stock awards, end of period (in shares) Unvested shares (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number Real estate assets, at cost: Real Estate [Abstract] Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items] Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items] Net income applicable to noncontrolling interest Net income applicable to noncontrolling interest Net Income (Loss) Attributable to Noncontrolling Interest Document Transition Report Document Transition Report Document Quarterly Report Document Quarterly Report Liabilities: Financial Instruments, Financial Liabilities, Balance Sheet Groupings [Abstract] Minus: Reclassification of net gain included in net loss (See Note 4) Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), Reclassification, after Tax Accumulated other comprehensive loss Accumulated Other Comprehensive Income (Loss), Net of Tax Entity Current Reporting Status Entity Current Reporting Status Cumulative Distributions inÂ ExcessÂ of Earnings Retained Earnings [Member] Restricted cash and escrows Restricted Cash and Cash Equivalents Real estate assets held for sale, net Real Estate, Held-for-Sale Assets needed for immediate settlement, aggregate fair value Assets Needed for Immediate Settlement, Aggregate Fair Value Weighted-average common shares outstanding â€” basic (in shares) Weighted Average Number of Shares Outstanding, Basic Real Estate, Type of Property [Axis] Real Estate, Type of Property [Axis] Tenant improvements funded by tenants Increase (Decrease) in Tenant Improvements Funded By Tenants Increase (Decrease) in Tenant Improvements Funded By Tenants \$600 Million Unsecured 2022 Line of Credit \$600 Million Unsecured 2022 Line of Credit [Member] \$600 Million Unsecured 2022 Line of Credit Year 4 Share-based Compensation Award, Tranche Four [Member] Share-based Compensation Award, Tranche Four [Member] Total stockholdersâ€™ equity Beginning balance Ending balance Equity, Including Portion Attributable to Noncontrolling Interest Amortization of debt issuance costs inclusive of settled interest rate swaps Amortization of Debt Issuance Costs and Discounts Increase (Decrease) in Stockholders' Equity [Roll Forward] Increase (Decrease) in Stockholders' Equity [Roll Forward] Construction in progress Construction in Progress [Member] Entity Filer Category Entity Filer Category Real estate assets held for sale, net: Disposal Group, Including Discontinued Operation, Assets Held For Sale [Abstract] Disposal Group, Including Discontinued Operation, Assets Held For Sale Loss Contingencies [Line Items] Loss Contingencies [Line Items] EX-101.PRE 10 pdm-20240930_pre.xml XBRL TAXONOMY EXTENSION PRESENTATION LINKBASE DOCUMENT XML 12 R1.htm IDEA: XBRL DOCUMENT v3.24.3 Cover - shares 9 Months Ended Sep. 30, 2024 Oct. 23, 2024 Cover [Abstract] Â Â Document Type 10-Q Â Document Quarterly Report true Â Document Period End Date Sep. 30, 2024 Â Document Transition Report false Â Entity File Number 001-34626 Â Entity Registrant Name Piedmont Office Realty Trust, Inc. Â Entity Incorporation, State or Country Code MD Â Entity Tax Identification Number 58-2328421 Â Entity Address, Address Line One 5565 Glenridge Connector Ste. 450 Â Entity Address, City or Town Atlanta Â Entity Address, State or Province GA Â Entity Address, Postal Zip Code 30342 Â City Area Code 770 Â Local Phone Number 418-8800 Â Title of 12(b) Security Common Stock, \$0.01 par value Â Trading Symbol PDM Â Security Exchange Name NYSE Â Entity Current Reporting Status Yes Â Entity Interactive Data Current Yes Â Entity Filer Category Large Accelerated Filer Â Entity Small Business false Â Emerging Growth Company false Â Entity Shell Company false Â Entity Common Stock, Shares Outstanding Â 123,999,948 Entity Central Index Key 0001042776 Â Current Fiscal Year End Date -12-31 Â Document Fiscal Year Focus 2024 Â Document Fiscal Period Focus Q3 Â Amendment Flag false Â X - DefinitionBoolean flag that is true when the XBRL content amends previously-filed or accepted submission. + ReferencesNo definition available. + Details Name: dei_AmendmentFlag Namespace Prefix: dei_ Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionArea code of city + ReferencesNo definition available. + Details Name: dei_CityAreaCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionCover page. + ReferencesNo definition available. + Details Name: dei_CoverAbstract Namespace Prefix: dei_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionEnd date of current fiscal year in the format --MM-DD. + ReferencesNo definition available. + Details Name: dei_CurrentFiscalYearEndDate Namespace Prefix: dei_ Data Type: xbrli:gMonthDayItem Type Balance Type: na Period Type: duration X - DefinitionFiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalPeriodFocus Namespace Prefix: dei_ Data Type: dei:fiscalPeriodItem Type Balance Type: na Period Type: duration X - DefinitionThis is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalYearFocus Namespace Prefix: dei_ Data Type: xbrli:gYearItem Type Balance Type: na Period Type: duration X - DefinitionFor the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD. + ReferencesNo definition available. + Details Name: dei_DocumentPeriodEndDate Namespace Prefix: dei_ Data Type: xbrli:dateItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as an quarterly report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Form 10-Q -Number 240 -Section 308 -Subsection a + Details Name: dei_DocumentQuarterlyReport Namespace Prefix: dei_ Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as a transition report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Forms 10-K, 10-Q, 20-F -Number 240 -Section 13 -Subsection a-1 + Details Name: dei_DocumentTransitionReport Namespace Prefix: dei_ Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionThe type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'. + ReferencesNo definition available. + Details Name: dei_DocumentType Namespace Prefix: dei_ Data Type: dei:submissionTypeItem Type Balance Type: na Period Type: duration X - DefinitionAddress Line 1 such as Attn, Building Name, Street Name + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine1 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionName of the City or Town + ReferencesNo definition available. + Details Name: dei_EntityAddressCityOrTown Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionCode for the postal or zip code + ReferencesNo definition available. + Details Name: dei_EntityAddressPostalZipCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionName of the state or province. + ReferencesNo definition available. + Details Name: dei_EntityAddressStateOrProvince Namespace Prefix: dei_ Data Type: dei:stateOrProvinceItem Type Balance Type: na Period Type: duration X - DefinitionA unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityCentralIndexKey Namespace Prefix: dei_ Data Type: dei:centralIndexKeyItem Type Balance Type: na Period Type: duration X - DefinitionIndicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument. + ReferencesNo definition available. + Details Name: dei_EntityCommonStockSharesOutstanding Namespace Prefix: dei_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: instant X - DefinitionIndicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934

during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesNo definition available. + Details Name: dei_EntityCurrentReportingStatus Namespace Prefix: dei_Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionIndicate if registrant meets the emerging growth company criteria. + ReferencesReference 1:

Paragraph 2 -Subparagraph (a)(3)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479832/842-10-65-8Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-2Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-5Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (i)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-5Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-1Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-17Reference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-20Reference 34: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3Reference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4Reference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionIncluding the current and noncurrent portions, carrying value as of the balance sheet date of uncollateralized debt obligations (with maturities initially due after one year or beyond the operating cycle if longer). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_UnsecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 14 R3.htm IDEA: XBRL DOCUMENT v3.24.3 CONSOLIDATED BALANCE SHEETS (Parenthetical) - USD (\$) \$ in Thousands Sep. 30, 2024 Dec. 31, 2023 Assets: A A Buildings and improvements, accumulated depreciation \$ 1,116,169 \$ 1,039,136 Intangible lease assets, accumulated amortization 80,620 88,066 Deferred lease costs, accumulated amortization 206,814 223,248 Liabilities: A A Unamortized discounts and debt issuance costs 21,393 15,437 Intangible lease liabilities, accumulated amortization \$ 33,322 \$ 35,811 Stockholders' Equity: A A Shares-in-trust, shares authorized (in shares) 150,000,000 150,000,000 Shares-in-trust, shares outstanding (in shares) 0 0 Preferred stock, par value (in dollars per share) \$ 0 \$ 0 Preferred stock, shares authorized (in shares) 100,000,000 100,000,000 Preferred stock, shares outstanding (in shares) 0 0 Common stock, par value (in dollars per share) \$ 0.01 \$ 0.01 Common stock, shares authorized (in shares) 750,000,000 750,000,000 Common stock, shares issued (in shares) 123,999,948 123,715,298 Common stock, shares outstanding (in shares) 123,999,948 123,715,298 X - DefinitionShares In Trust Authorized + ReferencesNo definition available. + Details Name: pdm_SharesInTrustAuthorized Namespace Prefix: pdm_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionShares In Trust, Outstanding + ReferencesNo definition available. + Details Name: pdm_SharesInTrustOutstanding Namespace Prefix: pdm_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_AssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of accumulated amortization of leases acquired as part of a real property acquisition at below market lease rate with a finite life. + ReferencesNo definition available. + Details Name: us-gaap_BelowMarketLeaseAccumulatedAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFace amount or stated value per share of common stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CommonStockParOrStatedValuePerShare Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionThe maximum number of common shares permitted to be issued by an entity's charter and bylaws. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_CommonStockSharesAuthorized Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionTotal number of common shares of an entity that have been sold or granted to shareholders (includes common shares that were issued, repurchased and remain in the treasury). These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CommonStockSharesIssued Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of shares of common stock outstanding. Common stock represent the ownership interest in a corporation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481123/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3 + Details Name: us-gaap_CommonStockSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionAmount of unamortized debt discount (premium) and debt issuance costs. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-1A + Details Name: us-gaap_DebtInstrumentUnamortizedDiscountPremiumAndDebtIssuanceCostsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFor an unclassified balance sheet, the accumulated amortization, as of the reporting date, which represents the periodic charge to earnings of initial direct costs which have been deferred and are being allocated over the lease term in proportion to the recognition of rental income. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-16Reference 2: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 35 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481123/840-20-35-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479341/842-30-25-10 + Details Name: us-gaap_DeferredCostsLeasingAccumulatedAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAccumulated amount of amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 10 -Name Accounting Standards Codification -Section 54S -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480265/350-10-54S-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10

Name: us-gaap:FiniteLivedIntangibleAssetsAccumulatedAmortization Namespace Prefix: us-gaap: Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap:LiabilitiesAbstract Namespace Prefix: us-gaap: Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionFace amount per share of no-par value preferred stock nonredeemable or redeemable solely at the option of the issuer. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](http://fasb.org/us-gaap/role/ref/legacyRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - 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Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI [https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(28\)\)](https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef-Topic 946-SubTopic 210-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(28))) - Publisher FASB - URI

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<https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference> 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09)(1)(d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference> 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference> 18: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference> 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference> 20: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference> 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference> 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference> 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference> 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(ii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference> 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference> 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference> 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference> 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference> 29: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference> 30: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference> 31: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference> 32: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4KReference> 33: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference> 34: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference> 35: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/230-10-45-2Reference> 36: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481203/810-10-50-1A> + Details Name: us-gaap ProfitLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI

45 -Paragraph 5 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-5> + Details Name: us-gaap_ComprehensiveIncomeNetOfTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1:

Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2:

https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-5Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-1Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-17Reference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-20Reference 34: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3Reference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-50-19Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-50-19Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-50-19Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-50-19Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-50-19Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-50-19Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-50-19Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-41Reference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 18 R7.htm IDEA: XBRL DOCUMENT v3.24.3 CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY (UNAUDITED) (Parenthetical) - \$ / shares 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Statement of Stockholders' Equity [Abstract] Á Á Á Dividends to common stockholders per share (in dollars per share) \$ 0.125 \$ 0.125 \$ 0.375 \$ 0.545 X - DefinitionAggregate dividends paid during the period for each share of common stock outstanding. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-50-19Reference 50: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 51: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 52: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 53: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-41Reference 54: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 18 R7.htm IDEA: XBRL DOCUMENT v3.24.3 CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED) - USD (\$) \$ in Thousands 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Cash Flows from Operating Activities: Á Á Net loss \$ (49,087) \$ (20,350) Adjustments to reconcile net loss to net cash provided by operating activities: Á Á Depreciation 116,683 110,422 Amortization of debt issuance costs inclusive of settled interest rate swaps 4,858 4,263 Other amortization 49,006 55,897 Impairment charges 18,432 10,957 Loss on early extinguishment of debt 386 287 Reversal of general reserve for uncollectible accounts 0 (1,000) Stock compensation expense 6,267 6,029 Loss on sale of real estate assets 445 0 Changes in assets and liabilities: Á Á Increase in tenant and straight-line rent receivables (9,385) (13,015) Decrease/(increase) in prepaid expenses and other assets 894 (8,789) Increase in accounts payable and accrued expenses 1,621 16,606 Decrease in deferred income (7,049) (776) Net cash provided by operating activities 133,071 160,531 Cash Flows from Investing Activities: Á Á Capitalized expenditures (139,986) (113,392) Net sales proceeds from wholly-owned properties 74,892 0 Deferred lease costs paid (35,466) (23,603) Net cash used in investing activities (100,560) (136,995) Cash Flows from Financing Activities: Á Á Debt issuance and other costs paid (2,225) (1,720) Proceeds from debt 918,972 1,112,203 Repayments of debt (753,733) (1,048,125) Costs of issuance of common stock (89) 0 Value of shares withheld for payment of taxes related to employee stock compensation (1,027) (1,681) Dividends paid (61,648) (92,786) Net cash provided by/(used in) financing activities 100,250 (32,109) Net increase/(decrease) in cash, cash equivalents, and restricted cash and escrows 132,761 (8,573) Cash, cash equivalents, and restricted cash and escrows, beginning of period 4,206 19,600 Cash, cash equivalents, and restricted cash and escrows, end of period \$ 136,967 \$ 11,027 X - DefinitionNoncash Gain (Loss) On Extinguishment Of Debt + ReferencesNo definition available. + Details Name: pdm NoncashGainLossOnExtinguishmentOfDebt Namespace Prefix: pdm Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionPayments for Tenant Improvements, Capital Improvements, and to Develop Real Estate Assets + ReferencesNo definition available. + Details Name: pdm PaymentsForTenantImprovementsCapitalImprovementsandtoDevelopRealEstateAssets Namespace Prefix: pdm Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of amortization expense attributable to debt discount (premium) and debt issuance costs. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap AmortizationOffFinancingCostsAndDiscounts Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate expense charged against earnings to allocate the cost of intangible assets (nonphysical assets not used in production) in a systematic and rational manner to the periods expected to benefit from such assets. As a noncash expense, this element is added back to net income when calculating cash provided by or used in operations using the indirect method. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482686/350-30-45-2 + Details Name: us-gaap AmortizationOffIntangibleAssets Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of write-down of assets recognized in the income statement. Includes, but is not limited to, losses from tangible assets, intangible assets and goodwill. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-4 + Details Name: us-gaap AssetImpairmentCharges Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of increase (decrease) in cash, cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 1 -SubTopic 230 -Topic 830 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477401/830-230-45-1 + Details Name: us-gaap CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe amount of expense recognized in the current period that reflects the allocation of the cost of tangible assets over the assets' useful lives. Includes production and non-production related depreciation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-5Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-3 + Details Name: us-gaap Depreciation Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe difference between the carrying value and the sale price of real estate or properties that were intended to be sold or held for capital appreciation or rental income. This element refers to the gain (loss) included in earnings and not to the cash proceeds of the sale. This element is a noncash adjustment to net income when calculating net cash generated by operating activities using the indirect method. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-5Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-3 + Details Name: us-gaap GainLossOnSaleOfProperties Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amounts payable to vendors for goods and services received and the amount of obligations and expenses incurred but not paid. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap IncreaseDecreaseInAccountsPayableAndAccruedLiabilities Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap IncreaseDecreaseInAccountsReceivable Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of increase (decrease) in obligation to transfer good or service to customer for which consideration has been received or is receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 912 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478345/912-310-45-11Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap IncreaseDecreaseInContractWithCustomerLiability Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) in the balance of capitalized lease acquisition costs during the period. The cost usually covers a variety of administrative costs, such as the cost of obtaining a credit report, verifying insurance coverage, lease commission charges, checking the accuracy and completeness of the

lease documentation, and entering the lease in data processing and accounting systems. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 970 -SubTopic 340 -Name Accounting Standards Codification -Section 35 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478987/970-340-35-2> + Details Name: us-gaap_IncreaseDecreaseInLeaseAcquisitionCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInOperatingAssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of increase (decrease) in prepaid expenses, and assets classified as other. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_IncreaseDecreaseInPrepaidDeferredExpenseAndOtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount charged against operating income increasing loss contingency liability, after adjustments to reduce previously estimated charges. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-1> + Details Name: us-gaap_LossContingencyAccrualProvision Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionAmount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-24> + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-24> + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-25> + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe cash outflow paid to third parties in connection with debt origination, which will be amortized over the remaining maturity period of the associated long-term debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfDebtIssuanceCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow in the form of ordinary dividends to common shareholders of the parent entity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfDividendsCommonStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for cost incurred directly with the issuance of an equity security. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfStockIssuanceCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow to satisfy grantee's tax withholding obligation for award under share-based payment arrangement. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsRelatedToTaxWithholdingForShareBasedCompensation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionThe cash inflow during the period from additional borrowings in aggregate debt. Includes proceeds from short-term and long-term debt. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-14> + Details Name: us-gaap_ProceedsFromIssuanceOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionCash received from the sale of real estate that is held for investment, that is, it is part of an investing activity during the period. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 12 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-12> + Details Name: us-gaap_ProceedsFromSaleOfRealEstateHeldForInvestment Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-6>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-9>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147476176/805-60-65-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478666/740-323-65-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481687/323-10-50-3>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-28>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-1>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480175/815-40-65-1>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-8>Reference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479168/946-830-55-11>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478009/946-205-45-3>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479105/946-220-45-7>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477250/944-220-599-1>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-599-3>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-599-3>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481231/810-10-45-19>Reference 18: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482765/220-10-50-6>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1A>Reference 20: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1A>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1A>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1A>Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1A>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1B>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1B>Reference 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1B>Reference 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1B>Reference 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-599-1B>Reference 29: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477314/942-235-599-1>Reference 30: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483499/205-20-50-7>Reference 31: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4J>Reference 32: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4K>Reference 33: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1A>Reference 34: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1B>Reference 35: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-2>Reference 36: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481203/810-10-50-1A> + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow for short-term and long-term debt. Excludes payment of lease obligation. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_RepaymentsOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of noncash expense for share-based payment arrangement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_ShareBasedCompensation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration XML 20 R9.htm IDEA: XBRL DOCUMENT v3.24.3 Organization 9 Months Ended Sep. 30, 2024 Organization, Consolidation and Presentation of Financial Statements [Abstract] Å Organization OrganizationPiedmont Office Realty Trust, Inc. (â€œPiedmontâ€) (NYSE: PDM) is a Maryland corporation that operates in a manner so as to qualify as a real estate investment trust (â€œREITâ€) for federal income tax purposes and engages in the ownership, management, development, redevelopment, and operation of high-quality, Class A office properties located primarily in major U.S. Sunbelt markets. Piedmont was incorporated in 1997 and commenced operations in 1998. Piedmont conducts business through its wholly-owned subsidiary, Piedmont Operating Partnership, L.P. (â€œPiedmont OPâ€), a Delaware limited partnership. Piedmont OP owns properties directly, through wholly-owned subsidiaries, and through various joint ventures which it controls. References to Piedmont herein shall include Piedmont and all of its subsidiaries, including Piedmont OP and its subsidiaries and joint ventures.As of SeptemberÅ 30, 2024, Piedmont owned and operated a portfolio comprised of 30 in-service projects and three redevelopment projects. The in-service office projects total approximately 15.3 million square feet (unaudited) of primarily Class A office space and were 88.8% leased as of SeptemberÅ 30, 2024. X - ReferencesNo definition available. + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for organization, consolidation and basis of presentation of financial statements disclosure. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480424/946-10-50-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480424/946-10-50-2>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 810 -Name Accounting Standards Codification -Publisher FASB -URI <https://asc.fasb.org/810/tableOfContentReference> 4: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 205 -Name Accounting Standards Codification -Publisher FASB -URI <https://asc.fasb.org/205/tableOfContent> + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration XML 21 R10.htm IDEA: XBRL DOCUMENT v3.24.3 Summary of Significant

Accounting Policies 9 Months Ended Sep. 30, 2024 Accounting Policies [Abstract] Å Summary of Significant Accounting Policies Summary of Significant Accounting Policies Basis of Presentation and Principles of Consolidation The consolidated financial statements of Piedmont are prepared in accordance with the rules and regulations of the Securities and Exchange Commission (the "SEC"), including the instructions to Form 10-Q and Article 10 of Regulation S-X, and do not include all of the information and footnotes required by GAAP for complete financial statements. In the opinion of management, the statements for the unaudited interim periods presented include all adjustments, which are of a normal and recurring nature, necessary for a fair presentation of the results for such periods. Results for these interim periods are not necessarily indicative of a full year's results. Piedmont's consolidated financial statements include the accounts of Piedmont, Piedmont's wholly-owned subsidiaries, any variable interest entity ("VIE") of which Piedmont or any of its wholly-owned subsidiaries is considered to have the power to direct the activities of the entity and the obligation to absorb losses/right to receive benefits, or any entity in which Piedmont or any of its wholly-owned subsidiaries owns a controlling interest. In determining whether Piedmont or Piedmont OP has a controlling interest, the following factors, among others, are considered: equity ownership, voting rights, protective rights of investors, and participatory rights of investors. For further information, refer to the financial statements and footnotes included in Piedmont's Annual Report on Form 10-K for the year ended December 31, 2023. All intercompany balances and transactions have been eliminated upon consolidation. Further, Piedmont has formed special purpose entities to acquire and hold real estate. Each special purpose entity is a separate legal entity. Consequently, the assets of these special purpose entities are not available to all creditors of Piedmont. The assets owned by these special purpose entities are being reported on a consolidated basis with Piedmont's assets for financial reporting purposes only. Use of Estimates The preparation of the accompanying consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the accompanying consolidated financial statements and notes. The most significant of these estimates include the underlying cash flows and holding periods used in assessing impairment, judgments regarding the recoverability of goodwill, and the assessment of the collectability of receivables. While Piedmont has made, what it believes to be, appropriate accounting estimates based on the facts and circumstances available as of the reporting date, actual results could materially differ from those estimates. Income Taxes Piedmont has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, and has operated as such, beginning with its taxable year ended December 31, 1998. To qualify as a REIT, Piedmont must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its annual REIT taxable income. As a REIT, Piedmont is generally not subject to federal income taxes, subject to fulfilling, among other things, its taxable income distribution requirement. Piedmont is subject to certain taxes related to the operations of properties in certain locations, as well as operations conducted by its taxable REIT subsidiary which have been provided for in the financial statements. Operating Leases Piedmont recognized the following fixed and variable lease payments, which together comprised rental and tenant reimbursement revenue in the accompanying consolidated statements of operations for the three and nine months ended September 30, 2024 and 2023, respectively, as follows (in thousands): Three Months Ended Nine Months Ended September 30, 2024 September 30, 2023 September 30, 2023 September 30, 2023 Fixed payments \$109,393 \$115,250 \$334,287 \$400,048 Variable payments \$23,439 \$26,284 \$74,296 \$75,818 Total Rental and Tenant Reimbursement Revenue \$132,832 \$141,534 \$408,583 \$415,866 Piedmont is a lessee of office space in one building owned by a third party. Piedmont's right of use asset and corresponding lease liability under the lease was approximately \$15,000 and \$100,000 as of September 30, 2024 and December 31, 2023, respectively. The right of use asset is recorded as a component of prepaid expenses and other assets, whereas the corresponding liability is presented as a component of accounts payable, accrued expenses, and accrued capital expenditures in the accompanying consolidated balance sheets. For both the three and nine months ended September 30, 2024 and 2023, Piedmont recognized approximately \$20,000 and \$60,000, respectively, of operating lease costs related to its office space lease. As of September 30, 2024, the remaining lease term of Piedmont's right of use asset is approximately 2 months, and the discount rate is 3.86%. Recent Accounting Pronouncements Segment Expense Disclosure The Financial Accounting Standards Board (the "FASB") has issued Accounting Standards Update ("ASU") No. 2023-07, Segment Reporting (Topic 280), Improvements to Reportable Segment Disclosures ("ASU 2023-07"). ASU 2023-07 requires expanded disclosure of significant segment expenses which are regularly provided to the chief operating decision maker ("CODM"); all entities that have a single reportable segment must provide existing segment disclosures; disclosure of the title and position of the CODM; and entities must disclose the amounts and a qualitative description of "other segment items", representing the difference between segment revenue less segment expenses reported in segment profit or loss. ASU 2023-07 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2024, and subsequent interim periods thereafter. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-07. Income Tax Disclosure The FASB has issued ASU No. 2023-09, Income Taxes (Topic 740), Improvements to Income Tax Disclosures ("ASU 2023-09"). ASU 2023-09 requires expanded disclosure of tax information, including a rate reconciliation and the amounts of annual income taxes paid (net of refunds received), segregated by federal, state, and local jurisdictions. The amendments of ASU 2023-09 also require disclosure of income from continuing operations before income tax separated by domestic and foreign income, and eliminate the requirement to disclose the nature and estimates of the range of reasonable possible changes to unrecognized tax benefits within the following twelve months of the reporting period end. ASU 2023-09 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2025. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-09. X - References No definition available. + Details Name: us-gaap Accounting Policies Abstract Namespace Prefix: us-gaap Data Type: xbrl:stringItem Type Balance Type: na Period Type: duration X - Definition The entire disclosure for the general note to the financial statements for the reporting entity which may include, descriptions of the basis of presentation, business description, significant accounting policies, consolidations, reclassifications, new pronouncements not yet adopted and changes in accounting principles. + References Reference 1: http://fasb.org/us-gaap/role/ref/legacyRef - Topic 235 - Name Accounting Standards Codification - Publisher FASB - URI https://asc.fasb.org/235/tableOfContentReference 2: http://fasb.org/us-gaap/role/ref/legacyRef - Topic 275 - Name Accounting Standards Codification - Publisher FASB - URI https://asc.fasb.org/275/tableOfContentReference 3: http://fasb.org/us-gaap/role/ref/legacyRef - Topic 810 - Name Accounting Standards Codification - Publisher FASB - URI https://asc.fasb.org/810/tableOfContentReference 4: http://fasb.org/us-gaap/role/ref/legacyRef - Topic 250 - Name Accounting Standards Codification - Publisher FASB - URI https://asc.fasb.org/250/tableOfContent + Details Name: us-gaap Organization Consolidation Basis of Presentation Business Description And Accounting Policies Text Block Namespace Prefix: us-gaap Data Type: dtr-text:textBlock Item Type Balance Type: na Period Type: duration XML 22 R11.htm IDEA: XBRL DOCUMENT v3.24.3 Debt 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] Å Debt Debt During the nine months ended September 30, 2024, Piedmont OP issued \$400A million in aggregate principal amount of 6.875% senior notes (the "400 Million Unsecured Senior Notes"), which mature on July 15, 2029. Upon issuance of the \$400 Million Unsecured Senior Notes, Piedmont OP received net proceeds of \$396A million, reflecting a discount of approximately \$4A million which will be amortized to interest expense over the 5-year term of the \$400 Million Unsecured Senior Notes using the effective interest method. The \$400 Million Unsecured Senior Notes are fully and unconditionally guaranteed by Piedmont. Interest on the \$400 Million Unsecured Senior Notes is payable semi-annually on January 15 and July 15 of each year commencing January 15, 2025, and is subject to adjustment if the credit rating on the \$400 Million Unsecured Notes falls below investment grade, as defined in the credit agreement. The \$400 Million Unsecured Senior Notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of Piedmont and Piedmont OP to, among other things, incur additional secured and unsecured indebtedness; (b) a limitation on the ability of Piedmont and Piedmont OP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that Piedmont maintain a pool of unencumbered assets. The net proceeds from the \$400 Million Unsecured Senior Notes were used to repay the balance outstanding under Piedmont's \$600 Million Unsecured 2022 Line of Credit and the remaining \$25A million outstanding on its \$215 Million Unsecured 2023 Term Loan (see discussion below). Piedmont intends to use the remaining proceeds from the \$400 Million Unsecured Senior Notes, along with any sales proceeds from any potential property dispositions and Piedmont's available bank credit, to repay the \$250 Million Unsecured 2018 Term Loan that matures in March of 2025. Also, during the nine months ended September 30, 2024, Piedmont OP entered into a new \$200 Million Unsecured 2024 Term Loan and used the net proceeds, along with its \$600 Million Unsecured 2022 Line of Credit, to repay the remaining \$100A million balance on the \$200 Million Unsecured 2022 Term Loan Facility and \$190A million of the \$215 Million Unsecured 2023 Term Loan, resulting in a loss on early extinguishment of debt of approximately \$0.4A million related to unamortized financing costs. The remaining \$25A million of the \$215 Million Unsecured 2023 Term Loan was extended and ultimately paid off with the proceeds of the aforementioned \$400 Million Unsecured Senior Notes. The term of the \$200 Million Unsecured 2024 Term Loan is three years, with a maturity date of January 29, 2027. Piedmont may prepay the loan in whole or in part, at any time without premium or penalty. The stated interest rate spread over Adjusted SOFR can vary from 0.85% to 1.70% based upon the then current credit rating of Piedmont or Piedmont OP, whichever is higher. During any period that either Piedmont or Piedmont OP has received credit ratings from two different credit rating agencies that are not equivalent, the credit rating shall be determined as the higher of the two credit ratings. As of September 30, 2024, the applicable interest rate spread on the loan was 1.30%, and the effective rate was 5.41%. The \$200 Million Unsecured 2024 Term Loan has certain financial covenants that require, among other things, the maintenance of an unencumbered interest rate coverage ratio of at least 1.75, an unencumbered leverage ratio of at least 1.60, a fixed charge coverage ratio of at least 1.50, a leverage ratio of no more than 0.60, and a secured debt ratio of no more than 0.40. Finally, during the nine months ended September 30, 2024, Piedmont repaid the remaining \$50.2A million balance of the \$400 Million Unsecured Senior Notes due 2024 with proceeds from the disposition of the One Lincoln Park building (see Note 8 below). The following table summarizes the terms of Piedmont's consolidated indebtedness outstanding as of September 30, 2024 and December 31, 2023 (in thousands): Facility (1) Stated Rate Effective Rate (2) Maturity Amount Outstanding as of September 30, 2024 December 31, 2023 Secured (Fixed) \$197 Million Fixed Rate Mortgage 4.10A % 4.10A % 10/1/2028 \$193,300A \$195,879A Subtotal 193,300A 195,879A Unsecured (Variable and Fixed) \$400 Million Unsecured Senior Notes due 2024 4.45A % 4.10A % 3/15/2024 4E 50,154A \$200 Million Unsecured 2022 Term Loan Facility SOFR + 1.25% (3) 36,70A % 12/16/2024 4E 100,000A \$215 Million Unsecured 2023 Term Loan SOFR + 1.30% (3) 71A % 1/31/2025 4E 215,000A \$250 Million Unsecured 2018 Term Loan SOFR + 1.20% (3) 34.79A % 3/31/2025 (4) 250,000A \$200,000A \$600 Million Unsecured 2022 Line of Credit SOFR + 1.04% (3) 5.97A % (5) 6/30/2026 (6) 4E 59,000A \$200 Million Unsecured 2024 Term Loan SOFR + 1.30% (3) 35.41A % (7) 1/29/2027 200,000A 4E 600 Million Unsecured Senior Notes due 2029 2.55A % 2.55A % 7/20/2028 600,000A 400 Million Unsecured Senior Notes due 2029 6.88A % 7.11A % 7/15/2029 400,000A 4E \$300 Million Unsecured Senior Notes due 2030 3.15A % 3.90A % 8/15/2030 300,000A 300 Million Unsecured Senior Notes due 2032 7.5A % 7.78A % 4/1/2032 300,000A 300,000A Unamortized discounts and debt issuance costs (21,393) (15,437) Subtotal/Weighted Average 6.19A % \$2,028,607A \$1,858,717A Total/Weighted Average 6.01A % \$2,221,907A \$2,054,596A (1) All of Piedmont's outstanding debt as of September 30, 2024 is unsecured and interest-only until maturity, except for the \$197 Million Fixed Rate Mortgage, secured by 1180 Peachtree Street. (2) Effective rate after consideration of settled or in-place interest rate swap agreements and issuance discounts. (3) The all-in stated interest rates for the SOFR selections are comprised of the relevant adjusted SOFR rate (calculated as the base SOFR interest rate plus a fixed adjustment of 0.10%) and is subject to an additional spread over the selected rate based on Piedmont's or Piedmont OP's current credit rating, whichever is higher. (4) Piedmont currently intends to repay the outstanding balance on debt due within one year with cash on hand and proceeds from potential selective property dispositions, and/or with Piedmont's available bank credit. (5) On a periodic basis, Piedmont may select from multiple interest rate options, including the prime rate and various-length SOFR locks on all or a portion of the principal. (6) Piedmont may extend the term for up to one additional year (through two available six month extensions to a final extended maturity date of June 30, 2027) provided Piedmont is not then in default and upon payment of extension fees. (7) This term loan has a stated variable rate; however, Piedmont has entered into interest rate swap agreements which effectively fix the interest rate on the aggregate principal amount of the term loan to 5.41% through February 1, 2026, assuming no change in Piedmont's or Piedmont OP's credit rating. See Note 4 for disclosures of Piedmont's derivative instruments. Piedmont made interest payments on all debt facilities, including interest rate swap cash settlements, of approximately \$42.5 million and \$24.9 million for the three months ended September 30, 2024 and 2023, respectively, and approximately \$105.2 million and \$70.0 million for the nine months ended September 30, 2024 and 2023, respectively. Also, Piedmont capitalized interest of approximately \$3.4A million and \$1.9 million for the three months ended September 30, 2024 and 2023, respectively, and approximately \$9.2 million and \$4.5 million for the nine months ended September 30, 2024 and 2023, respectively. As of September 30, 2024, Piedmont believes it was in compliance with all financial covenants associated with its debt instruments. See Note 5 for a description of Piedmont's estimated fair value of debt as of September 30, 2024. X - References No definition available. + Details Name: us-gaap Debt Disclosure Abstract Namespace Prefix: us-gaap Data Type: xbrl:stringItem Type Balance Type: na Period Type: duration X - Definition The entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit, note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities, whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance with debt covenants. + References Reference 1: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 10 - Name Accounting Standards Codification - Section 50 - Paragraph 6 - Subparagraph (b) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 10 - Name Accounting Standards Codification - Section 50 - Paragraph 6 - Subparagraph (a) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 3: http://www.xbrl.org/2003/role/disclosureRef - Topic 405 - SubTopic 40 - Name Accounting Standards Codification - Section 50 - Paragraph 1 - Subparagraph (d) - Publisher FASB - URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef - Topic 405 - SubTopic 40 - Name Accounting Standards Codification - Section 50 - Paragraph 1 - Subparagraph (a)(3) - Publisher FASB - URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef - Topic 405 - SubTopic 40 - Name Accounting Standards Codification - Section 50 - Paragraph 1 - Subparagraph (a)(2) - Publisher FASB - URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef - Topic 405 - SubTopic 40 - Name Accounting Standards Codification - Section 50 - Paragraph 1 - Subparagraph (a)(1) - Publisher FASB - URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef - Topic 405 - SubTopic 40 - Name Accounting Standards Codification - Section 50 - Paragraph 1 - Subparagraph (a) - Publisher FASB - URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1B - Subparagraph (h) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 9: http://www.xbrl.org/2003/role/disclosureRef - Topic 235 - SubTopic 10 - Name Accounting Standards Codification - Section S99 - Paragraph 1 - Subparagraph (SX 210.4-08(c)) - Publisher FASB - URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef - Topic 470 - Name Accounting Standards Codification - Publisher FASB - URI https://asc.fasb.org/470/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef - Topic 835 - SubTopic 30 - Name Accounting Standards Codification - Section 45 - Paragraph 2 - Publisher FASB - URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1B - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1B - Subparagraph (g) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1B - Subparagraph (i) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1C - Subparagraph (a) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 16: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1C - Subparagraph (b) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 17: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1C - Subparagraph (c) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 18: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 - SubTopic 20 - Name Accounting Standards Codification - Section 50 - Paragraph 1E - Subparagraph (b) - Publisher FASB - URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef - Topic 470 -

SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-11Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-11Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-11 + Details Name: us-gaap DebtDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 23 R12.htm IDEA: XBRL DOCUMENT v3.24.3 Derivative Instruments 9 Months Ended Sep. 30, 2024

Derivative Instruments and Hedging Activities Disclosure [Abstract] Á Derivative Instruments Derivative InstrumentsRisk Management Objective of Using DerivativesIn addition to operational risks which arise in the normal course of business, Piedmont is exposed to economic risks such as interest rate, liquidity, and credit risk. In certain situations, Piedmont has entered into derivative financial instruments, specifically interest rate swap agreements, to manage interest rate risk exposure arising from current or future variable rate debt transactions. Interest rate swap agreements involve the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. Piedmontâ€™s objective in using interest rate derivatives is to add stability to interest expense and to manage its exposure to interest rate movements.Cash Flow Hedges of Interest Rate RiskInterest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for Piedmont making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. During the nine months ended SeptemberÂ 30, 2024, Piedmont entered into four interest rate swap agreements to fully hedge the risk of changes in the interest-related cash flows associated with the \$200 Million Unsecured 2024 Term Loan (see Note 3 above) through February 1, 2026. All of Piedmont's interest rate swap agreements are designated as effective cash flow hedges and are designated using SOFR. The maximum length of time over which Piedmont is hedging its exposure to the variability in future cash flows for forecasted transactions is 16 months. A detail of Piedmontâ€™s interest rate derivatives outstanding as of SeptemberÂ 30, 2024 is as follows:Interest Rate Derivatives:Number of Swap AgreementsAssociated Debt InstrumentTotal NotionalÂ Amount(in millions)EffectiveÂ DateMaturityÂ DateInterest rate swaps2\$250 Million Unsecured 2018 Term Loan\$100Â 3/29/201831/2025Interest rate swaps3\$250 Million Unsecured 2018 Term Loan75Â 12/2/202331/2025Interest rate swaps3\$250 Million Unsecured 2018 Term Loan75Â 12/12/202331/2025Interest rate swaps2\$200 Million Unsecured 2024 Term Loan80Â 21/1/202421/2026Interest rate swaps2\$200 Million Unsecured 2024 Term Loan120Â 9/3/202421/2026Total\$450Â Piedmont presents its interest rate derivatives on its consolidated balance sheets on a gross basis as interest rate swap assets and interest rate swap liabilities. A detail of Piedmontâ€™s interest rate derivatives on a gross and net basis as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively, is as follows (in thousands):Interest rate swaps classified as:September 30,2024December 31,2023Gross derivative assets\$992Â \$3,032Â Gross derivative liabilities(1,035)â€”Â A Net derivative asset/(liability)\$(43)\$3,032Â The gain/(loss) on Piedmont's interest rate derivatives, including previously settled forward swaps, that was recorded in OCI and the accompanying consolidated statements of operations as a component of interest expense for the three and nine months ended SeptemberÂ 30, 2024 and 2023, respectively, is as follows (in thousands):Â Three Months EndedNine Months EndedInterest Rate Swaps in Cash Flow Hedging RelationshipsSeptember 30,2024September 30,2023September 30,2024September 30,2023Amount of gain/(loss) recognized in OCI\$(2,091)\$1,248Â \$1,168Â \$4,270Â Amount of previously recorded gain reclassified from OCI into interest expense\$1,043Â \$989Â \$3,064Â \$2,309Â Total amount of interest expense presented in the consolidated statements of operations\$(32,072)\$(27,361)\$(91,355)\$(72,827)Total amount of loss on early extinguishment of debt presented in the consolidated statements of operations\$â€”Â \$(820)\$(386)\$(820)Piedmont estimates that approximately \$1.3 million will be reclassified from OCI as an increase in interest expense over the next twelve months. Additionally, see Note 5 for fair value disclosures of Piedmont's derivative instruments.Credit-risk-related Contingent FeaturesPiedmont has agreements with its derivative counterparties that contain a provision whereby if Piedmont defaults on any of its indebtedness, including default where repayment of the indebtedness has not been accelerated by the lender, then Piedmont could also be declared in default on its derivative obligations. If Piedmont were to breach any of the contractual provisions of the derivative contracts, it could be required to settle its liability obligations under the agreements at their termination value of the estimated fair values plus accrued interest, or approximately \$0.6 million as of SeptemberÂ 30, 2024. Additionally, Piedmont has rights of set-off under certain of its derivative agreements related to potential termination fees and amounts payable under the agreements, if a termination were to occur. X - ReferencesNo definition available. + Details Name: us-gaap DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for derivative instruments and hedging activities including, but not limited to, risk management strategies, non-hedging derivative instruments, assets, liabilities, revenue and expenses, and methodologies and assumptions used in determining the amounts. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5C -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-5CReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/815/tableOfContent + Details Name: us-gaap DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 24 R13.htm IDEA: XBRL DOCUMENT v3.24.3 Fair Value Measurement of Financial Instruments 9 Months Ended Sep. 30, 2024 Fair Value Disclosures [Abstract] Á Fair Value Measurement of Financial Instruments Fair Value Measurement of Financial InstrumentsPiedmont considers its cash and cash equivalents, tenant receivables, restricted cash and escrows, accounts payable and accrued expenses, interest rate swap agreements, and debt to meet the definition of financial instruments. The following table sets forth the carrying and estimated fair value for each of Piedmontâ€™s financial instruments, as well as its level within the GAAP fair value hierarchy, as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively (in thousands):Â September 30, 2024December 31, 2023Financial InstrumentCarryingÂ ValueEstimated FairÂ ValueLevel Within Fair Value HierarchyCarryingÂ ValueEstimated FairÂ ValueLevel Within Fair Value HierarchyAssets:Cash and cash equivalents (1)\$133,624Â \$133,624Â Level 1\$825Â \$825Â Level 1Tenant receivables, net (1)\$6,963Â \$6,963Â Level 1\$7,915Â \$7,915Â Level 1Restricted cash and escrows (1)\$3,343Â \$3,343Â Level 1\$3,381Â \$3,381Â Level 1Interest rate swaps\$992Â \$992Â Level 2\$3,032Â \$3,032Â Level 2Liabilities:Accounts payable and accrued expenses (1)\$17,081Â \$17,081Â Level 1\$49,706Â \$49,706Â Level 1Interest rate swaps\$1,035Â \$1,035Â Level 2\$â€”Â \$â€”Â Level 2Debt, net\$2,221,907Â \$2,252,917Â Level 2\$2,454,596Â \$1,953,447Â Level 2(1)For the periods presented, the carrying value of these financial instruments approximates estimated fair value due to their short-term maturity.Piedmont's debt was carried at book value as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023; however, Piedmont's estimate of its fair value is disclosed in the table above. Piedmont uses widely accepted valuation techniques including discounted cash flow analysis based on the contractual terms of the debt facilities, including the period to maturity of each instrument, and uses observable market-based inputs for similar debt facilities which have transacted recently in the market. Therefore, the estimated fair values determined are considered to be based on significant other observable inputs (Level 2). Scaling adjustments are made to these inputs to make them applicable to the remaining life of Piedmont's outstanding debt. Piedmont has not changed its valuation technique for estimating the fair value of its debt.Piedmontâ€™s interest rate swap agreements presented above, and as further discussed in Note 4, are classified as â€œInterest rate swapsâ€ in the accompanying consolidated balance sheets and were carried at estimated fair value as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023. The valuation of these derivative instruments was determined using widely accepted valuation techniques including discounted cash flow analysis based on the contractual terms of the derivatives, including the period to maturity of each instrument, and uses observable market-based inputs, including interest rate curves and implied volatilities. Therefore, the estimated fair values determined are considered to be based on significant other observable inputs (Level 2). In addition, Piedmont considered both its own and the respective counterpartiesâ€™ risk of nonperformance in determining the estimated fair value of its derivative financial instruments by estimating the current and potential future exposure under the derivative financial instruments as of the valuation date. The credit risk of Piedmont and its counterparties was factored into the calculation of the estimated fair value of the interest rate swaps; however, as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, this credit valuation adjustment did not comprise a material portion of the estimated fair value. Therefore, Piedmont believes that any unobservable inputs used to determine the estimated fair values of its derivative financial instruments are not significant to the fair value measurements in their entirety, and does not consider any of its derivatives to be Level 3 financial instruments. X - ReferencesNo definition available. + Details Name: us-gaap FairValueDisclosuresAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for the fair value of financial instruments (as defined), including financial assets and financial liabilities (collectively, as defined), and the measurements of those instruments as well as disclosures related to the fair value of non-financial assets and liabilities. Such disclosures about the financial instruments, assets, and liabilities would include: (1) the fair value of the required items together with their carrying amounts (as appropriate); (2) for items for which it is not practicable to estimate fair value, disclosure would include: (a) information pertinent to estimating fair value (including, carrying amount, effective interest rate, and maturity, and (b) the reasons why it is not practicable to estimate fair value; (3) significant concentrations of credit risk including: (a) information about the activity, region, or economic characteristics identifying a concentration, (b) the maximum amount of loss the entity is exposed to based on the gross fair value of the related item, (c) policy for requiring collateral or other security and information as to accessing such collateral or security, and (d) the nature and brief description of such collateral or security; (4) quantitative information about market risks and how such risks are managed; (5) for items measured on both a recurring and nonrecurring basis information regarding the inputs used to develop the fair value measurement; and (6) for items presented in the financial statement for which fair value measurement is elected: (a) information necessary to understand the reasons for the election, (b) discussion of the effect of fair value changes on earnings, (c) a description of [similar groups] items for which the election is made and the relation thereof to the balance sheet, the aggregate carrying value of items included in the balance sheet that are not eligible for the election; (7) all other required (as defined) and desired information. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 107 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-107Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2EReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 940 -SubTopic 820 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478119/940-820-50-1 + Details Name: us-gaap FairValueDisclosuresTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 25 R14.htm IDEA: XBRL DOCUMENT v3.24.3 Impairment Charges 9 Months Ended Sep. 30, 2024 Goodwill and Intangible Assets Disclosure [Abstract] Á Impairment Charges Impairment ChargesDuring the nine months ended SeptemberÂ 30, 2024, management shortened the intended hold period for the 750 West John Carpenter Freeway building located in Irving, Texas and in doing so, determined that the carrying value would not be recovered from the undiscounted future operating cash flows associated with the asset and its eventual disposition. As a result, Piedmont recognized an impairment charge of approximately \$17.5 million calculated based on the difference between the carrying value of the asset and the estimated fair value. The estimated fair value was determined based on a negotiated potential selling price with an unrelated, third-party. On July 23, 2024, Piedmont completed the sale of the 750 West John Carpenter Freeway building (see Note 8 for further details).Additionally during the nine months ended SeptemberÂ 30, 2024, Piedmont recognized an impairment charge of approximately \$0.9A million in conjunction with the sale of One Lincoln Park located in Dallas, Texas. The offer to purchase, contractual negotiations, due diligence, and completion of the sale all occurred during the nine months ended SeptemberÂ 30, 2024 (see Note 8 for further details).During the nine months ended September 30, 2023, Piedmont considered the decline in its stock price to be an indicator of impairment and performed an interim impairment assessment of its goodwill balance. This assessment involved comparing the estimated fair value of each of its reporting units (see Note 12) to the reporting unitâ€™s carrying value, inclusive of the goodwill balance allocated to the reporting unit. Based on its analysis, Piedmont determined that the only reporting unit where the carrying value exceeded the estimated fair value (inclusive of the assigned goodwill balance) as of September 30, 2023 was the Minneapolis reporting unit. Consequently, Piedmont recorded an approximately \$11.0A million goodwill impairment charge equal to the goodwill balance that had been assigned to the Minneapolis reporting unit in the accompanying consolidated statement of operations.The fair value measurements used in the evaluation described above were considered to be Level 3 valuations within the fair value hierarchy as defined by GAAP as the measurements involve projections of discounted future cash flows, which are derived from unobservable assumptions, the most subjective of which are capitalization rates and discount rates for each respective reporting unit. The range of discount rates and the capitalization rates used in the analysis for the Minneapolis reporting unit were 8.50% to 9.25% and 8.50% to 9.00%, respectively. X - DefinitionThe entire disclosure for the details of the charge against earnings resulting from the aggregate write down of all assets from their carrying value to their fair value. Disclosure may also include a description of the impaired asset and facts and circumstances leading to the impairment, amount of the impairment loss and where the loss is located in the income statement, method(s) for determining fair value, and the segment in which the impaired asset is reported. + ReferencesNo definition available. + Details Name: us-gaap AssetImpairmentChargesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap GoodwillAndIntangibleAssetsDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 26 R15.htm IDEA: XBRL DOCUMENT v3.24.3 Commitments and Contingencies 9 Months Ended Sep. 30, 2024 Commitments and Contingencies Disclosure [Abstract] Á Commitments and ContingenciesCommitments and ContingenciesCommitments Under Existing Lease AgreementsAs a recurring part of its business, Piedmont is typically required under its executed lease agreements to fund tenant improvements, leasing commissions, and building improvements. In addition, certain agreements contain provisions that require Piedmont to issue corporate or property guarantees to provide funding for capital improvements or other financial obligations. As of SeptemberÂ 30, 2024, Piedmont had two individually significant tenant allowance commitments greater than \$10A million. These commitments will be capitalized as the related expenditures are incurred.Contingencies Related to Tenant Audits/DisputesCertain lease agreements include provisions that grant tenants the right to engage independent auditors to audit their annual operating expense reconciliations. Such audits may result in different interpretations of language in the lease agreements from that made by Piedmont, which could result in requests for refunds of previously recognized tenant reimbursement revenues, resulting in financial loss to Piedmont. There were no such reductions during the three and nine months ended SeptemberÂ 30, 2024 or 2023. X - ReferencesNo definition available. + Details Name: us-gaap CommitmentsAndContingenciesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for commitments and contingencies. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 405 -SubTopic 30 -Name Accounting Standards Codification -Publisher

FASB -URI https://asc.fasb.org/405-30/tableOfContentReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 440 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482648/440-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/450/tableOfContentReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 440 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478522/954-440-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 440 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482648/440-10-50-4Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 440 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/440/tableOfContent + Details Name: us-gaap_CommitmentsAndContingenciesDisclosureTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 27 R16.htm IDEA: XBRL DOCUMENT v3.24.3 Property Dispositions 9 Months Ended Sep. 30, 2024 Discontinued Operations and Disposal Groups [Abstract] A Property Dispositions Property DispositionsThe following properties were sold during the nine months ended September 30, 2024 (in thousands):Buildings SoldLocation / Reportable SegmentDate of SaleLoss on Sale of Real Estate AssetsNet Sales ProceedsOne Lincoln ParkDallas, Texas / DallasMarch 20, 2024\$â€"Â \$53,308Â 750 West John Carpenter FreewayIrving, Texas / DallasJuly 23, 2024(445)21,584Â Totals(445)\$74,892Â The 750 West John Carpenter Freeway building met the criteria to be presented in the accompanying consolidated balance sheet as held for sale assets as of December 31, 2023. Details of such amounts as of December 31, 2023 are as follows (in thousands): December 31, 20232023Real estate assets held for sale, net:Land\$7,860Â Building and improvements, less accumulated depreciation of \$7,376 as of December 31, 202327,616Â Construction in progress727Â Total real estate assets held for sale, net\$36,203Â Other assets held for sale, net:Straight-line rent receivables\$983Â Prepaid expenses and other assets908Â Deferred lease costs, less accumulated amortization of \$666 as of December 31, 20231,322Â Total other assets held for sale, net\$3,213Â X - ReferencesNo definition available. + Details Name: us-gaap_DiscontinuedOperationsAndDisposalGroupsAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure related to a disposal group. Includes, but is not limited to, a discontinued operation, disposal classified as held-for-sale or disposed of by means other than sale or disposal of an individually significant component. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/205-20/tableOfContentReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/360/tableOfContent + Details Name: us-gaap_DisposalGroupsIncludingDiscontinuedOperationsDisclosureTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 28 R17.htm IDEA: XBRL DOCUMENT v3.24.3 Stock Based Compensation 9 Months Ended Sep. 30, 2024 Share-Based Payment Arrangement [Abstract] A Stock Based Compensation Stock Based CompensationOn an annual basis, the Compensation Committee of Piedmont's Board of Directors has granted deferred stock award units to certain employees at its discretion. Employee awards typically vest ratably over three or four years. In addition, Piedmont's independent directors receive an annual grant of deferred stock award units for services rendered and such awards vest over a one year service period.Certain management employees' long-term equity incentive program is allocated between the deferred stock award units described above and a multi-year performance share program whereby actual awards are contingent upon Piedmont's total stockholder return ("TSR") performance relative to the TSR of a peer group of office REITs. The target incentives for these employees, as well as the peer group to be used for comparative purposes, are predetermined by the board of directors, based on advice given by a third-party compensation consultant. The number of shares earned, if any, are determined at the end of the multi-year performance period (or upon termination) and vest immediately. In the event that a participant's employment is terminated prior to the end of the multi-year period, in certain circumstances the participant may be entitled to a pro-rated award based on Piedmont's TSR relative performance as of the termination date. The grant date fair value of the multi-year performance share awards is estimated using the Monte Carlo valuation method and is recognized ratably over the performance period.A roll forward of Piedmont's equity based award activity for the nine months ended September 30, 2024 is as follows:SharesWeighted-Average Grant Date Fair ValueUnvested and Potential Stock Awards as of December 31, 20231,094,297Â \$11.35Â Deferred Stock Awards Granted644,002Â \$6.60Â Performance Stock Awards Granted641,985Â \$7.64Â Change in Estimated Potential Share Awards based on TSR Performance1,419,180Â \$10.59Â Performance Stock Awards Vested(5,734)Â \$15.40Â Deferred Stock Awards Vested(436,931)Â \$10.98Â Deferred Stock Awards Forfeited(17,665)Â \$11.06Â Unvested and Potential Stock Awards as of September 30, 20243,339,134Â \$9.44Â The following table provides additional information regarding stock award activity during the three and nine months ended September 30, 2024 and 2023, respectively (in thousands, except per share amounts):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Weighted-Average Grant Date Fair Value per share of Deferred Stock Granted During the Period\$â€"Â \$â€"Â A \$6.60Â A \$9.60Â Total Grant Date Fair Value of Deferred Stock Vested During the Period\$200Â \$200Â A \$4,801Â A \$5,066Â A detail of Piedmont's outstanding stock awards and programs as of September 30, 2024 is as follows:Date of grantType of AwardNet SharesGranted (1)GrantDateÂ Fair ValueVesting ScheduleUnvestedÂ SharesFebruary 10, 2022Deferred Stock Award145,674Â \$16.85Â Of the shares granted, 25% vested on the date of grant, and 25% vested or will vest on February 10, 2023, 2024, and 2025, respectively.52,131Â February 17, 20222022-2024 Performance Share Programâ€"Â \$17.77Â Shares awarded, if any, will vest immediately upon determination of award in 2025.182,905Â (2)February 13, 2023Deferred Stock Award347,945Â \$10.55Â Of the shares granted, 25% vested on the date of grant, and 25% vested or will vest on February 13, 2024, 2025, and 2026, respectively.205,841Â February 23, 20232023-2025 Performance Share Programâ€"Â \$12.37Â Shares awarded, if any, will vest immediately upon determination of award in 2026.679,692Â (2)February 23, 2023Deferred Stock Award372,394Â \$9.47Â Of the shares granted, 25% will vest on February 23, 2024, 2025, 2026, and 2027, respectively.290,593Â February 20, 2024Deferred Stock Award557,674Â \$6.55Â Of the shares granted, 25% will vest on February 20, 2025, 2026, 2027, and 2028, respectively.557,674Â February 20, 20242024-2026 Performance Share Programâ€"Â \$7.64Â Shares awarded, if any, will vest immediately upon determination of award in 2027.1,283,970Â (2)May 7, 2024Deferred Stock Award-Board of Directors86,328Â \$6.95Â Of the shares granted, 100% will vest on the earlier of the 2025 Annual Meeting or May 7, 2025.86,328Â Total3,339,134Â (1)Amounts reflect the total original grant to employees and independent directors, net of shares surrendered upon vesting to satisfy required minimum tax withholding obligations through September 30, 2024.(2)Estimated based on Piedmont's cumulative TSR for the respective performance period through September 30, 2024. Share estimates are subject to change in future periods based upon Piedmont's relative TSR performance compared to its peer group of office REITs.During the three months ended September 30, 2024 and 2023, Piedmont recognized approximately \$2.2 million and \$2.1 million, respectively, of compensation expense related to the amortization of unvested and potential stock awards. During the nine months ended September 30, 2024 and 2023, Piedmont recognized approximately \$6.3 million and \$6.0 million, respectively, of compensation expense related to the amortization of unvested and potential stock awards. During the nine months ended September 30, 2024, approximately \$14.1 million of unrecognized compensation cost related to unvested and potential stock awards remained, which Piedmont will record in its consolidated statements of operations over a weighted-average vesting period of approximately 1.5 years. X - DefinitionThe entire disclosure for share-based payment arrangement. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/718/tableOfContentReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (l) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 29 R18.htm IDEA: XBRL DOCUMENT v3.24.3 Supplemental Disclosures for the Statement of Consolidated Cash Flows 9 Months Ended Sep. 30, 2024 Supplemental Cash Flow Elements [Abstract] A Supplemental Disclosures for the Statement of Consolidated Cash Flows Supplemental Disclosures for the Statement of Consolidated Cash FlowsCertain non-cash investing and financing activities for the nine months ended September 30, 2024 and 2023 (in thousands) are outlined below:Nine Months EndedSeptember 30, 2024September 30, 2023Tenant improvements funded by tenants\$16,896Â \$30,790Â Accrued capital expenditures and deferred lease costs\$42,434Â \$17,458Â Change in accrued dividends\$ (15,143)Â \$(25,358)Â Change in accrued deferred financing costs\$(232)Â \$(32)Â The following table provides a reconciliation of cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statements of cash flows for the nine months ended September 30, 2024 and 2023, to the consolidated balance sheets for the respective period (in thousands):20242023Cash and cash equivalents, beginning of period\$825Â \$16,536Â Restricted cash and escrows, beginning of period\$3,381Â \$3,064Â Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, beginning of period\$4,206Â \$19,600Â Cash and cash equivalents, end of period\$133,624Â \$5,044Â Restricted cash and escrows, end of period\$136,967Â \$11,027Â Amounts in restricted cash and escrows typically represent: escrow accounts required for future property repairs; escrow accounts for the payment of real estate taxes as required under certain of Piedmont's debt agreements; earnest money deposited by a buyer to secure the purchase of one of Piedmont's properties; or security or utility deposits held for tenants as a condition of their lease agreement. X - DefinitionThe entire disclosure for supplemental cash flow activities, including cash, noncash, and part noncash transactions, for the period. Noncash is defined as information about all investing and financing activities of an enterprise during a period that affect recognized assets or liabilities but that do not result in cash receipts or cash payments in the period. "Part noncash" refers to that portion of the transaction not resulting in cash receipts or cash payments in the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/230/tableOfContent + Details Name: us-gaap_CashFlowSupplementalDisclosuresTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowElementsAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 30 R19.htm IDEA: XBRL DOCUMENT v3.24.3 Earnings Per Share 9 Months Ended Sep. 30, 2024 Earnings Per Share [Abstract] A Earnings Per Share Earnings Per ShareAs Piedmont recognized a net loss for both the three and nine months ended September 30, 2024 and 2023, earnings per share is computed using basic weighted-average common shares outstanding. X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for earnings per share. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/260/tableOfContentReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-3 + Details Name: us-gaap_EarningsPerShareTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 31 R20.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information 9 Months Ended Sep. 30, 2024 Segment Reporting [Abstract] A Segment Information Segment InformationPiedmont's President and Chief Executive Officer has been identified as Piedmont's CODM, as defined by GAAP. The CODM evaluates Piedmont's portfolio and assesses the ongoing operations and performance of its projects utilizing the following geographic segments: Atlanta, Dallas, Orlando, Northern Virginia/Washington, D.C., Minneapolis, New York, and Boston. These operating segments are also Piedmont's reportable segments. As of September 30, 2024, Piedmont also owned two properties in Houston that do not meet the definition of an operating or reportable segment as the CODM does not regularly review these properties for purposes of allocating resources or assessing performance. Further, Piedmont does not maintain a significant presence nor anticipate further investment in this market. These two properties are the primary contributors to accrual-based net operating income ("NOI") included in "Other" below. During the periods presented, there have been no material inter segment transactions. The accounting policies of the reportable segments are the same as Piedmont's accounting policies.Accrual-based net operating income ("NOI") by geographic segment is the primary performance measure reviewed by Piedmont's CODM to assess operating performance and consists only of revenues and expenses directly related to real estate rental operations. NOI is calculated by deducting property operating costs from lease revenues and other property related income. NOI reflects property acquisitions and dispositions, occupancy levels, rental rate increases or decreases, and the recoverability of operating expenses. Piedmont's calculation of NOI may not be directly comparable to similarly titled measures calculated by other REITs.Asset value information and capital expenditures by segment are not reported because the CODM does not use these measures to assess performance.The following table presents accrual-based lease revenue and other property related income included in NOI by geographic reportable segment (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2023September 30, 2024September 30, 2023Atlanta\$41,491Â \$40,433Â \$126,601Â \$19,860Â Dallas\$26,135Â \$28,619Â \$81,658Â \$84,680Â Orlando\$14,302Â \$15,234Â \$44,657Â \$46,112Â Northern Virginia/Washington, D.C.\$14,313Â \$15,251Â \$45,036Â \$45,029Â Minneapolis\$11,532Â \$16,700Â \$37,173Â \$47,125Â New York\$14,040Â \$13,940Â \$41,350Â \$40,674Â Boston\$11,607Â \$10,875Â \$34,045Â \$31,642Â Total reportable segments\$133,420Â \$141,052Â \$410,520Â \$415,122Â Other\$5,873Â \$5,934Â \$16,573Â \$17,303Â Total Revenues\$139,293Â \$146,986Â \$427,093Â \$432,425Â The following table presents NOI by geographic reportable segment (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Atlanta\$27,661Â \$25,965Â \$81,563Â \$77,247Â Dallas\$15,366Â \$16,334Â \$47,411Â \$47,313Â Orlando\$4,568Â \$8,895Â \$24,525Â \$27,446Â Northern Virginia/Washington, D.C.\$8,021Â \$9,183Â \$26,700Â \$27,156Â Minneapolis\$14,915Â \$16,616Â \$25,622Â New York\$7,433Â \$7,565Â \$22,427Â \$22,286Â Boston\$7,024Â \$6,422Â \$19,213Â Total reportable segments\$78,110Â \$83,530Â \$241,639Â \$246,283Â Other\$3,067Â \$3,544Â \$9,956Â Total NOI\$81,177Â \$87,074Â \$250,933Â \$256,239Â A reconciliation of Net loss applicable to Piedmont to NOI is presented below (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Net loss applicable to Piedmont\$(11,519)\$(17,002)\$(49,091)\$(20,357)Management fee revenue (1)(714)(210)(965)(756)Depreciation and amortization56,067Â 58,311Â 169,968Â 173,946Â Impairment chargesâ€"Â \$10,957Â \$18,432Â \$10,957Â General and administrative expenses6,809Â 7,043Â 22,773Â 22,013Â Interest expense32,072Â 27,361Â 91,355Â 72,827Â Other income(1,983)(207)(2,374)(3,218)Loss on early extinguishment of debtâ€"Â \$820Â \$386Â \$280Â Loss on sale of real estate assets445Â â€"Â \$445Â â€"Â A Net income applicable to noncontrolling interestâ€"Â \$1Â \$4Â \$7Â Total NOI\$81,177Â \$87,074Â \$250,933Â \$256,239Â (1)Presented net of related operating expenses incurred to earn such management fee revenue. Such operating expenses are a component of property operating costs in the accompanying consolidated statements of operations. X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for reporting segments including data and tables. Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -

SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 10: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 34 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-34Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26CReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26BReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-15Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/280/tableOfContentReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32 + Details Name: us-gaap_SegmentReportingDisclosureTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration XML 32 R21.htm IDEA: XBRL DOCUMENT V.3.24.3 Subsequent Event 9 Months Ended Sep. 30, 2024 Subsequent Events [Abstract] A Subsequent Event Subsequent EventFourth Quarter Dividend DeclarationOn OctoberA 23, 2024, the board of directors of Piedmont declared a dividend for the fourth quarter of 2024 in the amount of \$0.125 per common share outstanding to stockholders of record as of the close of business on NovemberA 22, 2024. Such dividend will be paid on JanuaryA 2, 2025. X - ReferencesNo definition available. + Details Name: us-gaap_SubsequentEventsAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for significant events or transactions that occurred after the balance sheet date through the date the financial statements were issued or the date the financial statements were available to be issued. Examples include: the sale of a capital stock issue, purchase of a business, settlement of litigation, catastrophic loss, significant foreign exchange rate changes, loans to insiders or affiliates, and transactions not in the ordinary course of business. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 855 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/855/tableOfContentReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 855 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483399/855-10-50-2 + Details Name: us-gaap_SubsequentEventsTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration XML 33 R22.htm IDEA: XBRL DOCUMENT V.3.24.3 Summary of Significant Accounting Policies (Policies) 9 Months Ended Sep. 30, 2024 Accounting Policies [Abstract] A Basis of Presentation Basis of Presentation and Principles of ConsolidationThe consolidated financial statements of Piedmont are prepared in accordance with the rules and regulations of the Securities and Exchange Commission (the "SEC"), including the instructions to Form 10-Q and Article 10 of Regulation S-X, and do not include all of the information and footnotes required by GAAP for complete financial statements. In the opinion of management, the statements for the unaudited interim periods presented include all adjustments, which are of a normal and recurring nature, necessary for a fair presentation of the results for such periods. Results for these interim periods are not necessarily indicative of a full year's results. Principles of Consolidation Piedmont's consolidated financial statements include the accounts of Piedmont, Piedmont's wholly-owned subsidiaries, any variable interest entity ("VIE") of which Piedmont or any of its wholly-owned subsidiaries is considered to have the power to direct the activities of the entity and the obligation to absorb losses/right to receive benefits, or any entity in which Piedmont or any of its wholly-owned subsidiaries owns a controlling interest. In determining whether Piedmont or Piedmont OP has a controlling interest, the following factors, among others, are considered: equity ownership, voting rights, protective rights of investors, and participatory rights of investors. For further information, refer to the financial statements and footnotes included in Piedmont's Annual Report on Form 10-K for the year ended DecemberA 31, 2023.All intercompany balances and transactions have been eliminated upon consolidation.Further, Piedmont has formed special purpose entities to acquire and hold real estate. Each special purpose entity is a separate legal entity. Consequently, the assets of these special purpose entities are not available to all creditors of Piedmont. The assets owned by these special purpose entities are being reported on a consolidated basis with Piedmont's assets for financial reporting purposes only. Use of Estimates Use of EstimatesThe preparation of the accompanying consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the accompanying consolidated financial statements and notes. The most significant of these estimates include the underlying cash flows and holding periods used in assessing impairment, judgments regarding the recoverability of goodwill, and the assessment of the collectability of receivables. While Piedmont has made, what it believes to be, appropriate accounting estimates based on the facts and circumstances available as of the reporting date, actual results could materially differ from those estimates. Income Taxes Income TaxesPiedmont has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, and has operated as such, beginning with its taxable year ended DecemberA 31, 1998. To qualify as a REIT, Piedmont must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its annual REIT taxable income. As a REIT, Piedmont is generally not subject to federal income taxes, subject to fulfilling, among other things, its taxable income distribution requirement. Piedmont is subject to certain taxes related to the operations of properties in certain locations, as well as operations conducted by its taxable REIT subsidiary which have been provided for in the financial statements. Recent Accounting Pronouncements Recent Accounting PronouncementsSegment Expense DisclosureThe Financial Accounting Standards Board (the "FASB") has issued Accounting Standards Update ("ASU") No. 2023-07, Segment Reporting (Topic 280), Improvements to Reportable Segment Disclosures ("ASU 2023-07). ASU 2023-07 requires expanded disclosure of significant segment expenses which are regularly provided to the chief operating decision maker ("CODM"); all entities that have a single reportable segment must provide existing segment disclosures; disclosure of the title and position of the CODM; and entities must disclose the amounts and a qualitative description of "other segment items", representing the difference between segment revenue less segment expenses reported in segment profit or loss. ASU 2023-07 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2024, and subsequent interim periods thereafter. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-07.Income Tax DisclosureThe FASB has issued ASU No. 2023-09, Income Taxes (Topic 740), Improvements to Income Tax Disclosures ("ASU 2023-09). ASU 2023-09 requires expanded disclosure of tax information, including a rate reconciliation and the amounts of annual income taxes paid (net of refunds received), segregated by federal, state, and local jurisdictions. The amendments of ASU 2023-09 also require disclosure of income from continuing operations before income tax separated by domestic and foreign income, and eliminate the requirement to disclose the nature and estimates of the range of reasonable possible changes to unrecognized tax benefits within the following twelve months of the reporting period end. ASU 2023-09 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2025. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-09. Risk Management Objective of Using Derivatives Risk Management Objective of Using DerivativesIn addition to operational risks which arise in the normal course of business, Piedmont is exposed to economic risks such as interest rate, liquidity, and credit risk. In certain situations, Piedmont has entered into derivative financial instruments, specifically interest rate swap agreements, to manage interest rate risk exposure arising from current or future variable rate debt transactions. Interest rate swap agreements involve the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. Piedmont's objective in using interest rate derivatives is to add stability to interest expense and to manage its exposure to interest rate movements. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for basis of accounting, or basis of presentation, used to prepare the financial statements (for example, US Generally Accepted Accounting Principles, Other Comprehensive Basis of Accounting, IFRS). + ReferencesNo definition available. + Details Name: us-gaap_BasisOfAccountingPolicyTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy regarding (1) the principles it follows in consolidating or combining the separate financial statements, including the principles followed in determining the inclusion or exclusion of subsidiaries or other entities in the consolidated or combined financial statements and (2) its treatment of interests (for example, common stock, a partnership interest or other means of exerting influence) in other entities, for example consolidation or use of the equity or cost methods of accounting. The accounting policy may also address the accounting treatment for intercompany accounts and transactions, noncontrolling interest, and the income statement treatment in consolidation for issuances of stock by a subsidiary. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1 + Details Name: us-gaap_ConsolidationPolicyTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for its derivative instruments and hedging activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 815 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(n)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-50-9Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1AReference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-7 + Details Name: us-gaap_DerivativesPolicyTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for income taxes, which may include its accounting policies for recognizing and measuring deferred tax assets and liabilities and related valuation allowances, recognizing investment tax credits, operating loss carryforwards, tax credit carryforwards, and other carryforwards, methodologies for determining its effective income tax rate and the characterization of interest and penalties in the financial statements. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-20Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-19Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-25Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(h)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-17Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-9Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-1 + Details Name: us-gaap_IncomeTaxPolicyTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy pertaining to new accounting pronouncements that may impact the entity's financial reporting. Includes, but is not limited to, quantification of the expected or actual impact. + ReferencesNo definition available. + Details Name: us-gaap_NewAccountingPronouncementsPolicyPolicyTextBlock Namespace Prefix: us-gaap_Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for the use of estimates in the preparation of financial statements in conformity with generally accepted accounting principles. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-9Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-4Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -SubTopic 10 -Topic 275 -Publisher FASB -URI

https://asc.fasb.org/1943274/2147482861/275-10-50-1-Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 - Subparagraph (c) -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-1-Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 11 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-11-Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 12 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-12-Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-8 + Details Name: us-gaap UseOfEstimates Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 34 R23.htm IDEA: XBRL DOCUMENT v3.24.3 Summary of Significant Accounting Policies (Tables) 9 Months Ended Sep. 30, 2024 Accounting Policies [Abstract] A Schedule of Fixed and Variable Lease Revenue Piedmont recognized the following fixed and variable lease payments, which together comprised rental and tenant reimbursement revenue in the accompanying consolidated statements of operations for the three and nine months ended September 30, 2024 and 2023, respectively, as follows (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2023Fixed payments\$109,393\$ 115,250\$ 334,287\$ 340,048\$ Variable payments\$23,439\$ 26,284\$ 74,296\$ 75,818\$ Total Rental and Tenant Reimbursement Revenues\$132,832\$ 141,534\$ 408,583\$ 415,866\$ X - ReferencesNo definition available. + Details Name: us-gaap Accounting PoliciesAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of components of income from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6A + Details Name: us-gaap OperatingLeaseLeaseIncomeTableTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 35 R24.htm IDEA: XBRL DOCUMENT v3.24.3 Debt (Tables) 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] A Schedule of Debt The following table summarizes the terms of Piedmont's consolidated indebtedness outstanding as of September 30, 2024 and December 31, 2023 (in thousands):Facility (1)Stated RateEffective Rate (2)MaturityAmount Outstanding as ofSeptember 30, 2024December 31, 2023Secured (Fixed)\$197 Million Fixed Rate Mortgage4.10% 4.10% 10/10/2028\$193,300\$ 195,879\$ Subtotal\$193,300\$ 195,879\$ Unsecured (Variable and Fixed)\$400 Million Unsecured Senior Notes due 20244.45% 4.10% 3/15/2024\$400\$ 50,154\$ 200 Million Unsecured 2022 Term Loan FacilitySOFR + 1.25%(3)6.70% 12/16/2024\$400\$ 100,000\$ 215 Million Unsecured 2023 Term LoanSOFR + 1.30%(3)6.71% 1/31/2025\$400\$ 215,000\$ 250 Million Unsecured 2018 Term LoanSOFR + 1.20%(3)4.79% 3/31/2025\$425,000\$ 250,000\$ 600 Million Unsecured 2022 Line of CreditSOFR + 1.04%(3)3.97% 5/6/2030\$206,600\$ 59,000\$ 200 Million Unsecured 2024 Term LoanSOFR + 1.30% (3)5.41% 7/1/2029\$200,000\$ 600 Million Unsecured Senior Notes due 202829.25% 29.25% 7/20/2028\$600,000\$ 600,000\$ 400 Million Unsecured Senior Notes due 20296.88% 7.11% 7/15/2029\$400,000\$ 300 Million Unsecured Senior Notes due 20303.15% 3.90% 8/15/2030\$300,000\$ 300,000\$ 300 Million Unsecured Senior Notes due 20322.75% 6.2% 7/8/2032\$300,000\$ 300,000\$ 300,000\$ Unamortized discounts and debt issuance costs(21,393)(15,437)\$Subtotal/Weighted Average6.19% 6.2% 2,028,607\$ 1,858,717\$ Total/Weighted Average6.01% 6.2% 221,907\$ 2,054,596\$ (1)All of Piedmont's outstanding debt as of September 30, 2024 is unsecured and interest-only until maturity, except for the \$197 Million Fixed Rate Mortgage, secured by 1180 Peachtree Street.(2)Effective rate after consideration of settled or in-place interest rate swap agreements and issuance discounts.(3)The all-in stated interest rates for the SOFR selections are comprised of the relevant adjusted SOFR rate (calculated as the base SOFR interest rate plus a fixed adjustment of 0.10%) and is subject to an additional spread over the selected rate based on Piedmont's or Piedmont OP's current credit rating, whichever is higher.(4)Piedmont currently intends to repay the outstanding balance on debt due within one year with cash on hand and proceeds from potential selective property dispositions, and/or with Piedmont's available bank credit.(5)On a periodic basis, Piedmont may select from multiple interest rate options, including the prime rate and various-length SOFR locks on all or a portion of the principal.(6)Piedmont may extend the term for up to one additional year (through two available six month extensions to a final extended maturity date of June 30, 2027) provided Piedmont is not then in default and upon payment of extension fees.(7)This term loan has a stated variable rate; however, Piedmont has entered into interest rate swap agreements which effectively fix the interest rate on the aggregate principal amount of the term loan to 5.41% through February 1, 2026, assuming no change in Piedmont's or Piedmont OP's credit rating. See Note 4 for disclosures of Piedmont's derivative instruments. X - ReferencesNo definition available. + Details Name: us-gaap DebtDisclosureAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of information pertaining to short-term and long-debt instruments or arrangements, including but not limited to identification of terms, features, collateral requirements and other information necessary to a fair presentation. + ReferencesNo definition available. + Details Name: us-gaap ScheduleOfDebtTableTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 36 R25.htm IDEA: XBRL DOCUMENT v3.24.3 Derivative Instruments (Tables) 9 Months Ended Sep. 30, 2024 Derivative Instruments and Hedging Activities Disclosure [Abstract] A Schedule of Notional Amounts of Outstanding Derivative Positions A detail of Piedmont's interest rate derivatives outstanding as of September 30, 2024 is as follows:Interest Rate Derivatives:Number of Swap AgreementsAssociated Debt InstrumentTotal Notional\$Amount(in millions)Effective DateMaturity DateInterest rate swaps\$250 Million Unsecured 2018 Term Loan\$100\$ 3/29/201831/2025Interest rate swaps\$3250 Million Unsecured 2018 Term Loan\$75\$ 12/2/202331/2025Interest rate swaps\$3250 Million Unsecured 2018 Term Loan\$75\$ 12/2/202331/2025Interest rate swaps\$200 Million Unsecured 2024 Term Loan\$80\$ 2/1/202421/2026Interest rate swaps\$200 Million Unsecured 2024 Term Loan\$120\$ 9/3/202421/2026Total\$450\$ Schedule of Interest Rate Derivatives A detail of Piedmont's interest rate derivatives on a gross and net basis as of September 30, 2024 and December 31, 2023, respectively, is as follows (in thousands):Interest rate swaps classified as:September 30, 2024December 31, 2023Gross derivative assets\$992\$ 3,032\$ Gross derivative liabilities(1,035)\$ 6\$ Net derivative asset/(liability)\$ (43)\$ 3,032\$ Schedule of Derivative Instruments, Effect on Other Comprehensive Income The gain/(loss) on Piedmont's interest rate derivatives, including previously settled forward swaps, that was recorded in OCI and the accompanying consolidated statements of operations as a component of interest expense for the three and nine months ended September 30, 2024 and 2023, respectively, is as follows (in thousands):A Three Months EndedNine Months EndedInterest Rate Swaps in Cash Flow Hedging RelationshipsSeptember 30, 2024September 30, 2023September 30, 2023Amount of gain/(loss) recognized in OCI\$(2,091)\$ 1,248\$ 1,168\$ 4,270\$ Amount of previously recorded gain reclassified from OCI into interest expense\$1,043\$ 989\$ 3,064\$ 2,309\$ Total amount of interest expense presented in the consolidated statements of operations\$(3,072)\$ (27,361)\$ (91,355)\$ (72,827)\$ Total amount of loss on early extinguishment of debt presented in the consolidated statements of operations\$ 6\$ (820)\$ (386)\$ (820\$ X - ReferencesNo definition available. + Details Name: us-gaap DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of gain (loss) on derivative and nonderivative instruments designated and qualifying as cash flow hedge recorded in accumulated other comprehensive income (AOCI) and reclassified into earnings. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4C -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4C + Details Name: us-gaap ScheduleOfCashFlowHedgesIncludedInAccumulatedOtherComprehensiveIncomeLossTableTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of interest rate derivatives, including, but not limited to, the fair value of the derivatives, statement of financial position location, and statement of financial performance location of these instruments. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4C -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4C + Details Name: us-gaap ScheduleOfInterestRateDerivativesTableTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the notional amounts of outstanding derivative positions. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A + Details Name: us-gaap ScheduleOfNotionalAmountsOfOutstandingDerivativePositionsTableTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 37 R26.htm IDEA: XBRL DOCUMENT v3.24.3 Fair Value Measurement of Financial Instruments (Tables) 9 Months Ended Sep. 30, 2024 Fair Value Disclosures [Abstract] A Schedule of Fair Value, by Balance Sheet Grouping The following table sets forth the carrying and estimated fair value for each of Piedmont's financial instruments, as well as its level within the GAAP fair value hierarchy, as of September 30, 2024 and December 31, 2023, respectively (in thousands):A September 30, 2024December 31, 2023Financial InstrumentCarrying\$ValueEstimatedFair\$ValueLevel Within Fair Value HierarchyCarrying\$ValueEstimatedFair\$ValueLevel Within Fair Value HierarchyAssets:Cash and cash equivalents (1)\$133,624\$ 133,624\$ Level 1\$825\$ 825\$ Level 1Tenant receivables, net (1)\$6,963\$ 6,963\$ Level 1\$7,915\$ 7,915\$ Level 1Restricted cash and escrows (1)\$3,343\$ 3,343\$ Level 1\$3,381\$ 3,381\$ Level 1Interest rate swaps\$992\$ 992\$ Level 2\$3,032\$ 3,032\$ Level 2Liabilities:Accounts payable and accrued expenses (1)\$17,081\$ 17,081\$ Level 1\$49,706\$ 49,706\$ Level 1Interest rate swaps\$1,035\$ 1,035\$ Level 2\$2\$ 2\$ Level 2

Programã€\$12.374 Shares awarded, if any, will vest immediately upon determination of award in 2026.679,692Å (2)February 23, 2023Deferred Stock Award372,394Å \$9.47Å Of the shares granted, 25% will vest on February 23, 2024, 2025, 2026, and 2027, respectively.290,593Å February 20, 2024Deferred Stock Award557,674Å \$6.55Å Of the shares granted, 25% will vest on February 20, 2025, 2026, 2027, and 2028, respectively.557,674Å February 20, 20242024-2026 Performance Share Programã€\$7.64Å Shares awarded, if any, will vest immediately upon determination of award in 2027.1,283,970Å (2)May 7, 2024Deferred Stock Award-Board of Directors86,328Å \$6.95Å Of the shares granted, 100% will vest on the earlier of the 2025 Annual Meeting or May 7, 2025.86,328Å Total3,339,134Å (1)Amounts reflect the total original grant to employees and independent directors, net of shares surrendered upon vesting to satisfy required minimum tax withholding obligations through SeptemberÅ 30, 2024.(2)Estimated based on Piedmont's cumulative TSR for the respective performance period through SeptemberÅ 30, 2024. Share estimates are subject to change in future periods based upon Piedmont's relative TSR performance compared to its peer group of office REITs. X - ReferencesNo definition available. + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of share-based payment arrangement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 718 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-1>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 718 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap_DisclosureOfShareBasedCompensationArrangementsByShareBasedPaymentAwardTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the changes in outstanding nonvested shares. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap_ScheduleOfNonvestedShareActivityTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 40 R29.htm IDEA: XBRL DOCUMENT v3.24.3 Supplemental Disclosures for the Statement of Consolidated Cash Flows (Tables) 9 Months Ended Sep. 30, 2024 Supplemental Cash Flow Elements [Abstract] Å A Schedule of Certain Non-cash Investing and Financing Activities Certain non-cash investing and financing activities for the nine months ended SeptemberÅ 30, 2024 and 2023 (in thousands) are outlined below:Nine Months EndedSeptember 30,2024September 30,2023Tenant improvements funded by tenants\$16,896Å 30,790Å Accrued capital expenditures and deferred lease costs\$42,434Å 17,458Å Change in accrued dividends\$(15,143)\$(25,358)Change in accrued deferred financing costs\$(232)\$(32)The following table provides a reconciliation of cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statements of cash flows for the nine months ended SeptemberÅ 30, 2024 and 2023, to the consolidated balance sheets for the respective period (in thousands):20242023Cash and cash equivalents, beginning of period\$825Å 16,536Å Restricted cash and escrows, beginning of period\$3,381Å 3,064Å Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, beginning of period\$4,206Å 19,600Å Cash and cash equivalents, end of period\$133,624Å 5,044Å Restricted cash and escrows, end of period\$3,343Å 5,983Å Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, end of period\$136,967Å 11,027Å X - DefinitionTabular disclosure of supplemental cash flow information for the periods presented. + ReferencesNo definition available. + Details Name: us-gaap_ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowElementsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 41 R30.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information (Tables) 9 Months Ended Sep. 30, 2024 Segment Reporting [Abstract] Å A Schedule of Revenue and Net Operating Income, by Segment The following table presents accrual-based lease revenue and other property related income included in NOI by geographic reportable segment (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2023September 30, 2023Atlanta\$41,491Å \$40,433Å \$126,601Å \$119,860Å Dallas26,135Å 28,619Å 81,658Å 84,680Å Orlando14,302Å 15,234Å 44,657Å 46,112Å Northern Virginia/Washington, D.C.14,313Å 15,251Å 45,036Å 45,029Å Minneapolis11,532Å 16,700Å 37,173Å 47,125Å New York14,040Å 13,940Å 41,350Å 40,674Å Boston11,607Å 10,875Å 34,045Å 31,642Å Total reportable segments133,420Å 141,052Å 410,520Å 415,122Å Other\$5,873Å 5,934Å 16,573Å 17,303Å Total Revenues\$139,293Å \$146,986Å \$427,093Å \$432,425Å The following table presents NOI by geographic reportable segment (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2023September 30, 2023Atlanta\$27,661Å \$25,965Å \$81,563Å \$77,247Å Dallas15,366Å 16,334Å 47,411Å 47,313Å Orlando14,566Å 8,895Å 24,525Å 27,446Å Northern Virginia/Washington, D.C.8,021Å 9,183Å 26,700Å 27,156Å Minneapolis15,149Å 9,166Å 17,661Å 25,622Å New York7,433Å 7,565Å 22,427Å 22,286Å Boston7,024Å 6,422Å 21,352Å 19,213Å Total reportable segments78,110Å 83,530Å 241,639Å 246,283Å Other\$3,067Å 3,544Å 9,294Å 9,956Å Total NOI\$81,177Å \$87,074Å \$250,933Å \$256,239Å A reconciliation of Net loss applicable to Piedmont to NOI is presented below (in thousands):Three Months EndedNine Months EndedSeptember 30, 2024September 30, 2023September 30, 2024September 30, 2023Net loss applicable to Piedmont\$(11,519)\$(17,002)\$(49,091)\$(20,357)Management fee revenue (1)/(714)(210)(965)(756)Depreciation and amortization56,067Å 58,311Å 169,968Å 173,946Å Impairment chargesÅ 10,957Å 18,432Å 10,957Å General and administrative expenses6,809Å 7,043Å 22,773Å 22,013Å Interest expense32,072Å 27,361Å 91,355Å 72,827Å Other income(1,983)(207)(2,374)(3,218)Loss on early extinguishment of debtÅ 820Å 386Å 820Å Loss on sale of real estate assets445Å Å 445Å Å Net income applicable to noncontrolling interestÅ 1Å 4Å 7Å Total NOI\$81,177Å \$87,074Å \$250,933Å \$256,239Å (1)Presented net of related operating expenses incurred to earn such management fee revenue. Such operating expenses are a component of property operating costs in the accompanying consolidated statements of operations. X - DefinitionTabular disclosure of the profit or loss and total assets for each reportable segment. An entity discloses certain information on each reportable segment if the amounts (a) are included in the measure of segment profit or loss reviewed by the chief operating decision maker or (b) are otherwise regularly provided to the chief operating decision maker, even if not included in that measure of segment profit or loss. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 25 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482810/280-10-50-25>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 22 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482810/280-10-50-22>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 30 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482810/280-10-50-30> + Details Name: us-gaap_ScheduleOfSegmentReportingInformationBySegmentTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 42 R31.htm IDEA: XBRL DOCUMENT v3.24.3 Organization (Details) ftÅ² in Millions Sep. 30, 2024 ftÅ² property Segment Reporting, Other Significant Reconciling Item [Line Items] Å A Number of real estate properties 30 Area of real estate property (in sq ft) ftÅ² 15.3 Percentage leased 88.80% Redevelopment Asset Å Segment Reporting, Other Significant Reconciling Item [Line Items] Å A Number of real estate properties 3 X - DefinitionPercentage of Leased Real Estate Properties + ReferencesNo definition available. + Details Name: pdm_RealEstatePropertyPercentofPropertyUnderLease Namespace Prefix: pdm_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionArea of a real estate property. + ReferencesNo definition available. + Details Name: us-gaap_AreaOfRealEstateProperty Namespace Prefix: us-gaap_ Data Type: dtr-types:arealItemType Balance Type: na Period Type: instant X - DefinitionThe number of real estate properties owned as of the balance sheet date. + ReferencesNo definition available. + Details Name: us-gaap_NumberOfRealEstateProperties Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingOtherSignificantReconcilingItemLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=pdm_RedevelopmentAssetMeasure Namespace Prefix: Data Type: na Balance Type: Period Type: XML 43 R32.htm IDEA: XBRL DOCUMENT v3.24.3 Summary of Significant Accounting Policies - Schedule of

À À À Debt instrument, face amount \$ 200,000,000 À \$ 200,000,000 À À Repayments of unsecured debt À À 100,000,000 À À Amount outstanding, gross \$ 0 À \$ 0 À À 100,000,000 Effective interest rate (percent) 6.70% À 6.70% À À À \$400 Million Unsecured Senior Notes due 2024 | Unsecured Debt À À À À À Schedule of Debt Instruments [Line Items] À À À À À Debt instrument, face amount \$ 400,000,000 À \$ 400,000,000 À À À Stated rate 4.45% À 4.45% À À À Repayments of unsecured debt À À À \$50,200,000 À À À Amount outstanding, gross \$ 0 À \$ 0 À À \$50,154,000 Effective interest rate (percent) 4.10% À 4.10% À À À X - DefinitionDebt Instrument, Maximum Leverage Ratio + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMaximumLeverageRatio Namespace Prefix: pdm_Data Type: xbrli:pureItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Maximum Secured Debt Ratio + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMaximumSecuredDebtRatio Namespace Prefix: pdm_Data Type: xbrli:pureItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Minimum Fixed Charge Coverage Ratio + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMinimumFixedChargeCoverageRatio Namespace Prefix: pdm_Data Type: xbrli:pureItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Minimum Unencumbered Interest Coverage Ratio + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMinimumUnencumberedInterestCoverageRatio Namespace Prefix: pdm_Data Type: xbrli:pureItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Minimum Unencumbered Leverage Ratio + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMinimumUnencumberedLeverageRatio Namespace Prefix: pdm_Data Type: xbrli:pureItemType Balance Type: na Period Type: duration X - DefinitionPercentage points added to the reference rate to compute the variable rate on the debt instrument. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentBasisSpreadOnVariableRate1 Namespace Prefix: us-gaap_Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt (and other types) of debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section S99 -Paragraph 1 - Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 - Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 - Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-4> + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 3: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2> + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEffective interest rate for the funds borrowed under the debt agreement considering interest compounding and original issue discount or premium. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 - Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-6> + Details Name: us-gaap_DebtInstrumentInterestRateEffectivePercentage Namespace Prefix: us-gaap_Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 - Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B> + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 - Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 - Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-3>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 6: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 7: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69E>Reference 8: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69F>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B - Subparagraph (h) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D - Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D - Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1E>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E - Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1E>Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E - Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1E>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F - Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F - Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F - Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I - Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1I>Reference 26: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 27: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1> + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionPeriod of time between issuance and maturity of debt instrument, in PhYnMndTnHnMnS format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentTerm Namespace Prefix: us-gaap_Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionAmount, after accumulated amortization, of debt discount. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-1A>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D - Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D> + Details Name: us-gaap_DebtInstrumentUnamortizedDiscount Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionDifference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2B - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 4: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 6: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 7: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 8: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 9: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 10: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 11: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 12: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 13: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 14: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 15: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 16: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 17: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 18: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 19: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2 - Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI

195,879,000 Unsecured Debt Á Á Debt Instrument [Line Items] Á Á Weighted average rate (percent) 6.19% Á Á Unamortized discounts and debt issuance costs \$ (21,393,000) Á (15,437,000) Total/Weighted Average \$ 2,028,607,000 Á 1,858,717,000 Unsecured Debt | Adjusted Secured Overnight Financing Rate SOFR Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 0.10% Á Á Unsecured Debt | \$400 Million Unsecured Senior Notes due 2024 Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 400,000,000 Á Á Stated rate 4.45% Á Á Effective interest rate (percent) 4.10% Á Á Amount outstanding, gross \$ 0 Á 50,154,000 Unsecured Debt | \$200 Million Unsecured 2022 Term Loan Facility Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 200,000,000 Á Á Effective interest rate (percent) 6.70% Á Á Amount outstanding, gross \$ 0 Á 100,000,000 Unsecured Debt | \$200 Million Unsecured 2022 Term Loan Facility | Secured Overnight Financing Rate (SOFR) Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 1.25% Á Á Unsecured Debt | \$215 Million Unsecured 2023 Term Loan Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 215,000,000 Á Á Effective interest rate (percent) 6.71% Á Á Amount outstanding, gross \$ 0 Á 25,000,000 215,000,000 Unsecured Debt | \$215 Million Unsecured 2023 Term Loan | Secured Overnight Financing Rate (SOFR) Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 1.30% Á Á Unsecured Debt | \$250 Million Unsecured 2018 Term Loan Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 250,000,000 Á Á Effective interest rate (percent) 4.79% Á Á Amount outstanding, gross \$ 250,000,000 Á 250,000,000 Unsecured Debt | \$250 Million Unsecured 2018 Term Loan | Secured Overnight Financing Rate (SOFR) Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 1.20% Á Á Unsecured Debt | \$600 Million Unsecured 2022 Line of Credit Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 600,000,000 Á Á Unsecured Debt | \$600 Million Unsecured 2022 Line of Credit | Line of Credit Á Á Debt Instrument [Line Items] Á Á Effective interest rate (percent) 5.97% Á Á Amount outstanding, gross \$ 0 Á 59,000,000 Maximum extension period (in years) 1 year Á Á Number of extension periods | extension 2 Á Á Extension period 6 months Á Á Unsecured Debt | \$600 Million Unsecured 2022 Line of Credit | Secured Overnight Financing Rate (SOFR) | Line of Credit Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 1.04% Á Á Unsecured Debt | \$200 Million Unsecured 2024 Term Loan Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 200,000,000 Á Á Basis spread on variable rate 1.30% Á Á Effective interest rate (percent) 5.41% Á Á Amount outstanding, gross \$ 200,000,000 Á 0 Interest rate on derivative instrument 5.41% Á Á Unsecured Debt | \$200 Million Unsecured 2024 Term Loan | Secured Overnight Financing Rate (SOFR) Á Á Debt Instrument [Line Items] Á Á Basis spread on variable rate 1.30% Á Á Unsecured Debt | \$600 Million Unsecured Senior Notes due 2028 Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 600,000,000 Á Á Stated rate 9.25% Á Á Effective interest rate (percent) 9.25% Á Á Amount outstanding, gross \$ 600,000,000 Á 600,000,000 Unsecured Debt | \$400 Million Unsecured Senior Notes due 2029 Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 400,000,000 Á Á Stated rate 6.875% Á Á Effective interest rate (percent) 7.11% Á Á Amount outstanding, gross \$ 400,000,000 Á 0 Unsecured Debt | \$300 Million Unsecured Senior Notes due 2030 Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 300,000,000 Á Á Stated rate 3.15% Á Á Effective interest rate (percent) 3.90% Á Á Amount outstanding, gross \$ 300,000,000 Á 300,000,000 Unsecured Debt | \$300 Million Unsecured Senior Notes due 2032 Á Á Debt Instrument [Line Items] Á Á Debt instrument, face amount \$ 300,000,000 Á Á Stated rate 2.75% Á Á Effective interest rate (percent) 2.78% Á Á Amount outstanding, gross \$ 300,000,000 Á \$ 300,000,000 X - DefinitionDebt Instrument, Maturity Extension Period + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMaturityExtensionPeriod Namespace Prefix: pdm Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Maximum Maturity Extension Period + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentMaximumMaturityExtensionPeriod Namespace Prefix: pdm Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionDebt Instrument, Number of Maturity Extension Periods + ReferencesNo definition available. + Details Name: pdm_DebtInstrumentNumberOfMaturityExtensionPeriods Namespace Prefix: pdm Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionPercentage points added to the reference rate to compute the variable rate on the debt instrument. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentBasisSpreadOnVariableRate1 Namespace Prefix: us-gaap Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-4> + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 3: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2> + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEffective interest rate for the funds borrowed under the debt agreement considering interest compounding and original issue discount or premium. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-6> + Details Name: us-gaap_DebtInstrumentInterestRateEffectivePercentage Namespace Prefix: us-gaap Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B> + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-3>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 6: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 7: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69E>Reference 8: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69F>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1B>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1F>Reference 26: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 27: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1> + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap Data Type: xbrli:stringItemBalance Type: na Period Type: duration X - DefinitionAmount of unamortized debt discount (premium) and debt issuance costs. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 3: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 5: <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-1A> + Details Name: us-gaap_DebtInstrumentUnamortizedDiscountPremiumAndDebtIssuanceCostsNet Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemBalance Type: debit Period Type: instant X - DefinitionWeighted average interest rate of debt outstanding. + ReferencesNo definition available. + Details Name: us-gaap_DebtWeightedAverageInterestRate Namespace Prefix: us-gaap Data Type: dtr-types:percentItemBalance Type: na Period Type: instant X - DefinitionFixed interest rate related to the interest rate derivative. + ReferencesNo definition available. + Details Name: us-gaap_DerivativeFixedInterestRate Namespace Prefix: us-gaap Data Type: dtr-types:percentItemBalance Type: na Period Type: instant X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-S99-1>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1D>Reference 7:

[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99-Paragraph 1 -Supparagraph \(SX 2107-03\(a\)\(16\)\(a\)\(2\)\)](#)

- Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-S99-1Reference 8:

[http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Supparagraph \(b\)\(3\)](#)

-Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap LongtermDebtTypeAxis=us-gaap_SecuredDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap VariableRateAxis=pdm_AdjustedSecuredOvernightFinancingRatesSOFR Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A400MillionUnsecuredSeniorNotesDue2024Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A200MillionUnsecured2022TermLoanFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_VariableRateAxis=us-gaap_SecuredOvernightFinancingRateSoftMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A215MillionUnsecured2023TermLoanFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A250Million2018UnsecuredTermLoanMaturating2025Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A600MillionUnsecured2022LineOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_LineOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A200MillionUnsecured2024TermLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A600MillionUnsecuredSeniorNotesDue2028Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_A400MillionUnsecuredSeniorNotesDue2029Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_UnsecuredSenior300MillionNotesDue2030Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=pdm_UnsecuredSenior300MillionNotesDue2032Member Namespace Prefix: Data Type: na Balance Type: Period Type: XML 47 R36.htm IDEA: XBRL DOCUMENT v3.24.3 Derivative Instruments - Narrative (Details) 9 Months Ended Sep. 30, 2024 USD (\$) derivative contract Derivative [Line Items] A Number of swap agreements | derivative contract 4 Maximum period of extension term 16 months Decrease in interest expense over the next twelve months \$ 1,300,000 Assets needed for immediate settlement, aggregate fair value 600,000 \$200 Million Unsecured 2024 Term Loan | Unsecured Debt A Derivative [Line Items] A Debt instrument, face amount \$ 200,000,000 X - DefinitionThe aggregate fair value of assets needed to immediately settle the derivative instruments with credit-risk-related contingent features if the credit-risk-related contingent features were triggered at the end of the reporting period.

+ ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4H -Supparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4H + Details Name: us-gaap_AssetsNeededForImmediateSettlementAggregateFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Supparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DeblnstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Supparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-5 + Details Name: us-gaap_DerivativelineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe estimated net amount of unrealized gains or losses on interest rate cash flow hedges as of the balance sheet date expected to be reclassified to earnings within the next twelve months. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 30 -Section 50 -Paragraph 1 -Supparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480870/815-30-50-1 + Details Name: us-gaap InterestRateCashFlowHedgeGainLossToBeReclassifiedDuringNext12MonthsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionMaximum length of time over which the entity is hedging its exposure to the variability in future cash flows for forecasted transactions, excluding those forecasted transactions related to the payment of variable interest on existing financial instruments, in 'PnYnMdNtVnHnMns' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Supparagraph (d) -SubTopic 30 -Topic 815 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480870/815-30-50-1 + Details Name: us-gaap_MaximumLengthOfTimeHegdedInCashFlowHedge1 Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionNumber of interest rate derivative instruments held by the entity at the reporting date. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1BReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Supparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A + Details Name: us-gaap_NumberOfInterestRateDerivativesHeld Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - Details Name: us-gaap_DeblnstrumentAxis=pdm_A200MillionUnsecured2024TermLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_UnsecuredDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 48 R37.htm IDEA: XBRL DOCUMENT v3.24.3 Derivative Instruments - Schedule of Notional Amounts of Outstanding Derivative Positions (Details) Sep. 30, 2024 USD (\$) derivative contract Derivative [Line Items] A Number of Swap Agreements | derivative contract 4 Unsecured Debt A Derivative [Line Items] A Notional amount of interest rate swap agreements \$ 450,000,000 Unsecured Debt | \$250 Million Unsecured 2018 Term Loan A Derivative [Line Items] A Debt instrument, face amount \$ 250,000,000 Unsecured Debt | \$250 Million Unsecured 2018 Term Loan | Interest Rate Swap, Tranche 1 A Derivative [Line Items] A Number of Swap Agreements | derivative contract 2 Notional amount of interest rate swap agreements \$ 100,000,000 Unsecured Debt | \$250 Million Unsecured 2018 Term Loan | Interest Rate Swap, Tranche 2 A Derivative [Line Items] A Number of Swap Agreements | derivative contract 3 Notional amount of interest rate swap agreements \$ 75,000,000 Unsecured Debt | \$250 Million Unsecured 2018 Term Loan | Interest Rate Swap, Tranche 3 A Derivative [Line Items] A Number of Swap Agreements | derivative contract 3 Notional amount of interest rate swap agreements \$ 75,000,000 Unsecured Debt | \$200 Million Unsecured 2024 Term Loan A Derivative [Line Items] A Debt instrument, face amount \$ 200,000,000 Unsecured Debt | \$200 Million Unsecured 2024 Term Loan | Interest Rate Swap, Tranche 1 A Derivative [Line Items] A Number of Swap Agreements | derivative contract 2 Notional amount of interest rate swap agreements \$ 80,000,000 Unsecured Debt | \$200 Million Unsecured 2024 Term Loan | Interest Rate Swap, Tranche 2 A Derivative [Line Items] A Number of Swap Agreements | derivative contract 2 Notional amount of interest rate swap agreements \$ 120,000,000 X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Supparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DeblnstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Supparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-5 + Details Name: us-gaap_DerivativelineItems Namespace Prefix: us-gaap_ Data Type

ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4C -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480434/815-10-50-4C> + Details Name: us-gaap InterestRateCashFlowHedgeGainLossReclassifiedToEarningsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, after tax and before reclassification, of gain (loss) from derivative instrument designated and qualifying as cash flow hedge included in assessment of hedge effectiveness. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-11>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10A -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-10A> + Details Name: us-gaap_OtherComprehensiveIncomeLossCashFlowHedgeGainLossBeforeReclassificationAfterTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap DerivativeInstrumentRiskAxis=us-gaap InterestRateSwapMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 51 R40.htm IDEA: XBRL DOCUMENT v3.24.3 Fair Value Measurement of Financial Instruments (Details) - USD (\$) \$ in Thousands Sep. 30, 2024 Dec. 31, 2023 Assets: A A Interest rate swaps \$ 992 \$ 3,032 Liabilities: A A Interest rate swaps 1,035 0 CarryingA Value A A Assets: A A Cash and cash equivalents 133,624 825 Restricted cash and escrows 3,343 3,381 Liabilities: A A Accounts payable and accrued expenses 17,081 49,706 Debt, net 2,221,907 2,054,596 CarryingA Value | Tenant receivables, net of allowance for doubtful accounts A A Assets: A A Tenant receivables, net 6,963 7,915 CarryingA Value | Interest rate swaps A A Assets: A A Interest rate swaps 992 3,032 Liabilities: A A Interest rate swaps 1,035 0 Estimated FairA Value | Level 1 A A Assets: A A Cash and cash equivalents 133,624 825 Restricted cash and escrows 3,343 3,381 Liabilities: A A Accounts payable and accrued expenses 17,081 49,706 Estimated FairA Value | Level 1 | Tenant receivables, net of allowance for doubtful accounts A A Assets: A A Tenant receivables, net 6,963 7,915 Estimated FairA Value | Level 2 A A Liabilities: A A Debt, net 2,252,917 1,953,447 Estimated FairA Value | Interest rate swaps | Level 2 A A Assets: A A Interest rate swaps 992 3,032 Liabilities: A A Interest rate swaps \$ 1,035 \$ 0 X - DefinitionThis element represents the portion of the balance sheet assertion valued at fair value by the entity whether such amount is presented as a separate caption or as a parenthetical disclosure. Additionally, this element may be used in connection with the fair value disclosures required in the footnote disclosures to the financial statements. The element may be used in both the balance sheet and disclosure in the same submission. This item represents the amount of restricted cash and escrows existing as of the balance sheet date. + ReferencesNo definition available. + Details Name: pdm RestrictedCashAndEscrowsFairValueDisclosure Namespace Prefix: pdm_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value portion of liabilities incurred for goods and services received that are used in an entity's business and related party payables. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2E>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-10> + Details Name: us-gaap AccountsPayableFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2> + Details Name: us-gaap CashAndCashEquivalentsFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap FinancialInstrumentsFinancialAssetsBalanceSheetGroupingsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap FinancialInstrumentsFinancialLiabilitiesBalanceSheetGroupingsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFair value as of the balance sheet date of all interest rate derivative assets designated as cash flow hedging instruments. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (c)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480434/815-10-50-4B> + Details Name: us-gaap InterestRateCashFlowHedgeAssetAtFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value as of the balance sheet date of all interest rate derivative liabilities designated as cash flow hedging instruments. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (c)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480434/815-10-50-4B> + Details Name: us-gaap InterestRateCashFlowHedgeLiabilityAtFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of notes payable. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2E>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1> + Details Name: us-gaap NotesPayableFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of receivables, including, but not limited to, trade account receivables, note receivables, and loan receivables. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-10>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2E>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(7)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-S99-1> + Details Name: us-gaap ReceivablesFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap FairValueByMeasurementBasisAxis=us-gaap CarryingReportedAmountFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap AccountsNotesLoansAndFinancingReceivableByReceivableTypeAxis=us-gaap TradeAccountsReceivableMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FinancialInstrumentAxis=us-gaap InterestRateSwapMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FairValueByMeasurementBasisAxis=us-gaap EstimateOffFairValueFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FairValueByFairValueHierarchyLevelAxis=us-gaap FairValueInputsLevel1Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FairValueByFairValueHierarchyLevelAxis=us-gaap FairValueInputsLevel2Member Namespace Prefix: Data Type: na Balance Type: Period Type: XML 52 R41.htm IDEA: XBRL DOCUMENT v3.24.3 Impairment Charges (Details) - USD (\$) \$ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Impaired Long-Lived Assets Held and Used [Line Items] A A A Impairment charges \$ 0 \$ 10,957 \$ 18,432 \$ 10,957 Goodwill impairment charge A A \$ 11,000 A Minimum | Measurement Input, Discount Rate A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Goodwill, measurement input A A 8.50% A Minimum | Measurement Input, Cap Rate A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Goodwill, measurement input A A 8.50% A Maximum | Measurement Input, Discount Rate A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Goodwill, measurement input A A 9.25% A Maximum | Measurement Input, Cap Rate A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Goodwill, measurement input A A 9.00% A Disposal Group, Held-for-sale, Not Discontinued Operations | 750 West John Carpenter Freeway A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Impairment charges A A \$ 17,500 A Disposal Group, Disposed of by Sale, Not Discontinued Operations | One Lincoln Park A A A A Impaired Long-Lived Assets Held and Used [Line Items] A A A A Impairment charges A A \$ 900 A X - DefinitionGoodwill, Measurement Input + ReferencesNo definition available. + Details Name: pdm GoodwillMeasurementInput Namespace Prefix: pdm_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount of write-down of assets recognized in the income statement. Includes, but is not limited to, losses from tangible assets, intangible assets and goodwill. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2B -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-2B>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 2B -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-2B>Reference 3: <http://www.xbrl.org/2003/role/exampleRef> -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482548/350-20-55-24>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482573/350-20-50-2E>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482078/820-10-55-100>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482573/350-20-50-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482598/350-20-45-2> + Details Name: us-gaap GoodwillImpairmentLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap ImpairedLongLivedAssetsHeldAndUsedLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap MeasurementInputTypeAxis=us-gaap MeasurementInputDiscountRateMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap MeasurementInputTypeAxis=us-gaap MeasurementInputCapRateMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DisposalGroupClassificationAxis=us-gaap DisposalGroupHeldforsaleNotDiscontinuedOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsAxis=pdm_A750WestJohnCarpenterFreewayMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DisposalGroupClassificationAxis=us-gaap DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsAxis=pdm_OneLincolnParkMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 53 R42.htm IDEA: XBRL DOCUMENT v3.24.3 Commitments and Contingencies (Details) 3 Months Ended 9 Months Ended Sep. 30, 2024 USD (\$) commitment Sep. 30, 2023 USD (\$) Sep. 30, 2024 USD (\$) commitment Sep. 30, 2023 USD (\$) Loss Contingencies [Line Items] A A A Number of unrecorded tenant allowance commitment | commitment 2 A A Contractual obligation \$ 10,000,000 A \$ 10,000,000 A Collectibility of Tenant Reimbursements A A A Loss Contingencies [Line Items] A A A Reductions in reimbursement revenues \$ 0 \$ 0 \$ 0 X - DefinitionNumber Of Unrecorded Tenant Allowance Commitment + ReferencesNo definition available. + Details Name: pdm NumberOfUnrecordedTenantAllowanceCommitment Namespace Prefix: pdm_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionAmount of contractual obligation, including, but not limited to, long-term debt, lease obligation, purchase obligation, and other commitments. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-3> + Details Name: us-gaap ContractualObligation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-4>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-9>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 720 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483359/720-20-50-1>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 27 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482395/460-10-55-27>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-9>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-4>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482425/460-10-50-3>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483076/450-20-50-1> + Details Name: us-gaap LossContingenciesLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe amount of loss pertaining to the specified contingency that was charged against earnings in the period, including the effects of revisions in previously

reported estimates. + ReferencesReference 1:

50-2Reference 19: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(03\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 20: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 21: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 22: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(e\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 23: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(e\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 24: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(f\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 25: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(f\)\(2\)\(ii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 26: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(f\)\(2\)\(iii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 27: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(f\)\(2\)\(iv\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 28: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(f\)\(2\)\(v\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(v) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionNumber of shares issued under share-based payment arrangement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 718 -SubTopic 10 -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardSharesIssuedInPeriod Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - Details Name: srt RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt RangeAxis=srt_WeightedAverageMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AwardTypeAxis=pdm_IndependentDirectorAwardsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 57 R46.htm IDEA: XBRL DOCUMENT v3.24.3 Stock Based Compensation - Rollforward of Stock Awards (Details) - \$ / shares 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Shares Á Á Á Á Unvested and potential stock awards, end of period (in shares) 3,339,134 Á 3,339,134 Á Stock Awards Á Á Á Shares Á Á Á Unvested and potential stock awards, beginning of period (in shares) Á Á 1,094,297 Á Unvested and potential stock awards, end of period (in shares) 3,339,134 Á 3,339,134 Á Weighted-Average Grant Date Fair Value Á Á Á Unvested and potential stock awards, beginning of period (in dollars per share) Á Á 11.35 Á Unvested and potential stock awards, end of period (in dollars per share) \$ 9.44 Á \$ 9.44 Á Deferred Stock Awards Á Á Á Shares Á Á Á Stock awards granted (in shares) Á Á 644,002 Á Stock awards vested (in shares) Á Á (436,931) Á Deferred stock awards forfeited (in shares) Á Á (17,665) Á Weighted-Average Grant Date Fair Value Á Á Á Stock awards granted (in dollars per share) \$ 0 \$ 0 \$ 6.60 \$ 9.60 Stock awards vested (in dollars per share) Á Á 10.98 Á Deferred stock awards forfeited (in dollars per share) Á Á 11.06 Á Performance Share Awards Á Á Á Shares Á Á Á Stock awards granted (in shares) Á Á 641,985 Á Change in estimated potential share award based on TSR performance (in shares) Á Á 1,419,180 Á Stock awards vested (in shares) Á Á (5,734) Á Weighted-Average Grant Date Fair Value Á Á Á Stock awards granted (in dollars per share) Á Á \$ 7.64 Á Change in estimated potential share award based on TSR performance (in dollars per share) Á Á 10.59 Á Stock awards vested (in dollars per share) Á Á \$ 15.40 Á X - DefinitionShare-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Change In Estimated Potential Share Award + ReferencesNo definition available. + Details Name: pdm_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsChangeInEstimatedPotentialShareAward Namespace Prefix: pdm_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionShare-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Estimated Potential Share Award, Weighted Average Grant Date Fair Value + ReferencesNo definition available. + Details Name: pdm_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsEstimatedPotentialShareAwardWeightedAverageGrantDateFairValue Namespace Prefix: pdm_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: duration X - DefinitionThe number of equity-based payment instruments, excluding stock (or unit) options, that were forfeited during the reporting period. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(03\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeitedInPeriod Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionWeighted average fair value as of the grant date of equity-based award plans other than stock (unit) option plans that were not exercised or put into effect as a result of the occurrence of a terminating event. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(03\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeituresWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: duration X - DefinitionThe number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan). + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(01\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionThe weighted average fair value at grant date for nonvested equity-based awards issued during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan). + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(01\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriodWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: duration X - DefinitionThe number of non-vested equity-based payment instruments, excluding stock (or unit) options, that validly exist and are outstanding as of the balance sheet date. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(ii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItem Type Balance Type: na Period Type: instant X - DefinitionA roll forward is a reconciliation of a concept from the beginning of a period to the end of a period. + ReferencesNo definition available. + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionPer share or unit weighted-average fair value of nonvested award under share-based payment arrangement. Excludes share and unit options. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(ii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValueRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe number of equity-based payment instruments, excluding stock (or unit) options, that vested during the reporting period. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(02\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: duration X - Details Name: us-gaap_AwardTypeAxis=pdm_DeferredStockAwardMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AwardTypeAxis=us-gaap_PerformanceSharesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 58 R47.htm IDEA: XBRL DOCUMENT v3.24.3 Stock Based Compensation - Additional Information Regarding Stock Award Activity (Details) - Deferred Stock Awards - USD (\$) \$ / shares in Units, \$ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Á Á Á Weighted-average grant date fair value per share of deferred stock granted during the period (in dollars per share) \$ 0 \$ 0 \$ 6.60 \$ 9.60 Total Grant Date Fair Value of Deferred Stock Vested During the Period \$ 200 \$ 200 \$ 4,801 \$ 5,066 X - DefinitionThe weighted average fair value at grant date for nonvested equity-based awards issued during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan). + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(01\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriodWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItem Type Balance Type: na Period Type: duration X - DefinitionFair value of share-based awards for which the grantee gained the right by satisfying service and performance requirements, to receive or retain shares or units, other instruments, or cash. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2) + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodTotalFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 1D -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-3>Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 4: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 6: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 7: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(ii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 8: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(iii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 9: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(iv\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 10: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 11: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(iv\)\(02\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 12: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(iv\)\(03\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 13: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(1\)\(iv\)\(04\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 14: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 15: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(ii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 16: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 17: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(01\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 18: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(02\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 19: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\)\(2\)\(iii\)\(03\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 20: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)Reference 21: [http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2)

Section 50 - Paragraph 2 - Subparagraph (d)(2)(i) - Publisher FASB - URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 22:

gaap_AwardDateAxis=pdm_PerformanceShareProgramAwardGrantedFebruary232023Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AwardDateAxis=pdm_PerformanceShareProgramAwardGrantedFebruary2024Member Namespace Prefix: Data Type: na Balance Type: Period Type: XML 60 R49.htm IDEA: XBRL DOCUMENT v3.24.3 Supplemental Disclosures for the Statement of Consolidated Cash Flows (Details) - USD (\$) \$ in Thousands 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Dec. 31, 2022 Supplemental Cash Flow Elements [Abstract] A A A Tenant improvements funded by tenants \$ 16,996 \$ 30,790 A Accrued capital expenditures and deferred lease costs 42,434 17,458 A A Change in accrued dividends (15,143) (25,358) A A Change in accrued deferred financing costs (232) (32) A A Cash and cash equivalents 133,624 5,044 \$ 825 \$ 16,536 Restricted cash and escrows 3,343 5,983 3,381 3,064 Total cash, cash equivalents, and restricted cash and escrows as presented in the accompanying consolidated statement of cash flows, beginning of period \$ 136,967 \$ 11,027 \$ 4,206 \$ 19,600 X - DefinitionNet change in the balance of accrued lease acquisition costs and accrued capital expenditures during the period. These accrued costs consist of items such as leasing commissions, lease incentives, procurement fees, tenant improvements, and/or general building improvements. + ReferencesNo definition available. + Details Name: pdm_IncreaseDecreaseInAccruedCapitalExpendituresAndDeferredLeaseCosts Namespace Prefix: pdm_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIncrease (Decrease) in Accrued Deferred Financing Costs + ReferencesNo definition available. + Details Name: pdm_IncreaseDecreaseInAccruedDeferredFinancingCosts Namespace Prefix: pdm_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIncrease (Decrease) In Dividends Payable + ReferencesNo definition available. + Details Name: pdm_IncreaseDecreaseInDividendsPayable Namespace Prefix: pdm_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionIncrease (Decrease) in Tenant Improvements Funded By Tenants + ReferencesNo definition available. + Details Name: pdm_IncreaseDecreaseInTenantImprovementsFundedByTenants Namespace Prefix: pdm_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: [http://www.xbrli.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.5-02\(1\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrli.org/2003/role/exampleRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 1-Subparagraph \(a\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4](http://www.xbrli.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.5-02(1))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrli.org/2003/role/exampleRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 1-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4) + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 8-Publisher FASB-URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 24-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4> + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: [http://www.xbrli.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.9-03\(1\)\(a\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4](http://www.xbrli.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.9-03(1)(a))-Publisher FASB-URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4) + Details Name: us-gaap_RestrictedCashAndCashEquivalents Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowElementsAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration XML 61 R50.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information - Narrative (Details) Sep. 30, 2024 property Segment Reporting, Other Significant Reconciling Item [Line Items] A Number of real estate properties 30 Other Segments A Segment Reporting, Other Significant Reconciling Item [Line Items] A Number of real estate properties 2 Other Segments | Houston A Segment Reporting, Other Significant Reconciling Item [Line Items] A Number of real estate properties 2 X - DefinitionThe number of real estate properties owned as of the balance sheet date. + ReferencesNo definition available. + Details Name: us-gaap_NumberOfRealEstateProperties Namespace Prefix: us-gaap_Data Type: xbrli:integerItem Type Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingOtherSignificantReconcilingItemLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - Details Name: us-gaap_StatementBusinessSegmentsAxis=us-gaap_AllOtherSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=pdm_HoustonTXMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 62 R51.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information - Revenue by Geographical Segment (Details) - USD (\$) \$ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2023 Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues \$ 139,293 \$ 146,986 \$ 427,093 \$ 432,425 Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 133,420 141,052 410,520 415,122 Other A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 5,873 5,934 16,573 17,303 Atlanta | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 41,491 40,433 126,601 119,860 Dallas | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 26,135 28,619 81,658 84,680 Orlando | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 14,302 15,234 44,657 46,112 Northern Virginia/Washington, D.C. | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 14,313 15,251 45,036 45,029 Minneapolis | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 11,532 16,700 37,173 47,125 New York | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues 14,040 13,940 41,350 40,674 Boston | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Revenues \$ 11,607 \$ 10,875 \$ 34,045 \$ 31,642 X - DefinitionAmount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss). + ReferencesReference 1: [http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 30-Subparagraph \(a\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 21: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 42-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 22: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 22-Subparagraph \(b\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 23: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 40-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 24: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 22-Subparagraph \(a\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 25: http://www.xbrli.org/2003/role/disclosureRef-Topic 942-SubTopic 235-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph \(SX 210.9-05\(b\)\(2\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 26: http://www.xbrli.org/2003/role/disclosureRef-Topic 220-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 2-Subparagraph \(SX 210.5-03\(1\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2](http://www.xbrli.org/2003/role/exampleRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 55-Paragraph 48-Publisher FASB-URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 41-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 3: http://www.xbrli.org/2003/role/disclosureRef-Topic 270-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 1-Subparagraph (i)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 32-Subparagraph (ee)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 32-Subparagraph (b)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 32-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://www.xbrli.org/2003/role/disclosureRef-Topic 235-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.4-08(g)(1)(iii))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 8: http://www.xbrli.org/2003/role/disclosureRef-Topic 323-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 3-Subparagraph (c)-Publisher FASB-URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 9: http://www.xbrli.org/2003/role/disclosureRef-Topic 825-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 28-Subparagraph (f)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 10: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1A-Subparagraph (SX 210.13-01(a)(4)(ii))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 11: http://www.xbrli.org/2009/role/commonPracticeRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1A-Subparagraph (SX 210.13-01(a)(4)(iii))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 12: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1A-Subparagraph (SX 210.13-01(a)(4)(iii)(A))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 13: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1A-Subparagraph (SX 210.13-01(a)(4)(iv))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 14: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1A-Subparagraph (SX 210.13-01(a)(5))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 15: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1B-Subparagraph (SX 210.13-02(a)(4)(ii))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 16: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1B-Subparagraph (SX 210.13-02(a)(4)(iii)(A))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 17: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1B-Subparagraph (SX 210.13-02(a)(4)(iii)(B))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 18: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1B-Subparagraph (SX 210.13-02(a)(4)(iv))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 19: http://www.xbrli.org/2003/role/disclosureRef-Topic 470-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 1B-Subparagraph (SX 210.13-02(a)(5))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 20: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 30-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 21: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 42-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 22: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 22-Subparagraph (b)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 23: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 40-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 24: http://www.xbrli.org/2003/role/disclosureRef-Topic 280-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 22-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 25: http://www.xbrli.org/2003/role/disclosureRef-Topic 942-SubTopic 235-Name Accounting Standards Codification-Section S99-Paragraph 1-Subparagraph (SX 210.9-05(b)(2))-Publisher FASB-URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 26: http://www.xbrli.org/2003/role/disclosureRef-Topic 220-SubTopic 10-Name Accounting Standards Codification-Section S99-Paragraph 2-Subparagraph (SX 210.5-03(1))-Publisher FASB-URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2) + Details Name: us-gaap_Revenues Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingReconcilingItemForOperatingProfitLossFromSegmentToConsolidatedLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - Details Name: srt_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidationItemsAxis=us-gaap_CorporateNonSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_AtlantaGAMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_DallasTXMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_OrlandoFLMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_WashingtonDCNorthernVirginiaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_MinneapolisMNNMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_NewYorkNYMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_BostonMAMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 63 R52.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information - NOI by Geographical Segment (Details) - USD (\$) \$ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2023 Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI \$ 81,177 \$ 87,074 \$ 250,933 \$ 256,239 Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 78,110 83,530 241,639 246,283 Other A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 3,067 3,544 9,294 9,956 Atlanta | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 27,661 25,965 81,563 77,247 Dallas | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 15,366 16,334 47,411 47,313 Orlando | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 7,456 8,895 24,525 27,446 Northern Virginia/Washington, D.C. | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI

2022, 9,183 26,700 27,156 Minneapolis | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 5,149 9,166 17,661 25,622 New York | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 7,433 7,565 22,427 22,286 Boston | Operating Segments A A A Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] A A A Total NOI 7,024 6,422 21,352 19,213 X - DefinitionRevenues and expenses directly related to real estate rental operations + ReferencesNo definition available. + Details Name: pdm_NetOperatingIncome Namespace Prefix: pdm_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingReconcilingItemForOperatingProfitLossFromSegmentToConsolidatedLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - Details Name: srl_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_AtlantaGAMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_DallasTXMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_OrlandoFLMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_WashingtonDCNorthernVirginiaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_MinneapolisMNNMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_NewYorkNYMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=pdm_BostonMAMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: XML 64 R53.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Information - Reconciliation of GAAP Net Income to NOI (Details) - USD (\$) \$ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Segment Reporting [Abstract] A A A Net loss applicable to Piedmont \$ (11,519) \$ (17,002) \$ (49,091) \$ (20,357) Management fee revenue (714) (210) (965) (756) Depreciation and amortization 56,067 58,311 169,968 173,946 Impairment charges 0 10,957 18,432 10,957 General and administrative expenses 6,809 7,043 22,773 22,013 Interest expense 32,072 27,361 91,355 72,827 Other income (1,983) (207) (2,374) (3,218) Loss on early extinguishment of debt 0 820 386 820 Loss on sale of real estate assets 445 0 445 0 Net income applicable to noncontrolling interest 0 1 4 7 Total NOI \$ 81,177 \$ 87,074 \$ 250,933 \$ 256,239 X - DefinitionRevenues and expenses directly related to real estate rental operations + ReferencesNo definition available. + Details Name: pdm_NetOperatingIncome Namespace Prefix: pdm_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of income (expense) classified as other + ReferencesNo definition available. + Details Name: pdm_OtherIncomeExpense Namespace Prefix: pdm_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionRevenue From Contract With Customer, Net Of Related Operating Expenses + ReferencesNo definition available. + Details Name: pdm_RevenueFromContractWithCustomerNetOfRelatedOperatingExpenses Namespace Prefix: pdm_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of write-down of assets recognized in the income statement. Includes, but is not limited to, losses from tangible assets, intangible assets and goodwill. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482130/360-10-45-4> + Details Name: us-gaap_AssetImpairmentCharges Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionAmount of expense for allocation of cost of tangible and intangible assets over their useful lives directly used in production of good and rendering of service. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483621/220-10-S99-2> + Details Name: us-gaap_CostOfGoodsAndServicesSoldDepreciationAndAmortization Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe difference between the carrying value and the sale price of real estate or properties that were intended to be sold or held for capital appreciation or rental income. This element refers to the gain (loss) included in earnings and not to the cash proceeds of the sale. This element is a noncash adjustment to net income when calculating net cash generated by operating activities using the indirect method. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482130/360-10-45-5>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482099/360-10-50-3> + Details Name: us-gaap_GainLossOnSaleOfProperties Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionDifference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481303/470-50-40-2>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 4 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481303/470-50-40-4> + Details Name: us-gaap_GainsLossesOnExtinguishmentOfDebt Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionThe aggregate total of expenses of managing and administering the affairs of an entity, including affiliates of the reporting entity, which are not directly or indirectly associated with the manufacture, sale or creation of a product or product line. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(4)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483621/220-10-S99-2>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(a)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-1> + Details Name: us-gaap_GeneralAndAdministrativeExpense Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionAmount of interest expense classified as nonoperating. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482810/280-10-50-22>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483621/220-10-S99-2> + Details Name: us-gaap_InterestExpenseNonoperating Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI [https://asc.fasb.org/1943274/](https://asc.fasb.org/1943274/2147483443/250-10-50-6)

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us-gaap SegmentReportingAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: on Period Type: duration XMI: 65 R54.htm IDEA: XBRL DOCUMENT v3.24.3
Subsequent Event (Details) Oct. 23, 2024 \$ / shares Subsequent Event A Subsequent Event [Line Items] A Common stock dividends (in dollars per share) \$ 0.125 X - DefinitionAggregate
dividends declared during the period for each share of common stock outstanding. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name
Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-599-1 + Details Name: us-
gaap CommonStockDividendsPerShareDeclared Namespace Prefix: us-gaap Data Type: dtr-types:perShareItem Type Balance Type: on Period Type: duration X - DefinitionDetail information of
subsequent event by type. User is expected to use existing line items from elsewhere in the taxonomy as the primary line items for this disclosure, which is further associated with dimension
and member elements pertaining to a subsequent event. + ReferencesReference 1: http://www.xbrli.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards
Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-2Reference 2: http://www.xbrli.org/2003/role/disclosureRef -Topic 855 -
SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483399/855-10-50-2 + Details Name: us-
gaap SubsequentEventLineItem Namespace Prefix: us-gaap Data Type: xbrli:stringItem Type Balance Type: on Period Type: duration X - Details Name: us-gaap SubsequentEventItemTypeAxis=us-
gaap SubsequentEventMember Namespace Prefix: Data Type: on Balance Type: Period Type: EXCEL 66 Financial Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial Report.xlsx
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B.5 86%\$S4D.4Z2 M8>LX>LX=SFWXP6D KYC'<6ODRWSEPSVK> U[F M5RQ1#178I?>@<I&K8KZXT Y9P1M'OOQ2~1, ~;I;=X QUM;160K33;1 M1WP?<60C%OT~?%<MI&K&MOHQ#F
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HAUZY;3\;P\|XH\$9RQT18J1O1)<+?ZW9 M`DN\|08T>6%4>#%>T24ZY\Q9?<|YB\O|G6&7K;+S?>271J;3?>?>I2H?P`MRA?G+NDL\$?9\JEF`M=M-Z\;B\ET+&;3V>[S\].M\G.F-W`W`W`WAXM0Q3\N5Y\;L\ JRDNS` MF:AT\7(24 @>CZZ`> KH9`K`^&6D7K;+2+S`>`U UUUWZ\{MKJ33C>;D\JEERC&\GR4@<R\$T2E20`>\_J4#F?` 2W\U11HFD75&R\O1L5OFPH&J\O1\%6KMN\$K`&F5 M@!4K \$V%IOQ-CSUQ1B3%; \$9X4+U0;2-/5-WJK%QDQ?>XIXY+;J\_ CCNMR4R:6 M:P7\BD\(|115G.M\_ \\_KY:SV?3\ |O\HU\QV=F`XS1+&KGE?2\|S2-1.H.(#P0 M1\|C?7\|V`E\);K%>8;2,WKZ6#B\|OQ?|PC-(T\A)5ON9Y\{N ZVX\}LR;|=O` MD-WZM=-D`^FHGOKN\O,\$G`PL6,J?>ZTW\$>|*|F\HJ71\)!`AD`6BESV`/U+.U MT..ENI30U+;1.O;`Z\$?1`^-D357 P?>DDE`<DO@`6F;1.;C4XV\|HPD\ 2RN31 M?<`^JON6TM=6C46IS\N4<11FQEB?3VC8\@<6B4;3`Z3 TNAKHT\7\3|>2@U\U.6A9\$1>;>Q.TOL=>?%M;Z\^DS&JHL5\2DK\^/3L|=PW21`Z|=F=CMK\$-2Y2# MO@PUNO>` R8Z?9C\GSWMV&G+\$?7URNE40U3E`%QVXA\| M78\B`3P?J\LLT9`2TU?7\3.FBD4T6AAS#>R/L@>F6VRM`|BJA+?%01@L9 M%Q3?3I2\$`RC8&I-Q.J\|{68NB21`^V&P0 |R1>` SC=0S0Q`F0.1E6S9;6 M,YC%6\{5S\JZ\;(+T9E7\MB\Y2`T\{&MV^A\+X-(R);@SZ<`#`FEBEXE,7?%|1\Q\FIS&#|*&OO MR\+&X5M5&0O;E2T& J4\$S\LHM`JOHO`(+&BQ6XS`X6,GXA\YQO8E`#|OKF1.M8I2D,4M68R\RS&Y4JH4`M=P`^=>78%T\J\J4#V\HW648>Y%,0)%2*=-WJFUE M7 Q=BAJ`U\3I5EDCN@BML%.Q;2;B6B(8\Q\74O\);@J8:O(U9K\_.\<J5SQQ`M. Y+>+2-1\X`GE Y\$F9&MB\U+&G\LD\4R6(8\T;.H\*Y1,NIPUQS@M4B2\@ ML5<(<Q.S`B`P.T2X%1=WKJ`/J0B8\RW=WT11H5`7`5%\$.85Q3P;7CNO\$981M\%J1=1\ /4\$FIP31`^|T14WD8O(&`X5.99+UZXMR9`?`E3DUR@`#`^1MJU\$45 M_ E@PNN9U@|>)>\$`[M9 N XBQ0\9S`CBJ,(PUVNVKVGCH).M7D1HY9\ 2\J_ MR\KHU5MG6L=K6+O1\$AKF\@0IC:AH+ 2YVN@T`HCJ\1MVQD LKE75\YTS@B5 MB;4QZ5;G`&A\ID`^1S1@=A4F#R\JQ>|>J0\1K`^U0\;_1M0.M5&K&0\;{6,3`6`K`W.M4?F`P`=#5D\!M.W.631P`>D6-QRCCY`AV`#1-ND`F`#M\YMPDC7\J0- M3)?/QE3&:<@[5T`R`%3*>(>Y`@|J7D9(F5E3X+SI`X`7`*%WRQ`IY?>P&ZO`D M&`KH`H\!@HN9-3M\;OWPB8DLSCM`O9+|U25-36`>?>T&=GR9,Q`"H\;8`TB MC9G;=F\$M2`J\;JGLY8\XX3TF6NS NCY9\JK`^\$/@` |U\5\Y2\X\1\}@>M`#;J\IJG.A84LE6CB69;HU;L\$12PM\$8#8=E\CI?7H\|A\O#4B4RE\JH;79%9`M MOZ`.U\U5?UX1LD1\HJCL1\JSQXEK`#`C`-X\H\ MPNX\{`2LGB1\`Q`QCHK\W18`^()\@<JOGT83ND.? 1\|FW72\X\I@>O=&SKP9AU:M. 2\|JRFY+7`^|<`B6ST6`6JMBZ8D8T9\|H\|PA>S9KFA. L2K4-R10103? M3\2LN5.5CVD3\Q9X\ 4MU\$511:4NC8H2MQSXZG>|>K`%`^/9J2>|>M`>+&S4 M\54>4`J`I`73.Q\1\A3G`@|S2<`H`7`11TM A6>4:GWR\OCD=N`3I17>3X;M`+EHT#1+UQ\|ITRK`^|M\MPF`U\1\;Pv.G-01`Z`>W2>L`>J9=F;E\I\ PMPJAY`4K\|A\;EJ6\1`<W`W`=&5C&`%T`PL7J\|`{55WCQ`C`7`J\%60%>4+1% M&K\UZ0B\ML2\K+4`W%8\U0;A`>23X\BZLO`^HRCBPKS`/J`G\|F\H\F\|Z< M33M?GO#SPX3NT\$` E@<3MV@`#`-`>U`V`Y`>I05\$QCE\T`WBEW9&D4I3Q?<2`M`X\$S6;4\|U\Y\A.K3\|@<`#`?`+&`^HCMY=W5Z\{>8UV&F`>`>1`412X7`MST-7>Q`P`>Q`M`>P2MY+1\$5A`-YGB\+M`-NNZ`Z`YPPX`B@<NGL`<C&Z`W`M891B`M2\K19H`>+&1>J`>|T<YSSO`6.H\|<`%ZL9\;|V>+|<1` M4T\G`<U482G?75A\F`&FHP33\$`^|Z2\^NT5+E M\$JNKAN\HX%<CE40`<N\%E6H2>9(0<8B\$`>@IOZ76\$`>635\J`#`>J\`>`FHP`M2\Y&H2\J`>GGM&H`B\`CZ`#`>#1 QSKLO`H\|RB8J`>M4`O8E`<EXFPPO`<R3XV>+F`<KDXE\F88SM4<+&`>J`>Z>B`>PQUNO>+`#`>DV\$ M3>5U;FSC0\|S`L`>S+>14UDK`>F7\KKA&`<5E`1+`>J\+18Q02\J\HJD7<C`>MUV7<1`|M\|<BA7LX\78\$2\|P2ZV`VHF`<`<X9AFTF`89\$E`1PYH`>P\H`>U`M\V1Z\&QS@<R\YVAP`>`"0.GOV\PT5U`R\$J`ZV`T`PXOC`<`#`>JOM`<PSSL`M`21`<`OF`<JCYCJ`7TX52H`<7K\?R`>3>0`>+|<6%OAQ`<0`X`>A`T`>@<BW7-B`M`MD\`^>@`M\|6P\|V\>6\$B3JWZ>5IBO\<M`<OQ9R3QK<CJ>`<+>U\+1`>|<QE\WZ.4\ UXE;OSJ;GB\$E`<669NH`YJF`<5W6`>`M\N`M`T`R`V\JUP\LS\$6P76YOMJ;S38Z.S`E5K\|0VS;C&X;5AB\K\|0JB`+|<M\2\J`<FGPK`<XV&`<K15`>7`4S`YQ\1.9` IQCYW`48MW.N\@R1Z\XBK7`<JKN&1`M77\Q\+L`#U\$5`M\*`@`Q`OMB&`<|C`@<`<`<L`M1`MQ\<2`I2-TR61H`WBRL`X`#`OPY`ULL`Y98?`""C)<6K&Z`>ZO,G3\|\_OZ\`M.H>+>+>IN`%T`>J`C\T\PH\X\|B\|C\QO26PFW5B`+>YV+C2>+0P(6=6J\$48`Q.U\`T\`J`A1>+>J\Z&M`>L`>2L`R;P%6;4AH\1.EJ9=1`\$B4\$`(|U(5,A-WF)\3?E23\@9 MY>29L`K3N149\H05\3`K`>J`>JF`P`W`X`>+>5`<^9U;`%`H\IPNO`>O`MY971`UT17Z`MM8I7P+<C\|V\W\OT7D03568>B>Y>M;00M918K.IS`->`<|C6-BA7`>A\$9\$EQA MAEBI\Q`|T\%A6>+>3`>F3`P4`>44`W`OWE>4V>704D\&I\W%<Z`>J`>N`<01&K`M<`<Q`CDNAQF`<E`<4%<1.RV40X;2AW\WLE5\$9S1`N\>J`>U`DMEXK\$V.Z0-MC7+K\ G\$IO`%25A\6<X<1`VH4#1<GX`Q&A\O\AD`>+1`|>|>|>J0\$&48D\820\Q\<OJ`>+Y1775HN`<K`>+`<FWB0Z8R`M47`XG`M\;EL(4`ZIMYV.61=6N4B\H`<A`<U`XVTLF`JR9J205U`Z`<`<1`F18`#`FS9\; M=8+H@PE9N\O459\BRC@EMQ\O5`%`>NLO&C`>JOS&MKE6.H6>3+>|<M\<O`>J`>TVTRMU\>2\>3&H\J6>+>|<X`QY`<R`>H\H\BARE&@<6\H+1\4Y5\J4\$>M` YU\LS3YVN2Y4\60M\|C\$|00KUQ\5`%`4M`<UT@<TB5\A\K\?K`B`7\|O\|DF`M`>Z`E`&`>`>Z`>PBPBN37`P45R\Y\|D\J\U`>AOW`APC0\@<Y`A`EM`Y\|S6+1G`M`%7L\$W(6)<?>21; SC6N`#>1Y7`K19\$5Q8`#>1`<Y`>+U`>ZQ`<N`>+1`>M8`#`7\|OT;(784`<1K`>M1`<E`>2YR`<C`<+L45Z0`<L5V`RPP`<9RR@<U`+1`<6`M`@<R`<\$7E\|<9`<Q` [R5\Y\YXQ.44B9\$.C0K56&B1W5`>@9K\+<W`J\NS`MD\U`P\$8MA&4MMMS`NLK+1\4`<MM1\$Y`>20\$C0V`B>8U?7TU-02`>7?<K>33AS`H\H(F6%\$`906Y07<F34MLU`>M`>|M1V4`>Z\$P8X0\>7B90`<MF>+WX`J\#`>4LSFV`<M`(|\$W\N<+9(8`3&HX`<B`>M4>A52\Y`U\+XCF6WFPV\81\Q<_Q\1L`>@`<P`K`MWF\$>N`>+>2E`>N`>Y`>7\70`ZDW\$>X2Z\H`<G`>+X`<VVL65`<G`>62POL`<SE`M2H`#`7A31`G708T@<W\JAZOG`#`M`<`<L\V\M1`Q`C\$S`02CY`<K`<Q`<+1`>+`<GW`%`>`<4%<0+Q`<T\O9@<R\YPS`>96\|MW+0CN`>+`<BHZ&S`>N`>H\J4`>|H\>V4L9G2<^<ERC`>?>J\+1`<+<K\FV1`<@<SJS`>?>D\`M9`<C`<N`C`<5CEFP0`<Y\|047Q`<C`<GDUH`<C`>XU9V+3T13A1\A`F2M+<SOWZ>W<M50C1CV\$Y`>Q5\LB\I26B`<S86`<D`<10443`<G`<6\K9C\$<R>5DR`<V`<R`<S`<#`<F`>+1P`>A`<M`<L\$<G`>+>9\`M`>BK>8`>X2\4\H\$>+H`<J>|>|>|>J0\$&48D\820\Q\<OJ`>+Y1775HN`<K`>+`<FWB0Z8R`M47`XG`M\;EL(4`ZIMYV.61=6N4B\H`<A`<U`XVTLF`JR9J205U`Z`<`<1`F18`#`FS9\; M=8+H@PE9N\O459\BRC@EMQ\O5`%`>NLO&C`>JOS&MKE6.H6>3+>|<M\<O`>J`>TVTRMU\>2\>3&H\J6>+>|<X`QY`<R`>H\H\BARE&@<6\H+1\4Y5\J4\$>M` YU\LS3YVN2Y4\60M\|C\$|00KUQ\5`%`4M`<UT@<TB5\A\K\?K`B`7\|O\|DF`M`>Z`E`&`>`>Z`>PBPBN37`P45R\Y\|D\J\U`>AOW`APC0\@<Y`A`EM`Y\|S6+1G`M`%7L\$W(6)<?>21; SC6N`#>1Y7`K19\$5Q8`#>1`<Y`>+U`>ZQ`<N`>+1`>M8`#`7\|OT;(784`<1K`>M1`<E`>2YR`<C`<+L45Z0`<L5V`RPP`<9RR@<U`+1`<6`M`@<R`<\$7E\|<9`<Q` [R5\Y\YXQ.44B9\$.C0K56&B1W5`>@9K\+<W`J\NS`MD\U`P\$8MA&4MMMS`NLK+1\4`<MM1\$Y`>20\$C0V`B>8U?7TU-02`>7?<K>33AS`H\H(F6%\$`906Y07<F34MLU`>M`>|M1V4`>Z\$P8X0\>7B90`<MF>+WX`J\#`>4LSFV`<M`(|\$W\N<+9(8`3&HX`<B`>M4>A52\Y`U\+XCF6WFPV\81\Q<\_Q\1L`>@`<P`K`MWF\$>N`>+>2E`>N`>Y`>7\70`ZDW\$>X2Z\H`<G`>+X`<VVL65`<G`>62POL`<SE`M2H`#`7A31`G708T@<W\JAZOG`#`M`<`<L\V\M1`Q`C\$S`02CY`<K`<Q`<+1`>+`<GW`%`>`<4%<0+Q`<T\O9@<R\YPS`>96\|MW+0CN`>+`<BHZ&S`>N`>H\J4`>|H\>V4L9G2<^<ERC`>?>J\+1`<+<K\FV1`<@<SJS`>?>D\`M9`<C`<N`C`<5CEFP0`<Y\|047Q`<C`<GDUH`<C`>XU9V+3T13A1\A`F2M+<SOWZ>W<M50C1CV\$Y`>Q5\LB\I26B`<S86`<D`<10443`<G`<6\K9C\$<R>5DR`<V`<R`<S`<#`<F`>+1P`>A`<M`<L\$<G`>+>9\`M`>BK>8`>X2\4\H\$>+H`<J>|>|>|>J0\$&48D\820\Q\<OJ`>+Y1775HN`<K`>+`<FWB0Z8R`M47`XG`M\;EL(4`ZIMYV.61=6N4B\H`<A`<U`XVTLF`JR9J205U`Z`<`<1`F18`#`FS9\; 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[The following text contains extremely dense, non-readable characters and symbols, likely representing corrupted or encrypted data.]

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[http://www.piedmontreit.com/role/StockBasedCompensationAdditionalInformationRegardingStockAwardActivityDetails](#) Stock Based Compensation - Additional Information Regarding Stock Award Activity (Details) Details 47 false false R48.htm 9954497 - Disclosure - Stock Based Compensation - Outstanding Employee Stock Awards (Details) Sheet [http://www.piedmontreit.com/role/StockBasedCompensationOutstandingEmployeeStockAwardsDetails](#) Stock Based Compensation - Outstanding Employee Stock Awards (Details) Details 48 false false R49.htm 9954498 - Disclosure - Supplemental Disclosures for the Statement of Consolidated Cash Flows (Details) Sheet [http://www.piedmontreit.com/role/SupplementalDisclosuresfortheStatementofConsolidatedCashFlowsDetails](#) Supplemental Disclosures for the Statement of Consolidated Cash Flows (Details) Details [http://www.piedmontreit.com/role/SupplementalIDisclosuresfortheStatementofConsolidatedCashFlowsTables](#) 49 false false R50.htm 9954499 - Disclosure - Segment Information - Narrative (Details) Sheet [http://www.piedmontreit.com/role/SegmentInformationNarrativeDetails](#) Segment Information - Narrative (Details) Details 50 false false R51.htm 9954500 - Disclosure - Segment Information - Revenue by Geographical Segment (Details) Sheet [http://www.piedmontreit.com/role/SegmentInformationRevenuebyGeographicalSegmentDetails](#) Segment Information - Revenue by Geographical Segment (Details) Details 51 false false R52.htm 9954501 - Disclosure - Segment Information - NOI by Geographical Segment (Details) Sheet [http://www.piedmontreit.com/role/SegmentInformationNOIbyGeographicalSegmentDetails](#) Segment Information - NOI by Geographical Segment (Details) Details 52 false false R53.htm 9954502 - Disclosure - Segment Information - Reconciliation of GAAP Net Income to NOI (Details) Sheet [http://www.piedmontreit.com/role/SegmentInformationReconciliationofGAAPNetIncomeToNOIDetails](#) Segment Information - Reconciliation of GAAP Net Income to NOI (Details) Details 53 false false R54.htm 9954503 - 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As a noncash expense, this element is added back to net income when calculating cash provided by or used in operations using the indirect method", "auth_ref": "r7", "r306", "r308", "r729", "us-gaap_AreaOfRealEstateProperty": "xbrltype": "arealItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AreaOfRealEstateProperty", "presentation": "http://www.piedmontreit.com/role/OrganizationDetails", "lang": "en-us", "role": "terseLabel": "Area of real estate property (in sq ft)", "label": "Area of Real Estate Property", "documentation": "Area of a real estate property", "auth_ref": "1", "us-gaap_AssetImpairmentCharges": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetImpairmentCharges", "crdr": "debit", "calculation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED", "parentTag": "us-gaap_CostsAndExpenses", "weight": "1.0", "order": "5.0", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWUNAUDITED", "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": "1.0", "order": "12.0", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWUNAUDITED", "http://www.piedmontreit.com/role/SegmentInformationReconciliationofGAAPNetIncomeToNOIDetails", "lang": "en-us", "role": "terseLabel": "Impairment charges", "label": "Asset Impairment Charges", "documentation": "Amount of write-down of assets recognized in the income statement. 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These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } } } , "auth_ref": { "r90" } } , "us-gaap-CommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockSharesOutstanding", "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETSParenthetical": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFTOCKHOLDERSEQUITYUNAUDITED": { "lang": { "en-us": { "role": { "terseLabel": "Common stock, shares outstanding (in shares)", "periodStartLabel": "Beginning balance (in shares)", "periodEndLabel": "Ending balance (in shares)", "label": "Common Stock, Shares, Outstanding", "documentation": "Number of shares of common stock outstanding. 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Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt.", "auth_ref": "r19", "r136", "r367", "us-gaap_DebtInstrumentFaceAmount": "xbrltype", "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentFaceAmount", "crdr": "credit", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "http://www.piedmontreit.com/role/DerivativeInstrumentsNarrativeDetails", "http://www.piedmontreit.com/role/DerivativeInstrumentsScheduleofNotionalAmountsOfOutstandingDerivativePositionsDetails", "lang": "en-us", "role": "terseLabel", "Debt instrument, face amount", "label": "Debt Instrument, Face Amount", "documentation": "Face (par) amount of debt instrument at time of issuance.", "auth_ref": "r341", "r484", "r485", "r732", "r733", "r758", "us-gaap_DebtInstrumentInterestRateEffectivePercentage": "xbrltype", "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateEffectivePercentage", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "lang": "en-us", "role": "terseLabel", "Effective interest rate (percent)", "verboseLabel": "Effective interest rate (percent)", "label": "Debt Instrument, Interest Rate, Effective Percentage", "documentation": "Effective interest rate for the funds borrowed under the debt agreement considering interest compounding and original issue discount or premium.", "auth_ref": "r84", "r370", "r484", "r485", "r758", "us-gaap_DebtInstrumentInterestRateStatedPercentage": "xbrltype", "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateStatedPercentage", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "lang": "en-us", "role": "terseLabel", "Stated rate", "label": "Debt Instrument, Interest Rate, Stated Percentage", "documentation": "Contractual interest rate for funds borrowed, under the debt agreement.", "auth_ref": "r84", "r342", "us-gaap_DebtInstrumentLineItems": "xbrltype", "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentLineItems", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "lang": "en-us", "role": "terseLabel", "Schedule of Debt Instruments [Line Items]", "verboseLabel": "Debt Instrument [Line Items]", "label": "Debt Instrument [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Those activities are: evaluating the prospective lessee's financial condition; evaluating and recording guarantees, collateral, and other security arrangements; negotiating lease terms; preparing and processing lease documents; and closing the transaction. 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Includes, but is not limited to, a discontinued operation, disposal classified as held-for-sale or disposed of by means other than sale or disposal of an individually significant component.", "auth_ref": "r70", "r115", "us-gaap_DisposalGroupsIncludingDiscontinuedOperationsNameDomain": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupsIncludingDiscontinuedOperationsNameDomain", "presentation": "http://www.piedmontreit.com/role/ImpairmentChargesDetails", "http://www.piedmontreit.com/role/PropertyDispositionsPropertyDispositionsDetails", "lang": "en-us", "role": "terseLabel", "Disposal Group Name [Domain]", "label": "Disposal Group Name [Domain]", "documentation": "Name of disposal group.", "auth_ref": "r742", "r743", "us-gaap_DividendsCommonStock": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsCommonStock", "crdr": "debit", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFSTOCKHOLDEREQUITYUNAUDITED", "lang": "en-us", "role": "negatedLabel", "Dividends to common stockholders and stockholders of subsidiaries", "label": "Dividends, Common Stock", "documentation": "Amount of paid and unpaid common stock dividends declared with the form of settlement in cash, stock and payment-in-kind (PIK).", "auth_ref": "r4", "r123", "us-gaap_DividendsPayableCurrentAndNoncurrent": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsPayableCurrentAndNoncurrent", "crdr": "credit", "calculation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS", "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 2.0, "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS", "lang": "en-us", "role": "terseLabel", "Dividends payable", "label": "Dividends Payable", "documentation": "Carrying value as of the balance sheet date of dividends declared but unpaid on equity securities issued by the entity and outstanding.", "auth_ref": "r82", "r86", "r135", "r787", "r918", "dei_DocumentFiscalPeriodFocus": "xbrltype": "fiscalPeriodItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalPeriodFocus", "presentation": "http://www.piedmontreit.com/role/Cover", "lang": "en-us", "role": "terseLabel", "Document Fiscal Period Focus", "label": "Document Fiscal Period Focus", "documentation": "Fiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY.", "auth_ref": "dei_DocumentFiscalYearFocus": "xbrltype": "yearItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalYearFocus", "presentation": "http://www.piedmontreit.com/role/Cover", "lang": "en-us", "role": "terseLabel", "Document Fiscal Year Focus", "label": "Document Fiscal Year Focus", "documentation": "This is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006.", "auth_ref": "dei_DocumentPeriodEndDate": "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate", "presentation": "http://www.piedmontreit.com/role/Cover", "lang": "en-us", "role": "terseLabel",

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award under share-based payment arrangement, in PnYnMnDnTnHnMnS format, for example, P1Y5M13D represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": { "I" }, "dei_EntityAddressAddressLine1": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Address Line One", "label": "Entity Address, Address Line One", "documentation": "Address Line 1 such as Attn, Building Name, Street Name" } } }, "auth_ref": { "I" }, "dei_EntityAddressCityOrTown": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Address, City or Town", "label": "Entity Address, City or Town", "documentation": "Name 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Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": { "I" }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemtype", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Current Reporting Status", "label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": { "I" }, "dei_EntityEmergingGrowthCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Emerging Growth Company", "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": { "I" }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity File Number", "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen." } } }, "auth_ref": { "I" }, "dei_EntityFilerCategory": { "xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Filer Category", "label": "Entity Filer Category", "documentation": "Indicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": { "I" }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Incorporation, State or Country Code", "label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": { "I" }, "dei_EntityInteractiveDataCurrent": { "xbrltype": "yesNoItemtype", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data Current", "documentation": "Boolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files)." } } }, "auth_ref": { "I" }, "dei_EntityRegistrantName": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityRegistrantName", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Registrant Name", "label": "Entity Registrant Name", "documentation": "The exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC." } } }, "auth_ref": { "I" }, "dei_EntityShellCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityShellCompany", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Shell Company", "label": "Entity Shell Company", "documentation": "Boolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act." } } }, "auth_ref": { "I" }, "dei_EntitySmallBusiness": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntitySmallBusiness", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Small Business", "label": "Entity Small Business", "documentation": "Indicates that the company is a Smaller Reporting Company (SRC)." } } }, "auth_ref": { "I" }, "dei_EntityTaxIdentificationNumber": { "xbrltype": "employerIdItemtype", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityTaxIdentificationNumber", "presentation": { "http://www.piedmontreit.com/role/Cover": { "lang": { "en-us": { "role": { "terseLabel": "Entity Tax Identification Number", "label": "Entity Tax Identification Number", "documentation": "The Tax Identification Number (EIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS." } } }, "auth_ref": { "I" }, "us-gaap_EquityComponentDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityComponentDomain", "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFSTOCKHOLDERSEQUITYUNAUDITED": { "lang": { "en-us": { "role": { "verboseLabel": "Equity Component [Domain]", "label": "Equity Component [Domain]", "documentation": "Components of equity are the parts of the total Equity balance including that which is allocated to common, preferred, treasury stock, retained earnings, etc." } } }, "auth_ref": { "I" }, "us-gaap_FairValueBalanceSheetGroupingFinancialStatementCaptionsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueBalanceSheetGroupingFinancialStatementCaptionsLineItems", "presentation": { "http://www.piedmontreit.com/role/FairValueMeasurementOfFinancialInstrumentsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items]", "label": "Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Such disclosures about the financial instruments, assets, and liabilities would include: (1) the fair value of the required items together with their carrying amounts (as appropriate); (2) for items for which it is not practicable to estimate fair value, disclosure would include: (a) information pertinent to estimating fair value (including, carrying amount, effective interest rate, and maturity, and (b) the reasons why it is not practicable to estimate fair value; (3) significant concentrations of credit risk including: (a) information about the activity, region, or economic characteristics identifying a concentration; (b) the maximum amount of loss the entity is exposed to based on the gross fair value of the related item; (c) policy for requiring collateral or other security and information as to accessing such collateral or security; and (d) the nature and brief description of such collateral or security; (4) quantitative information about market risks and how such risks are managed; (5) for items measured on both a recurring and nonrecurring basis information regarding the inputs used to develop the fair value measurement; and (6) for items presented in the financial statement for which fair value measurement is elected: (a) information necessary to understand the reasons for the election; (b) discussion of the effect of fair value changes on earnings; (c) a description of [similar groups] items for which the election is made and the relation thereof to the balance sheet, the aggregate carrying value of items included in the balance sheet that are not eligible for the election; (7) all other required (as defined) and desired information." } } }, "auth_ref": { "r461", "r462", "r463", "r464", "r466", "r467", "r468", "r469", "r470", "r568", "r748", "r752" } }, "us-gaap_FairValueInputsLevel1Member": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueInputsLevel1Member", "presentation": { 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and timber property." } } }, "auth_ref": { "r813", "r831", "r832" } }, "us-gaap_GainLossOnSaleOfProperties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainLossOnSaleOfProperties", "crdr": "credit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED": { "parentTag": "us-gaap_NonoperatingIncomeExpense", "weight": 1.0, "order": 1.0 } }, "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 13.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED", "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED", "http://www.piedmontreit.com/role/SegmentInformationReconciliationofGAAPNetIncomeToNOIDetails": { "lang": { "en-us": { "role": { "terseLabel": "Loss on sale of real estate assets", "negatedTerseLabel": "Loss on 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This element refers to the gain (loss) included in earnings and not to the cash proceeds of the sale. This element is a noncash adjustment to net income when calculating net cash generated by operating activities using the indirect method." } } }, "auth_ref": { "r813", "r831", "r832" } }, "us-gaap_GainsLossesOnExtinguishmentOfDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainsLossesOnExtinguishmentOfDebt", "crdr": "credit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED": { "parentTag": "us-gaap_NonoperatingIncomeExpense", "weight": 1.0, "order": 3.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED", "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DerivativeInstrumentsEffectOnOtherComprehensiveIncomeLossDetails", "http://www.piedmontreit.com/role/SegmentInformationReconciliationofGAAPNetIncomeToNOIDetails": { "lang": { "en-us": { "role": { "terseLabel": "Loss on early extinguishment of debt", 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Includes, but is not limited to, a discontinued operation, disposal classified as held-for-sale or disposed of by means other than sale or disposal of an individually significant component." } } }, "auth_ref": "r12", "r17", "r20", "r71", "r72", "r73", "r74", "r75", "r76", "r78", "r79", "r80", "r118" }, "us-gaap_IncomeTaxPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxPolicyTextBlock", "presentation": { "http://www.piedmontreit.com/role/SummaryOfSignificantAccountingPoliciesPolicies": "lang": { "en-us": { "role": { "terseLabel": "Income Taxes", "label": "Income Tax, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for income taxes, which may include its accounting policies for recognizing and measuring deferred tax assets and liabilities and related valuation allowances, recognizing investment tax credits, operating loss carryforwards, tax credit carryforwards, and other carryforwards, methodologies for determining its effective income tax rate and the characterization of interest and penalties in the financial statements." } } }, "auth_ref": "r173", "r423", "r424", "r425", "r426", "r427", "r428", "r620" }, "us-gaap_IncreaseDecreaseInAccountsPayableAndAccruedLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccountsPayableAndAccruedLiabilities", "crdr": "debit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 4.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": "lang": { "en-us": { "role": { "terseLabel": "Increase in accounts payable and accrued expenses", "label": "Increase (Decrease) in Accounts Payable and Accrued Liabilities", "documentation": "The increase (decrease) during the reporting period in the amounts payable to vendors for goods and services received and the amount of obligations and expenses incurred but not paid." } } }, "auth_ref": "r6" }, "us-gaap_IncreaseDecreaseInAccountsReceivable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccountsReceivable", "crdr": "credit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 5.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": "lang": { "en-us": { "role": { "negatedLabel": "Increase in tenant and straight-line rent receivables", "label": "Increase (Decrease) in Accounts Receivable", "documentation": "The increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services." } } }, "auth_ref": "r6" }, "pdm_IncreaseDecreaseInAccruedCapitalExpendituresAndDeferredLeaseCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "IncreaseDecreaseInAccruedCapitalExpendituresAndDeferredLeaseCosts", "crdr": "credit", "presentation": { "http://www.piedmontreit.com/role/SupplementalDisclosuresfortheStatementofConsolidatedCashFlowsDetails": "lang": { "en-us": { "role": { "verboseLabel": "Accrued capital expenditures and deferred lease costs", "label": "Increase (Decrease) in Accrued Capital Expenditures And Deferred Lease Costs", "documentation": "Net change in the balance of accrued lease acquisition costs and accrued capital expenditures during the period. These accrued costs consist of items such as leasing commissions, lease incentives, procurement fees, tenant improvements, and/or general building improvements." } } }, "auth_ref": "I" }, "pdm_IncreaseDecreaseInAccruedDeferredFinancingCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "IncreaseDecreaseInAccruedDeferredFinancingCosts", "crdr": "credit", "presentation": { "http://www.piedmontreit.com/role/SupplementalDisclosuresfortheStatementofConsolidatedCashFlowsDetails": "lang": { "en-us": { "role": { "terseLabel": "Change in accrued deferred financing costs", "label": "Increase (Decrease) in Accrued Deferred Financing Costs", "documentation": "Increase (Decrease) in Accrued Deferred Financing Costs" } } }, "auth_ref": "I" }, "us-gaap_IncreaseDecreaseInContractWithCustomerLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInContractWithCustomerLiability", "crdr": "debit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 3.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": "lang": { "en-us": { "role": { "terseLabel": "Decrease in deferred income", "label": "Increase (Decrease) in Contract with Customer, Liability", "documentation": "Amount of increase (decrease) in obligation to transfer good or service to customer for which consideration has been received or is receivable." } } }, "auth_ref": "r535", "r812" }, "pdm_IncreaseDecreaseInDividendsPayable": { "xbrltype": "monetaryItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "IncreaseDecreaseInDividendsPayable", "crdr": "debit", "presentation": { "http://www.piedmontreit.com/role/SupplementalDisclosuresfortheStatementofConsolidatedCashFlowsDetails": "lang": { "en-us": { "role": { "terseLabel": "Change in accrued dividends", "label": "Increase (Decrease) In Dividends Payable", "documentation": "Increase (Decrease) In Dividends Payable" } } }, "auth_ref": "I" }, "us-gaap_IncreaseDecreaseInLeaseAcquisitionCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInLeaseAcquisitionCosts", "crdr": "credit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": { "parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order": 3.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": "lang": { "en-us": { "role": { "negatedTerseLabel": "Deferred lease costs paid", "label": "Increase (Decrease) in Lease Acquisition Costs", "documentation": "The increase (decrease) in the balance of capitalized lease acquisition costs during the period. The cost usually covers a variety of administrative costs, such as the cost of obtaining a credit report, verifying insurance coverage, lease commission charges, checking the accuracy and completeness of the lease documentation, and entering the lease in data processing and accounting systems." } } }, "auth_ref": "r953" }, "us-gaap_IncreaseDecreaseInOperatingAssetsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOperatingAssetsAbstract", "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOF CASH FLOWS UNAUDITED": "lang": { "en-us": { "role": { "terseLabel": "Changes in assets and liabilities", "label": "Increase (Decrease) in Operating Assets [Abstract]" } } }, "auth_ref": "I" }, "us-gaap_IncreaseDecreaseInPrepaidDeferredExpenseAndOtherAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInPrepaidDeferredExpenseAndOtherAssets", "crdr": 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"http://www.piedmontreit.com/role/FairValueMeasurementofFinancialInstrumentsDetails", "lang": "en-us", "role": "role", "terseLabel": "Interest rate swaps", "label": "Interest Rate Swap [Member]", "documentation": "Forward based contracts in which two parties agree to swap periodic payments that are fixed at the outset of the swap contract with variable payments based on a market interest rate (index rate) over a specified period." } } }, "auth_ref": "r709", "r784", "r785" } } }, "pdm-InterestRateSwapTranche1Member": { "xbrltype": "domainItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "InterestRateSwapTranche1Member", "presentation": "http://www.piedmontreit.com/role/DerivativeInstrumentsScheduleofNotionalAmountsofOutstandingDerivativePositionsDetails", "lang": "en-us", "role": "terseLabel", "Interest Rate Swap, Tranche 1", "label": "Interest Rate Swap, Tranche 1 [Member]", "documentation": "Interest Rate Swap, Tranche 1" } } }, "auth_ref": "r1", 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Excludes lease obligation." } } }, "auth_ref": "r136", "r353", "r369", "r732", "r733", "r758", "r919" } } }, "us-gaap-LongtermDebtTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeDomain", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "lang": "en-us", "role": "role", "terseLabel": "Long-term Debt, Type [Axis]", "label": "Long-Term Debt, Type [Axis]", "documentation": "Information by type of long-term debt." } } }, "auth_ref": "r19", "r834", "r835", "r836" } } }, "us-gaap-LongtermDebtTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeDomain", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/DebtScheduleofDebtDetails", "http://www.piedmontreit.com/role/DerivativeInstrumentsNarrativeDetails", "http://www.piedmontreit.com/role/DerivativeInstrumentsScheduleofNotionalAmountsofOutstandingDerivativePositionsDetails", "lang": "en-us", "role": "terseLabel", "Long-term Debt, Type [Domain]", "label": "Long-Term Debt, Type [Domain]", "documentation": "Type of long-term debt arrangement, such as notes, line of credit, commercial paper, asset-based financing, project financing, letter of credit financing. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the company, if longer." } } }, "auth_ref": "r19", "r39", "r834", "r835", "r836" } } }, "us-gaap-LossContingenciesByNatureOfContingencyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LossContingenciesByNatureOfContingencyAxis", "presentation": "http://www.piedmontreit.com/role/CommitmentsandContingenciesDetails", "lang": "en-us", "role": "terseLabel", "Loss Contingency Nature [Axis]", "label": "Loss Contingency Nature [Axis]", "documentation": "Information by type of existing condition, situation, or set of circumstances involving uncertainty as to possible loss to an enterprise that will ultimately be resolved when one or more future events occur or fail to occur." } } }, "auth_ref": "r321", "r322", "r323", "r326", "r422", "r616", "r730", "r840", "r841" } } }, "us-gaap-LossContingenciesLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LossContingenciesLineItems", "presentation": "http://www.piedmontreit.com/role/CommitmentsandContingenciesDetails", "lang": "en-us", "role": "verboseLabel", "Loss Contingencies [Line Items]", "label": "Loss Contingencies [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from long-term credit." } } }, "auth_ref": { "r182" } }, "us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivitiesAbstract", "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCAASHFLOWSUNAUDITED" }, "lang": { "en-us" }, "role": { "terseLabel": "Cash Flows from Financing Activities", "label": "Net Cash Provided by (Used in) Financing Activities Abstract" } } }, "auth_ref": { "us-gaap_NetCashProvidedByUsedInInvestingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivities", "crdr": "debit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCAASHFLOWSUNAUDITED", "parentTag": "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 2.0 } }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCAASHFLOWSUNAUDITED" }, "lang": { "en-us" }, "role": { "totalLabel": "Net cash used in investing activities", "label": "Net Cash Provided by (Used in) Investing Activities", "documentation": "Amount of cash inflow (outflow) from investing activities, including discontinued operations. 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A noncontrolling interest is sometimes called a minority interest." } } }, "auth_ref": { "r46", "r372", "r818", "r819", "r820", "r821", "r951" }, "us-gaap_NonoperatingIncomeExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NonoperatingIncomeExpense", "crdr": "credit", "calculation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSUNAUDITED": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 1.0 }, "presentation": { "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSUNAUDITED": { "lang": { "en-us": { "role": { "totalLabel": "Other income (expense)", "label": "Nonoperating Income (Expense)", "documentation": "The aggregate amount of income or expense from ancillary business-related activities (that is to say, excluding major activities considered part of the normal operations of the business)." } } }, "auth_ref": { "r102" }, "us-gaap_NonoperatingIncomeExpenseAbstract": { "xbrltype": 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repurchased by the entity. Note: elements for number of nonredeemable preferred shares, par value and other disclosure concepts are in another section within
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http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED" | "lang": "en-us" | "role": "totalLabel": "Net loss", "terseLabel": "Net loss", "label": "Net Income (Loss), Including Portion Attributable to Noncontrolling Interest", "documentation": "The consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest." | "auth_ref": "r159", "r169", "r171", "r181", "r185", "r191", "r197", "r200", "r201", "r282", "r329", "r330", "r332", "r333", "r334", "r335", "r336", "r338", "r339", "r343", "r437", "r438", "r441", "r442", "r455", "r474", "r572", "r582", "r622", "r658", "r674", "r675", "r746", "r747", "r789", "r807", "r846" | "us-gaap_PropertyPlantAndEquipmentByTypeAxis": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentByTypeAxis", "presentation": "http://www.piedmontreit.com/role/PropertyDispositionDetailsOfAmountsHeldForSaleDetails" | "lang": "en-us" | "role": "terseLabel": "Property, Plant and Equipment, Type [Axis]", "label": "Long-Lived Tangible Asset [Axis]", "documentation": "Information by type of long-lived, physical assets used to produce goods and services and not intended for resale." | "auth_ref": "r10", "r493" | "us-gaap_PropertyPlantAndEquipmentTypeDomain": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentTypeDomain", "presentation": "http://www.piedmontreit.com/role/PropertyDispositionDetailsOfAmountsHeldForSaleDetails" | "lang": "en-us" | "role": "terseLabel": "Property, Plant and Equipment, Type [Domain]", "label": "Long-Lived Tangible Asset [Domain]", "documentation": "Listing of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale. Examples include land, buildings, machinery and equipment and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." | "auth_ref": "r116", "r493" | "srt_RangeAxis": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/ImpairmentChargesDetails", "http://www.piedmontreit.com/role/StockBasedCompensationNarrativeDetails" | "lang": "en-us" | "role": "terseLabel": "Statistical Measurement [Axis]", "label": "Statistical Measurement [Axis]", "auth_ref": "r322", "r323", "r324", "r325", "r378", "r385", "r412", "r413", "r414", "r422", "r460", "r509", "r518", "r534", "r609", "r610", "r616", "r629", "r630", "r679", "r681", "r683", "r684", "r690", "r707", "r708", "r726", "r736", "r744", "r751", "r752", "r756", "r757", "r771", "r779", "r837", "r848", "r887", "r911", "r912", "r913", "r914", "r915" | "srt_RangeMember": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeMember", "presentation": "http://www.piedmontreit.com/role/DebtNarrativeDetails", "http://www.piedmontreit.com/role/ImpairmentChargesDetails", "http://www.piedmontreit.com/role/StockBasedCompensationNarrativeDetails" | "lang": "en-us" | "role": "terseLabel": "Statistical Measurement [Domain]", "label": "Statistical Measurement [Domain]", "auth_ref": "r322", "r323", "r324", "r325", "r378", "r385", "r412", "r413", "r414", "r422", "r460", "r509", "r518", "r534", "r609", "r610", "r616", "r629", "r630", "r679", "r681", "r683", "r684", "r690", "r707", "r708", "r726", "r736", "r744", "r751", "r752", "r756", "r757", "r771", "r779", "r837", "r848", "r887", "r911", "r912", "r913", "r914", "r915" | "us-gaap_RealEstateAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAbstract", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS" | "lang": "en-us" | "role": "terseLabel": "Real estate assets, at cost", "label": "Real Estate [Abstract]", "auth_ref": "r11", "us-gaap_RealEstateHeldforsale": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldforsale", "crdr": "debit", "calculation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS", "parentTag": "us-gaap_RealEstateInvestmentPropertyNet", "weight": 1.0, "order": 1.0 | "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS" | "lang": "en-us" | "role": "verboseLabel": "Real estate assets held for sale, net", "label": "Real Estate, Held for Sale", "documentation": "Amount of investment in land and building held for sale. Excludes real estate considered inventory." | "auth_ref": "r916", "r917" | "us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyAccumulatedDepreciation", "crdr": "credit", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETSParentetical", "lang": "en-us" | "role": "terseLabel": "Buildings and improvements, accumulated depreciation", "label": "Real Estate Investment Property, Accumulated Depreciation", "documentation": "The cumulative amount of depreciation for real estate property held for investment purposes." | "auth_ref": "r373" | "us-gaap_RealEstateInvestmentPropertyNet": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNet", "crdr": "debit", "calculation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS", "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 4.0 | "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDBALANCESHEETS", "lang": "en-us" | "role": "totalLabel": "Total real estate assets", "label": "Real Estate Investment Property, Net", "documentation": "Amount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; and (7) other real estate investments." | "auth_ref": "r916", "r917" | "us-gaap_RealEstateOtherMember": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateOtherMember", "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED" | "lang": "en-us" | "role": "terseLabel": "Other property related income", "label": "Real Estate, Other [Member]", "documentation": "Property consisting of land, land improvement and buildings, classified as other." | "auth_ref": "r852" | "pdm_RealEstatePropertyPercentOfPropertyUnderLease": "xbrltype": "percentItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "RealEstatePropertyPercentOfPropertyUnderLease", "presentation": "http://www.piedmontreit.com/role/OrganizationDetails" | "lang": "en-us" | "role": "terseLabel": "Percentage leased", "label": "Real Estate Property, Percent of Property Under Lease", "documentation": "Percentage of Leased Real Estate Properties" | "auth_ref": "r11", "us-gaap_ReceivableTypeDomain": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReceivableTypeDomain", "presentation": "http://www.piedmontreit.com/role/FairValueMeasurementOfFinancialInstrumentsDetails" | "lang": "en-us" | "role": "terseLabel": "Receivable [Domain]", "label": "Receivable [Domain]", "documentation": "Financing arrangement representing a contractual right to receive money either on demand or on fixed and determinable dates." | "auth_ref": "r91", "r96" | "us-gaap_ReceivablesFairValueDisclosure": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReceivablesFairValueDisclosure", "crdr": "debit", "presentation": "http://www.piedmontreit.com/role/FairValueMeasurementOfFinancialInstrumentsDetails" | "lang": "en-us" | "role": "terseLabel": "Tenant receivables, net", "label": "Receivables, Fair Value Disclosure", "documentation": "Fair value portion of receivables, including, but not limited to, trade account receivables, note receivables, and loan receivables." | "auth_ref": "r140", "r884", "r885", "r895", "r899" | "us-gaap_ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTable": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTable", "presentation": "http://www.piedmontreit.com/role/SegmentInformationNOLbyGeographicalSegmentDetails", "http://www.piedmontreit.com/role/SegmentInformationRevenueByGeographicalSegmentDetails" | "lang": "en-us" | "role": "terseLabel": "Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table]", "label": "Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table]", "documentation": "Disclosure of information about the reconciliation of profit (loss) from reportable segments to the consolidated income (loss) before income tax expense (benefit) and discontinued operations. Includes, but is not limited to, reconciliation after income tax if income tax is allocated to the reportable segment." | "auth_ref": "r33", "r35" | "us-gaap_ReconciliationOfOtherSignificantReconcilingItemsFromSegmentsToConsolidatedTable": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfOtherSignificantReconcilingItemsFromSegmentsToConsolidatedTable", "presentation": "http://www.piedmontreit.com/role/OrganizationDetails", "http://www.piedmontreit.com/role/SegmentInformationNarrativeDetails" | "lang": "en-us" | "role": "terseLabel": "Reconciliation of Other Significant Reconciling Items from Segments to Consolidated [Table]", "label": "Segment, Reconciliation of Other Items from Segments to Consolidated [Table]", "documentation": "Disclosure of information about reconciliation of other items from reportable segments to their consolidated amount. Excludes reconciliation of revenue, profit (loss), and assets." | "auth_ref": "r34", "r35" | "pdm_RedevelopmentAssetMember": "xbrltype": "domainItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "RedevelopmentAssetMember", "presentation": "http://www.piedmontreit.com/role/OrganizationDetails" | "lang": "en-us" | "role": "terseLabel": "Redevelopment Asset", "label": "Redevelopment Asset [Member]", "documentation": "Redevelopment Asset [Member]" | "auth_ref": "r11", "us-gaap_RepaymentsOfDebt": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfDebt", "crdr": "credit", "calculation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSUNAUDITED", "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 3.0 | "presentation": "http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSUNAUDITED" | "lang": "en-us" | "role": "negatedLabel": "Repayments of debt", "label": "Repayments of Debt", "documentation": "Amount of cash outflow for short-term and long-term debt. 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and trading gain (loss)."} } } }, "auth_ref": {"r142", "r143", "r177", "r185", "r214", "r222", "r223", "r237", "r243", "r246", "r248", "r250", "r282", "r329", "r330", "r332", "r333", "r334", "r335", "r336", "r338", "r339", "r474", "r572", "r721", "r846"} } }, "us-gaap_RevenuesAbstract": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenuesAbstract", "presentation": {"http://www.piedmontreit.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSUNAUDITED"}, "lang": {"en-us": {"role": {"terseLabel": "Revenues", "label": "Revenues [Abstract]"} } }, "auth_ref": {} } }, "us-gaap_ScheduleOfCashFlowHedgesIncludedInAccumulatedOtherComprehensiveIncomeLossTableTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfCashFlowHedgesIncludedInAccumulatedOtherComprehensiveIncomeLossTableTextBlock", "presentation": {"http://www.piedmontreit.com/role/DerivativeInstrumentsTables"}, "lang": {"en-us": {"role": {"terseLabel": "Schedule of Derivative Instruments, Effect on Other Comprehensive Income", "label": "Schedule of Cash Flow Hedges Included in Accumulated Other Comprehensive Income (Loss) [Table Text Block]", "documentation": "Tabular disclosure of gain (loss) on derivative and nonderivative instruments designated and qualifying as cash flow hedge recorded in accumulated other comprehensive income (AOI) and reclassified into earnings." } } }, "auth_ref": {"r130"} } }, "us-gaap_ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "presentation": {"http://www.piedmontreit.com/role/SupplementalDisclosuresfortheStatementofConsolidatedCashFlowsTables"}, "lang": {"en-us": {"role": {"terseLabel": "Schedule of Certain Non-cash Investing and Financing Activities", "label": "Schedule of Cash Flow Supplemental Disclosures [Table Text Block]", "documentation": "Tabular disclosure of supplemental cash flow information for the periods presented." } } }, "auth_ref": {} } }, "pdm_ScheduleOfDebtInstrumentsTable": {"xbrltype": "stringItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "ScheduleOfDebtInstrumentsTable", "presentation": {"http://www.piedmontreit.com/role/DebtScheduleofDebtDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Schedule of Debt Instruments [Table]", "label": "Schedule of Debt Instruments [Table]", "documentation": "Schedule of Debt Instruments [Table]"} } }, "auth_ref": {} } }, "us-gaap_ScheduleOfDebtTableTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDebtTableTextBlock", "presentation": {"http://www.piedmontreit.com/role/DebtTables"}, "lang": {"en-us": {"role": {"terseLabel": "Schedule of Debt", "label": "Schedule of Debt [Table Text Block]", "documentation": "Tabular disclosure of information pertaining to short-term and long-debt instruments or arrangements, including but not limited to identification of terms, features, collateral requirements and other information necessary to a fair presentation." } } }, "auth_ref": {} } }, "us-gaap_ScheduleOfDisposalGroupsIncludingDiscontinuedOperationsIncomeStatementBalanceSheetAndAdditionalDisclosuresTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDisposalGroupsIncludingDiscontinuedOperationsIncomeStatementBalanceSheetAndAdditionalDisclosuresTextBlock", "presentation": {"http://www.piedmontreit.com/role/PropertyDispositionsTables"}, "lang": {"en-us": {"role": {"terseLabel": "Schedule of Property Dispositions", "label": "Disposal Groups, Including Discontinued Operations [Table Text Block]", "documentation": "Tabular disclosure of information related to a disposal group. 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Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments." } } }, "auth_ref": {"r145", "r214", "r217", "r218", "r219", "r220", "r221", "r233", "r235", "r236", "r241", "r242", "r243", "r244", "r245", "r246", "r247", "r250", "r717", "r719", "r720", "r721", "r723", "r724", "r725"} } }, "us-gaap_SegmentReportingOtherSignificantReconcilingItemLineItems": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingOtherSignificantReconcilingItemLineItems", "presentation": {"http://www.piedmontreit.com/role/OrganizationDetails"}, {"http://www.piedmontreit.com/role/SegmentInformationNarrativeDetails"}, {"lang": {"en-us": {"role": {"terseLabel": "Segment Reporting, Other Significant Reconciling Item Line Items", "label": "Segment, Reconciliation of Other Items from Segments to Consolidated [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Includes, but is not limited to, combination of market, performance or service condition." } } }, "auth_ref": { "r745" } } }, "pdm_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsChangeInEstimatedPotentialShareAward": { "xbrltype": "sharesItemType", "nsuri": "http://www.piedmontreit.com/20240930", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsChangeInEstimatedPotentialShareAward", "presentation": { "http://www.piedmontreit.com/role/StockBasedCompensationRollforwardofStockAwardsDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Change in estimated potential share award based on TSR performance (in shares)", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than Options, Change In Estimated Potential Share Award", "documentation": "Share-Based Compensation Arrangement By Share-Based Payment Award, Equity Instruments Other Than 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[illegible]

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[illegible]

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T.C.WYKQPV+!P!..5 M4GZ4!<->XYB1(K)XYX>5 <R>[0]>Y+BOQ.4/7F!>4R:7FOEEMW@G.~^MKNR16IK~9U.64AU?<8W0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@<2>5%M~63Y~C..JWL~BW<H0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@<2>5%M~63Y~C..JWL~BW<H0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@<2>5%M~63Y~C..JWL~BW<H0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@<2>5%M~63Y~C..JWL~BW<H0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@<2>5%M~63Y~C..JWL~BW<H0K04SW@>7Y.2-70K:6L1G2H3.18>V^~^AH05M+MB W0MZ8KHUW4Y40^K0KIG30K6L.2T.WY4Y.7*65!>K-F0+>A6P!>7%..4B>2B62G^<H04480<@<05-12-T/Y9..~.6!8UK~NIM!>~<QI0HU T9T~W3/ FWW>+>2..#W7Y3 &H MEI<12V.0#..6HHCX.GG.VRO#>=O=P~1.6A8!>74!#E~NS8W~T OP>QI2>@QBL<~!LHVFLQ!<5!K~.0AWV!V.NL.KOF55>XFX7#BIS!P~>OB5!M~P!<H~GF4YCVI~+~P~JM~K MO1DZ.N362.3KS>~C5@<YFIQFVHPW>=+>ND12U~<K6L@<A9+!EY4EWM~M~8&N~Z~Z MEZ04S.3KB6>~F!P9:OWTA~M~59Q<~5~V2~!~M~+!<S.05-!%0+!2!3!BE5!>20WM2G2G3+R!F<9W~X7Y~H~>..<QIHY@DYKOFKX!<10!2!S1CY.O4.MTSM.H4.O~>BQE~XN~5!>2R.2..+>4Y!X.SU!Y/C/S!RL6X+G>3!#FX5G<LNXW+!N.5>~KC2!0!S~T9T9P2!>2<..6X!>42!10B6P!>M4HJ(K:DYOG!<S!<TRIL.KD~!0V.PW4R<~<@C.&~NPN+>9Z!<0!#<@

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Q110;@W' \$HD; W=>J|P-MUB9 1^AV#=-Y)81=-% H-M; &O Y*P*=NCGPV*8C @+>OYL#13, 1V#=:O71LCM?=?O1QF6A,4<8 MY)A8V1|MB#*ID@,D, >..0EK*214#1G01-KP1
^ZK^ZF10.Y5%M;N>R7X2Y^> MK10@/7;A#F1L@W MDE&G%>G>FE-J10SFK^>Y AWR1#5 2|7\$UWT/HQ7W MN22V5/GQ>JN5W>2^4BS<VL81>IAZN1_4?
ZS=6B<^>.*\$E+Y\$&@E\$^="=I M-V1. BPHR17&1M\$&AMAY(A,3.5MD0T2ZF=-D)4<@.M7/="P5B"Z,6ID1.2 M>Z8R91\$KH<3 D.T0. (C1RZ?>..?QEK\$K1X0+>?>K1HX^>STS0,7
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2H0&A2 (F3 ^L8^>I?Q1\$5^# M-U>7GCKPVJFWDJ-U2JFC=>=M01501 M8\$HUL<+5L8>E.M^>B1.BG6G?>8TLTJZEEFERHNWR(BZ^<C?6422Z-MOZ 1S0\$98:YBPB17-DA/B/012M1
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.#3E4Y6F#^>H.HBNSB;W1\$>R91M|JYEOH1M;TWJ9 I0J M@5Y1\$1^>@>88@H1610Y4^>+>A^>#%#>B&KZ1^E12JLYJV1^YI<6D0?3^MAZ+29\$?P1?>0>L^B1F>EA27...?
E9YB|JLCP1E1_0%U?^>A^> MW5\$ JW1O6\$52B2W=>=587526@>N.A4\$5A1WBABU\$N1QVO1\$@>AUZ\$5FG-1JG^>6>OF<?>ZAW1YOG&V192N^&SZW1QWU(EA4F YU1|H16 4*
GB1W|0L54\$^E1B1KX1M^W0\$1ARV5^N&G^MGOCC@>KZ 61S8B12CJND1405 M1=>E1^>3S6^<K0L1(E0Y101_0L4Z714;DEB3Z^P1M>8?>70YL104DX MS.UB^1<O@M8^
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I+?RPPUN ME09;71+N07IPL+>NVM1M VJE)U1G+>1JX5 42+>#1<51R4Q4TORUK.NSC MV4MOG?>P1@NN=>..KELLLY:IS\$2^?>FMA1WJYL.G^CA%6X1R=O:21XG/=
M01(WVY088) ZZW178=6^Q6N1\$;WV1^>9-B1)M1M^>R47<+1A1P L E M^<4+2C27&M&@>V7P1M 96^<L1J2+U1VZ10>GY<^>C6JH M?
E.X1&B\$>?CFATF1 TFWJCG6DHVQ<=>C^F51T>BB-VK@LLA/0T1L@E/M.L\$>+U#M^ENN3A^>G3Y>4R1H1>=>W^>HMYVR7\$>(D12.DU;K2>JIR>C>BN \$5.4 M.8P1A
=(43.2AX\$>08?JE=6U(O)U=>B\$X;AL\$>+>ZQ^+2.S9&KPG3.G.3#<9K#>M^>(NM(KPY1^J^C\$)21<H&10>2>4Q"051E1R1/E1F1B C&@>7;76H51H1>ME\$>X40\$Z\$R\$H2J H1) Y8V11
MXZ;2BB@>M^FZO_509XT;8MGO>G 3=##^>RT+5L_.\$7SERVBT?P1\$9(UD=I.M2.0&1<S.VI^<?>0^JR#X1MEX;Y^72UW?O1HY6A^>F.3H(A#>#>N=O-5^("5 MC)=2BU;64 9IGBQC
RLHK<=>^>W1F>O>G1ND0TORCJ@>N8K0;5F.K#PP 6 M=H:9%?39D3; "\$@>^>#01^<5R5>76F^>?>I^>P%3AGU\$K9>?>V2SFY@>G O MOUQ&97<800C2F1O^<C4Y1H1=WE-
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N.A+M4Q9C5X1Z41BA1D^>2#6#1+4#B\$R 4+1H^>@>XVU;RH(D;G: Q1OL^>KJON>ZE M^>8&GP+15M14MOPS=>E^63;IR1HZZS4^F2\$N;K^>C(S1Z?>@>X1ET>T0FN
MY1L^>M40P1FV1L%&#>N2^<C1\$US+U1 FUU+1>2WK31N^>M0^>1W8TJ1=ZJY9JN^>M10^>XK6H1D;RE=2MS4Z6;6=@>(BRH1..5) Y1XK;C<C<=>+>ICK19#<^>M^>C.29%
Y^<6BV U7H;0A^>AGUV_F7E%3R3.5.TWH1^<5<W=KIMU4W6?7Q=>M^T^>R^>?OUD.YF@>Q6@M?Q\$>YKY.AQG97N^>E^>V182HAH>YKX#<@>I^>_0T^>MX5YSP1^>(I>I>?>T7(R71A=K?
1ZUT20^>(B8^>3N@>PVC3^>0D^>56^>P^>P^>)<^>J^> MTN1V^>01=>GYU(WWK3)^>T^>ZU\$>K@>1 U.S;E>@>HGR<^>@>SYAW1P\$K2>V?>8O MCLT8P6P?>L^>S^>?HOG1/B0MP7^>KXC<6F1#
19=VIS;NU1U319P46R;K-M9L^>050V0K\$>@>T+^>A1@>51B8^>TEPPZ^>1C51E2M^>X^K&8_1LZ=ZMB?>@>UYUINH^>M<P%>WV11^>C\$>H9SLH?
D41W^>0A_>SOA<C^>90\$>DK8X1A=6F\$T91Q3P\$Y^>M37M+>=>EG.OV=E^>@>JF0R0H\$>51\$J\$>^>2FD J E 1B^>L1F1L^>@>32D6<5T56B0 MHB-OB@>L1T^>?>OG<1^>(MSF44 1R1@
A<=>P^>QO+>3=>1U^>218K 0&1NM) X.M.JD>JHX2.OA.G3WUKW_ZE9_DF634Q1H;866<2^>5U1H1.HU1(90B2\$>#>M04I>@>=>J44E>64H 1H_4XD<@>AE_Z2J?>7M1GBZ
UDK_P^KIXBHXG M/D196D)SXMMH3X1Y8K4UWOS^>N^>OI^>MOA^>I>C>M1PK^>DNH1->5TLYKP M...21.G1HZBM3+>1(KY^>TV;3OGD\$>TNYO>U^>N1OYXU<0W.WA?>7
G.V1G+FX-M^>RO3P?>0T2^>1\$>=>P2=>=>1^>K>3MGN^>?>H<=>MCMPP9V1H_9J51^>F=79U M1.37.F1E^>8T2C^>M^>MUWGVY^>Y\$?3F1^>N1M1MK1B+I&LZ 64.MUS;YF=>5
M.YC12^>S1J7^>EN@REJPR1454 PHD6\$>XY\$T^>3M0P>G>1^>I^>@>K&L^>O2_UBCP1JHOJF.MN1_0VPJ3+>F2P3+>3ON2^>0 Y54485^>62G^>J9U7QOM\$>@>K2_RJ1
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M1STOK9XJ1)18Y^>A7ZV^>177W4ZXF1H2E^>4906<1^>P2AB@>2Y2Z4E1N6#69 MZP>?>7J.DG&C1^>CLOK6^>5ASQZ1^>5Z-WDEYF+I2.O.W.C4#>K2^>K^>(HUMQ?
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MFY3.J_0TX>O1L_9C1\$W+>FROS1ACBIV1L&O6W6\$>6Z_-Z17ERHJH\$>M^>N^>D^>3B^>BGCUGNE@>WL^>K^>Y8TQ34.H\$>34H1B GMVO^>X\$?8^>17A?7 M
1K33@10BYX1U1H1K15W1S6L54.41B;K\$>Z=VK2+1^>8N0Q>F73CGA&@>N^>4N^>14C8C^>B1G1=>+>V59>22-17=V ME.H1_2FQ3 51H%1%?02F.A1(84^>S>C^>YA<=>0V?HG9.MU;PFFSFZ4?
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#61\$=>60F1Z>K7.D1B1YBZ?>J?>J?>R1-Q1=5^>ZX>L01 M4E MP5^>D50^>QMOYD4\$>1HH1>GZ^>F+>S^>Q^>F4.IMTTOMG>=>5FRW< 63-GJYU^>IN M<1V15J0)HHP2K2N@>.#^>#=>5HC
M Y-O<P^>C1C4F0OD-ADW^>3X@>1 V00>UL M5M<8A>G:G^>9OADK^>54@>IS+>4/I^>C^>G YRZ^>F<=>GAA FVHUW+8-E+L9A1>
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8>J>@>K1-O&+>C29FW1A(U.CC#3_6^>NYVQGH1V1G<=>S>B>?>03S1&1WC3^>G M^>F11^>11RN13\$>5^>B@>A1^>10%>(M&A&C^>M1P\$>=V8; M0#>=>2.FE220MOQR>6NU&E>=>8F2^>6H\$>T0)>P
KK&O^>E461P\$>OG^>8>1 M3178LM/ZCAN@>@>2_01X^<1^>ML#>@>5YM>D T5038^>B^>M21=1CQ>=>M^>S^>M^>PPO^>X191T1M1NYUWVFXDP>8&Z0H A1^>0YA0P81-V2KA1^
(<=>D^>M^>XR^>3^>M1^>M1^>DKX1FDBX54.Z5.P^>AF9M^>.\$>S9;#>M3WU7.1.O.#>M8GN\$>89M^>G^>LYD MV^<=>=>X^>T>ZLW1>=>E1\$>KNU2^>8Y2Z 7_>5^>X^>YJG12E^>WE72A.YDO&P.>?>+
MD^>C9AK^>R9M^>WG_U1_Z^>#K@>W1@>5_1^>Y2?D>=>B<=>^>?WR>=>6>41+>+>1M^>2W1+1^>@>M^>K1^>4E+7.SR<=>S^>IZ>=>A21A1A7H3N7806F<H1V1Z&O(-W M\$
_L.S10\$>O^>Z26\$>51N_90^>W+14J^>@>5V3G.761KOVCK87Q3H1N WW-M2M1^>@>=>1&@>F81\$>W7_1_18=1.W13^<=>@>6RD3W1V1EY1G435F&N1B
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10D=>=>1P4C@>E#>^>P^>C^>5P19%>=>1PD^>P>B31BO.W35@>#>#>WEV16NE1F1D;DHH^>Q2^>B^>1_196 M^>4^>D^>B^>K^>YKJ^>1C\$>21L60K^>9?>78/MC<=>=>HZZ;GOVW3R1^>+>979
MIG^>=>816^>QN4^>E2N1U>1.HUHU>^>0C?5Z26<=>?>E16K^>=>N^>2170/G+0#>9 M21M^>9102^>A_>K70 1A2B48W&Z XUWDK@YR75_Z1QRHUXX;S1<=>P7@A1Y MVED=>HS<=>LX
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M.ZZ^>7WCM^>S4+>21G16<=>6^>T2X^>BRO1N^>@>F5.H57U58^>W8^>51^>N51^>L M6UXK1^>YAINF67_>Q0^>@>3R140(B^>6L+UW)=FOD#1_9E1^>LUF_@>YW\$>15V^>+>M2^>2NE J=V?
VZ28D1B-8E1.P1PH1HCH@>9Y06H=(F1\$)614%>^>BC 1@>VM8R3K M2P.D-J2R0+P1#>PP2(49F.C.0K.2PF7-5%63 #A47-EP@>Y\$S^>6^>8RM1Y0
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1L^>B^>R\$>9Q1RSE2P@>_70>?>F3 M9V.OK\$>=>101N1.78>129L_GL^>#>W^>1^>#>E1D1B^>6800\$>3786SM^>F8T0 M^>GNR1C^>F1L C1<=>607Y^>X^>PAU1E1B1C^>4>E1H 86P8
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M5+>N^>371\$1M^>0ET1N^>E J1F12^>M8\$>IR-7)18E1M^>E^>F3%4^>Q^>^>L\$141U@>H1>H1R1^>T^>DM21G0=5.IY^>9A<=>=>MNE.#>L^>Q1Z^>P^>DNA O1W19.3B0^>3A37^>?>0GO1^>7D0?>=>L1WY
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130H1^>10_913OPP19Z5^>)3K&P^>1%>3BX1P^>W4.EQRKT1^>Y^>#>M2WJG>?>=<4_#^>J\$U^>E03G^>#>5^>W81M^>P1H1^>L1Q+BO.Z23# MLEE.DQE8J<=>9@>6Y.8K.R9
JZ#>@>=>GQ12^>?>OON.A1010B52UC1E1F73 M2D^>5%?>3^>U>=>1\$R^K2^>U1M^>#1GHP871V17#6CNOCKY+>96V^>D\$TO1^>I5.G01^>@>2<=>P1HP4^>#>B1D5A M2H&UEP^
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=>PFLX1^>3<=>N3<=>1^>X1B^>3M2OSG^>B83Z07^>#>1 M^>C\$U^>FSPU@>2N^>XMM^>#>Y4YV6D1^>=>X^>YKGDN1C^>26SG21^>0%>4\$>2^>0DJK M^>6B 1B^>C^>R
^>41^>6W1^>01@>(<53AW VVWY^>T1F^>PIUO5^>U1 ZSLZ1^>=>91SING+>31G.TON8Z(L1 M1B1H1^>=>011EY&BY0C8^>YB9N3A.2F.OXSVD35R\$>QOOS^>E^>MUW5P=F
MAG1^>+>FEP000^>=5X6A<^>C^>E(Q2O 64-M4-M.C.W1JH16LMB?<JHEW^>@>B1LKS^>W\$>RSS1H^>P.81X^>PVY9)>H.F9G91AYS^>M2?>67\$>LUQ_XLG7\$>G^>V%12HVB&<4>XDL^>?
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[illegible]

[illegible]

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BN)F+QQ&\$=PBA;F MMIN^2C<="I55I4X-ZW0DVX;NSABU6I4JL;KL8+10^I\$NL(2QX\$IP;4)SX^M^PDXCYI743M^
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pdm:PerformanceShareProgramAwardGrantedFebruary202024Member us-gaap:PerformanceSharesMember 2024-02-20 0001042776
pdm:PerformanceShareProgramAwardGrantedFebruary202024Member us-gaap:PerformanceSharesMember 2024-09-30 0001042776
pdm:DeferredStockAwardGrantedMay072024Member pdm:DeferredStockAwardMember 2024-05-07 0001042776
pdm:DeferredStockAwardGrantedMay072024Member pdm:DeferredStockAwardMember us-
gaap:ShareBasedCompensationAwardTrancheOneMember 2024-05-07 2024-05-07 0001042776
pdm:DeferredStockAwardGrantedMay072024Member pdm:DeferredStockAwardMember 2024-09-30 0001042776 srt:WeightedAverageMember
2024-01-01 2024-09-30 0001042776 pdm:HoustonTXMember us-gaap:AllOtherSegmentsMember 2024-09-30 0001042776 us-
gaap:AllOtherSegmentsMember 2024-09-30 0001042776 us-gaap:OperatingSegmentsMember pdm:AtlantaGAMember 2024-07-01 2024-09-30
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gaap:OperatingSegmentsMember pdm:MinneapolisMNMember 2024-07-01 2024-09-30 0001042776 us-gaap:OperatingSegmentsMember
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2023-09-30 0001042776 us-gaap:SubsequentEventMember 2024-10-23 2024-10-23 shares iso4217:USD iso4217:USD shares pdm:property utr:sqft
pure pdm:building pdm:extension pdm:derivative_contract pdm:commitment 0001042776 -12-31 2024 Q3 false P1Y P3Y 10-Q true 2024-09-30
false 001-34626 Piedmont Office Realty Trust, Inc. MD 58-2328421-5565 Glenridge Connector Ste. 450 Atlanta GA 30342 770 418-8800 Common
Stock, \$0.01 par value PDM NYSE Yes Yes Large Accelerated Filer false false false 123999948 552744000 559384000 1116169000 1039136000
2699779000 2749113000 80620000 88066000 65385000 82588000 143966000 85239000 0 36203000 3461874000 3512527000 133624000
825000 6963000 7915000 189904000 182856000 3343000 3381000 26455000 27559000 53491000 53491000 992000 3032000 206814000
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5056000 16975000 15219000 139293000 146986000 427093000 432425000 57510000 59847000 175519000 176006000 39000000 38150000
116683000 110422000 17067000 20160000 53284000 63524000 0 10957000 18432000 10957000 6809000 7043000 22773000 22013000
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-11519000 -17002000 -49091000 -20357000 -0.09 -0.09 -0.14 -0.14 -0.40 -0.40 -0.16 -0.16 123999948 123999948 123696475 123696475
123917991 123917991 123639797 123639797 -11519000 -17002000 -49091000 -20357000 -2091000 1248000 1168000 4270000 1043000 989000
3064000 2309000 3134000 259000 -1896000 1961000 -14653000 -16743000 -50987000 -18396000 123995000 1240000 3719419000

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19600000-136967000-11027000-Organization<div style="text-align:justify">Piedmont Office Realty Trust, Inc. ("Piedmont") (NYSE:PDM) is a Maryland corporation that operates in a manner so as to qualify as a real estate investment trust ("REIT") for federal income tax purposes and engages in the ownership, management, development, redevelopment, and operation of high-quality, Class A office properties located primarily in major U.S. Sunbelt markets. Piedmont was incorporated in 1997 and commenced operations in 1998. Piedmont conducts business through its wholly-owned subsidiary, Piedmont Operating Partnership, L.P. ("Piedmont OP"), a Delaware limited partnership. Piedmont OP owns properties directly, through wholly-owned subsidiaries, and through various joint ventures which it controls. References to Piedmont herein shall include Piedmont and all of its subsidiaries, including Piedmont OP and its subsidiaries and joint ventures.</div><div style="text-align:justify">
</div><div style="text-align:justify">As of September 30, 2024, Piedmont owned and operated a portfolio comprised of 30 in-service projects and three redevelopment projects. The in-service office projects total approximately 15.3 million square feet (unaudited) of primarily Class A office space and were 88.8% leased as of September 30, 2024.</div>
<div style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-style:italic;font-weight:400;line-height:120%">Basis of Presentation and Principles of Consolidation</div><div>
</div><div style="text-align:justify">The consolidated financial statements of Piedmont are prepared in accordance with the rules and regulations of the Securities and Exchange Commission (the "SEC"), including the instructions to Form 10-Q and Article 10 of Regulation S-X, and do not include all of the information and footnotes required by GAAP for complete financial statements. In the opinion of management, the statements for the unaudited interim periods presented include all adjustments, which are of a normal and recurring nature, necessary for a fair presentation of the results for such periods. Results for these interim periods are not necessarily indicative of a full year's results.</div><div style="text-align:justify">
</div><div style="text-align:justify">Piedmont's consolidated financial statements include the accounts of Piedmont, Piedmont's wholly-owned subsidiaries, any variable interest entity ("VIE") of which Piedmont or any of its wholly-owned subsidiaries is considered to have the power to direct the activities of the entity and the obligation to absorb losses/right to receive benefits, or any entity in which Piedmont or any of its wholly-owned subsidiaries owns a controlling interest. In determining whether Piedmont or Piedmont OP has a controlling interest, the following factors, among others, are considered: equity ownership, voting rights, protective rights of investors, and participatory rights of investors. For further information, refer to the financial statements and footnotes included in Piedmont's Annual Report on Form 10-K for the year ended December 31, 2023.</div><div style="text-align:justify">
</div><div style="text-align:justify">All intercompany balances and transactions have been eliminated upon consolidation.</div><div style="text-align:justify">
</div><div style="text-align:justify">Further, Piedmont has formed special purpose entities to acquire and hold real estate. Each special purpose entity is a separate legal entity. Consequently, the assets of these special purpose entities are not available to all creditors of Piedmont. The assets owned by these special purpose entities are being reported on a consolidated basis with Piedmont's assets for financial reporting purposes only.</div><div style="text-align:justify">
</div><div style="text-align:justify">Use of Estimates</div><div style="text-align:justify">
</div><div style="text-align:justify">The preparation of the accompanying consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the accompanying consolidated financial statements and notes. The most significant of these estimates include the underlying cash flows and holding periods used in assessing impairment, judgments regarding the recoverability of goodwill, and the assessment of the collectability of receivables. While Piedmont has made, what it believes to be, appropriate accounting estimates based on the facts and circumstances available as of the reporting date, actual results could materially differ from those estimates.</div><div style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-style:italic;font-weight:400;line-height:120%">Income Taxes</div><div>
</div><div style="text-align:justify">Piedmont has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, and has operated as such, beginning with its taxable year ended December 31, 1998. To qualify as a REIT, Piedmont must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its annual REIT taxable income. As a REIT, Piedmont is generally not subject to federal income taxes, subject to fulfilling, among other things, its taxable income distribution requirement. Piedmont is subject to certain taxes related to the operations of properties in certain locations, as well as operations conducted by its taxable REIT subsidiary which have been provided for in the financial statements.</div><div style="text-align:justify">
</div><div style="text-align:justify">Operating Leases</div><div style="text-align:justify">
</div><div style="text-align:justify">Piedmont recognized the following fixed and variable lease payments, which together comprised rental and tenant reimbursement revenue in the accompanying consolidated statements of operations for the three and nine months ended September 30, 2024 and 2023, respectively, as follows (in thousands):</div><div style="text-align:justify">
</div><div style="text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:41.963%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.628%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:12.050%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.050%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.050%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.050%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.050%"></td><td style="width:0.1%"></td><td style="width:0.

100%">115,250</td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceefff;padding:0 1pt"></td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">\$</td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">334,287</td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceefff;padding:0 1pt"></td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">340,048</td><td style="background-color:#ceefff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Variable payments</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">23,439</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,284</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">74,296</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75,818</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceefff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="padding-left:9pt">Total Rental and Tenant Reimbursement Revenue</div></td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">\$</td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">132,832</td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"></td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceefff;padding:0 1pt"></td><td style="background-color:#ceefff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">141,534</td><td style="background-color:#ceefff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceefff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceefff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">408,583</td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceefff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">415,866</td><td style="background-color:#ceefff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceefff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:justify">
</div><div style="text-align:justify">Recent Accounting Pronouncements</div><div>
</div><div style="text-align:justify">Segment Expense Disclosure</div><div style="text-align:justify">
</div><div style="text-align:justify">The Financial Accounting Standards Board (the "FASB") has issued Accounting Standards Update ("ASU") No. 2023-07,</div><div style="text-align:justify">Segment Reporting (Topic 280), Improvements to Reportable Segment Disclosures</div><div style="text-align:justify">("ASU 2023-07," ASU 2023-07 requires expanded disclosure of significant segment expenses which are regularly provided to the chief operating decision maker ("CODM"); all entities that have a single reportable segment must provide existing segment disclosures; disclosure of the title and position of the CODM; and entities must disclose the amounts and a qualitative description of "other segment items", representing the difference between segment revenue less segment expenses reported in segment profit or loss. ASU 2023-07 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2024, and subsequent interim periods thereafter. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-07.</div><div>
</div><div>Income Tax Disclosure</div><div>
</div><div style="text-align:justify">The FASB has issued ASU No. 2023-09,</div><div style="text-align:justify">Income Taxes (Topic 740), Improvements to Income Tax Disclosures</div><div style="text-align:justify">("ASU 2023-09," ASU 2023-09 requires expanded disclosure of tax information, including a rate reconciliation and the amounts of annual income taxes paid (net of refunds received), segregated by federal, state, and local jurisdictions. The amendments of ASU 2023-09 also require disclosure of income from continuing operations before income tax separated by domestic and foreign income, and eliminate the requirement to disclose the nature and estimates of the range of reasonable possible changes to unrecognized tax benefits within the following twelve months of the reporting period end. ASU 2023-09 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2025. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-09.</div><div>Basis of Presentation and Principles of Consolidation</div><div>
</div><div style="text-align:justify">The consolidated financial statements of Piedmont are prepared in accordance with the rules and regulations of the Securities and Exchange Commission (the "SEC"), including the instructions to Form 10-Q and Article 10 of Regulation S-X, and do not include all of the information and footnotes required by GAAP for complete financial statements. In the opinion of management, the statements for the unaudited interim periods presented include all adjustments, which are of a normal and recurring nature, necessary for a fair presentation of the results for such periods. Results for these interim periods are not necessarily indicative of a full year's results.</div><div style="text-align:justify"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-

Piedmont's consolidated financial statements include the accounts of Piedmont, Piedmont's wholly-owned subsidiaries, any variable interest entity ("VIE") of which Piedmont or any of its wholly-owned subsidiaries is considered to have the power to direct the activities of the entity and the obligation to absorb losses/right to receive benefits, or any entity in which Piedmont or any of its wholly-owned subsidiaries owns a controlling interest. In determining whether Piedmont or Piedmont OP has a controlling interest, the following factors, among others, are considered: equity ownership, voting rights, protective rights of investors, and participatory rights of investors. For further information, refer to the financial statements and footnotes included in Piedmont's Annual Report on Form 10-K for the year ended December 31, 2023.

All intercompany balances and transactions have been eliminated upon consolidation.

Further, Piedmont has formed special purpose entities to acquire and hold real estate. Each special purpose entity is a separate legal entity. Consequently, the assets of these special purpose entities are not available to all creditors of Piedmont. The assets owned by these special purpose entities are being reported on a consolidated basis with Piedmont's assets for financial reporting purposes only.

Use of Estimates

The preparation of the accompanying consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the accompanying consolidated financial statements and notes. The most significant of these estimates include the underlying cash flows and holding periods used in assessing impairment judgments regarding the recoverability of goodwill, and the assessment of the collectability of receivables. While Piedmont has made what it believes to be appropriate accounting estimates based on the facts and circumstances available as of the reporting date, actual results could materially differ from those estimates.

Income Taxes

Piedmont has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, and has operated as such, beginning with its taxable year ended December 31, 1998. To qualify as a REIT, Piedmont must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its annual REIT taxable income. As a REIT, Piedmont is generally not subject to federal income taxes, subject to fulfilling, among other things, its taxable income distribution requirement. Piedmont is subject to certain taxes related to the operations of properties in certain locations, as well as operations conducted by its taxable REIT subsidiary which have been provided for in the financial statements.

Piedmont recognized the following fixed and variable lease payments, which together comprised rental and tenant reimbursement revenue in the accompanying consolidated statements of operations for the three and nine months ended September 30, 2024 and 2023, respectively, as follows (in thousands):

	September 30, 2024	September 30, 2023
Fixed lease payments	\$12,050	\$12,050
Tenant reimbursements	\$1,000	\$1,000
Total	\$13,050	\$13,050

Three Months Ended September 30, 2024

Nine Months Ended September 30, 2024

September 30, 2024

September 30, 2023

Fixed payments

Variable payments

Total Rental and Tenant Reimbursement Revenue

Accounting Pronouncements

109393000	115250000	334287000	340048000	23439000	26284000	74296000	75818000	132832000
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141534000 408583000 415866000 1 15000 15000 100000 100000 20000 20000 60000 60000 P2M 0.0386

Segment Expense Disclosure

Recent Accounting Pronouncements

Segment Reporting (Topic 280), Improvements to Reportable Segment Disclosures

(“ASU 2023-07”). ASU 2023-07 requires expanded disclosure of significant segment expenses which are regularly provided to the chief operating decision maker (“CODM”); all entities that have a single reportable segment must provide existing segment disclosures; disclosure of the title and position of the CODM; and entities must disclose the amounts and a qualitative description of “other segment items”, representing the difference between segment revenue less segment expenses reported in segment profit or loss. ASU 2023-07 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2024, and subsequent interim periods thereafter. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-07.

Income Tax Disclosure

The FASB has issued ASU No. 2023-09, “The Financial Accounting Standards Board (the “FASB”) has issued Accounting Standards Update (“ASU”) No. 2023-09, “Improvements to Income Tax Disclosures (Topic 740), Improvements to Income Tax Disclosures” (“ASU 2023-09”). ASU 2023-09 requires expanded disclosure of tax information, including a rate reconciliation and the amounts of annual income taxes paid (net of refunds received), segregated by federal, state, and local jurisdictions. The amendments of ASU 2023-09 also require disclosure of income from continuing operations before income tax separated by domestic and foreign income, and eliminate the requirement to disclose the nature and estimates of the range of reasonable possible changes to unrecognized tax benefits within the following twelve months of the reporting period end. ASU 2023-09 is effective for Piedmont beginning with the Form 10-K for the year ended December 31, 2025. Piedmont is currently evaluating the potential impact of adoption; however, Piedmont does not anticipate any material impact to its consolidated financial statements as a result of adoption of ASU 2023-09.

Debt

During the nine months ended September 30, 2024, Piedmont OP issued \$400 million in aggregate principal amount of 6.875% senior notes (the “\$400 Million Unsecured Senior Notes”), which mature on July 15, 2029. Upon issuance of the \$400 Million Unsecured Senior Notes, Piedmont OP received net proceeds of \$396 million, reflecting a discount of approximately \$4 million which will be amortized to interest expense over the 5-year term of the \$400 Million Unsecured Senior Notes using the effective interest method. The \$400 Million Unsecured Senior Notes are fully and unconditionally guaranteed by Piedmont. Interest on the \$400 Million Unsecured Senior Notes is payable semi-annually on January 15 and July 15 of each year commencing January 15, 2025, and is subject to adjustment if the credit rating on the \$400 Million Unsecured Notes falls below investment grade, as defined in the credit agreement.

The \$400 Million Unsecured Senior Notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of Piedmont and Piedmont OP to, among other things, incur additional secured and unsecured indebtedness; (b) a limitation on the ability of Piedmont and Piedmont OP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that Piedmont maintain a pool of unencumbered assets.

The net proceeds from the \$400 Million Unsecured Senior Notes were used to repay the balance outstanding under Piedmont’s \$600 Million Unsecured 2022 Line of Credit and the remaining \$25 million outstanding on its \$215 Million Unsecured 2023 Term Loan (see discussion below). Piedmont intends to use the remaining proceeds from the \$400 Million Unsecured Senior Notes, along with any sales proceeds from any potential property dispositions and Piedmont’s available bank credit, to repay the \$250 Million Unsecured 2018 Term Loan that matures in March of 2025.

Also, during the nine months ended September 30, 2024, Piedmont OP entered into a new \$200 Million Unsecured 2024 Term Loan and used the net proceeds, along with its \$600 Million Unsecured 2022 Line of Credit, to repay the remaining \$100 million balance on the \$200 Million Unsecured 2022 Term Loan Facility and \$190 million of the \$215 Million Unsecured 2023 Term Loan, resulting in a loss on early extinguishment of debt of approximately \$0.4 million related to unamortized financing costs. The remaining \$25 million of the \$215 Million Unsecured 2023 Term Loan was extended and ultimately paid off with the proceeds of the aforementioned \$400 Million Unsecured Senior Notes.

Finally, during the nine months ended September 30, 2024, Piedmont repaid the remaining \$50.2 million balance of the \$400 Million Unsecured Senior Notes due 2024 with proceeds from the disposition of the One Lincoln Park building (see Note 8).

Note 8

The following table summarizes the terms of Piedmont’s consolidated indebtedness outstanding as of September 30, 2024 and December 31, 2023 (in thousands):

	September 30, 2024	December 31, 2023
Adjusted SOFR	0.85% to 1.70%	0.85% to 1.70%
Interest rate	1.30%	5.41%
Effective rate	5.41%	1.30%
Coverage ratio	1.75	1.60
Leverage ratio	1.60	1.50
Debt ratio	0.60	0.40

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3/15/2024	
\$200 Million Unsecured 2022 Term Loan Facility	
SOFR + 1.25%	
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background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">215.000	
background-color: #ccccff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">SOFR + 1.30%	
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background-color: #ccccff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">6.71	
background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">1/31/2025	
background-color: #ccccff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">215.000	
background-color: #ccccff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">SOFR + 1.20%	
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6.5pt; font-weight: 400; line-height: 100%; position: relative; top: -3.5pt; vertical-align: baseline;">(3)	
background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">4.79	
background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">SOFR + 1.04%	
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background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">6/30/2026	
background-color: #ccccff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">5.97	
background-color: #ffffff; padding: 2px 0 2px 1pt; text-align: right; vertical-align: bottom;">margin-top: 2pt	
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Risk Management Objective of Using Derivatives

In addition to operational risks which arise in the normal course of business, Piedmont is exposed to economic risks such as interest rate, liquidity, and credit risk. In certain situations, Piedmont has entered into derivative financial instruments, specifically interest rate swap agreements, to manage interest rate risk exposure arising from current or future variable rate debt transactions. Interest rate swap agreements involve the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. Piedmont's objective in using interest rate derivatives is to add stability to interest expense and to manage its exposure to interest rate movements.

Interest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for Piedmont making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

During the nine months ended September 30, 2024, Piedmont entered into four interest rate swap agreements to fully hedge the risk of changes in the interest-related cash flows associated with the \$200 Million Unsecured 2024 Term Loan (see below) through February 1, 2026. All of Piedmont's interest rate swap agreements are designated as effective cash flow hedges and are designated using SOFR. The maximum length of time over which Piedmont is hedging its exposure to the variability in future cash flows for forecasted transactions is 16 months.

A detail of Piedmont's interest rate derivatives outstanding as of September 30, 2024 is as follows:

Instrument	Notional Amount (\$ millions)	Maturity Date	Effective Date
Interest Rate Derivatives	26.279%	3/29/2018	3/31/2025
Number of Swap Agreements	0.1%		
Associated Debt Instrument	0.1%		
Total Notional Amount	0.532%		
Effective Date	0.1%		
Maturity Date	0.1%		
Interest rate swaps	0.1%		
2	0.1%		
\$250 Million Unsecured 2018 Term Loan	0.1%		
75	0.1%		
\$250 Million Unsecured 2018 Term Loan	0.1%		
12/2/2022	0.1%		
Interest rate swaps	0.1%		
3	0.1%		

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	September 30, 2024	December 31, 2023
Carrying Value	\$133,624	\$133,624
Estimated Fair Value	\$133,624	\$133,624
Level Within Fair Value Hierarchy	Level 1	Level 1
Assets	\$825	\$825
Tenant receivables, net	\$132,799	\$132,799

Level 1

Restricted cash and equivalents

Level 1

Interest rate swaps

Level 2

Liabilities

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February 10, 2022

Deferred Stock Award

145,674

Of the shares granted, 25% vested on the date of grant, and 25% vested or will vest on February 10, 2023, 2024, and 2025, respectively.

2022-2024 Performance Share Program

Shares awarded, if any, will vest immediately upon determination of award in 2025.

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projects utilizing the following geographic segments: Atlanta, Dallas, Orlando, Northern Virginia/Washington, D.C., Minneapolis, New York, and Boston. These operating segments are also Piedmont's reportable segments. As of September 30, 2024, Piedmont also owned two properties in Houston that do not meet the definition of an operating or reportable segment as the CODM does not regularly review these properties for purposes of allocating resources or assessing performance. Further, Piedmont does not maintain a significant presence nor anticipate further investment in this market. These two properties are the primary contributors to accrual-based net operating income ("NOI") included in "Other" below. During the periods presented, there have been no material inter segment transactions. The accounting policies of the reportable segments are the same as Piedmont's accounting policies.

Accrual-based net operating income ("NOI") by geographic segment is the primary performance measure reviewed by Piedmont's CODM to assess operating performance and consists only of revenues and expenses directly related to real estate rental operations. NOI is calculated by deducting property operating costs from lease revenues and other property related income. NOI reflects property acquisitions and dispositions, occupancy levels, rental rate increases or decreases, and the recoverability of operating expenses. Piedmont's calculation of NOI may not be directly comparable to similarly titled measures calculated by other REITs.

Asset value information and capital expenditures by segment are not reported because the CODM does not use these measures to assess performance.

The following table presents accrual-based lease revenue and other property related income included in NOI by geographic reportable segment (in thousands):

	Atlanta	Dallas	Orlando	Northern Virginia/Washington, D.C.	Minneapolis	New York	Boston
September 30, 2024	\$41,491	\$14,302	\$14,302	\$44,657	\$15,234	\$46,112	\$46,112
September 30, 2023	\$40,433	\$12,601	\$12,601	\$26,135	\$8,168	\$84,680	\$14,313

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Fourth Quarter Dividend Declaration

On October 23, 2024, the board of directors of Piedmont declared a dividend for the fourth quarter of 2024 in the amount of \$0.125 per common share outstanding to stockholders of record as of the close of business on November 22, 2024. Such dividend will be paid on January 2, 2025.