

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report: November 2, 2000

RECKSON ASSOCIATES REALTY CORP.
and
RECKSON OPERATING PARTNERSHIP, L.P.
(Exact name of Registrant as specified in its Charter)

Reckson Associates Realty Corp. - Maryland
Reckson Operating Partnership, L.P. - Delaware
(State or other jurisdiction of incorporation or organization)

Reckson Associates Realty Corp. - 11-3233650
Reckson Operating Partnership, L.P. - 11-3233647
(IRS Employer ID Number)

1-13762
(Commission File Number)

225 Broadhollow Road
Melville, New York
(Address of principal executive offices)

11747
(Zip Code)

(631) 694-6900
(Registrant's telephone number, including area code)

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

99 Reckson Associates Realty Corp. Third Quarter Presentation,
dated November 2, 2000

ITEM 9. REGULATION FD DISCLOSURE

The Registrants are attaching the Third Quarter Presentation as Exhibit 99 to
this Current Report on Form 8-K.

Note: the information in this report (including the exhibit) is furnished
pursuant to Item 9 and shall not be deemed to be "filed" for the purposes of
Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the
liabilities of that section. This report will not be deemed an admission as to
the materiality of any information in the report that is required to be
disclosed solely by Regulation FD.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

RECKSON ASSOCIATES REALTY CORP.

By: /s/ Michael Maturo

Michael Maturo
Executive Vice President
and Chief Financial Officer

RECKSON OPERATING PARTNERSHIP, L.P.

By: Reckson Associates Realty Corp.,
its General Partner

By: /s/ Michael Maturo

Michael Maturo
Executive Vice President
and Chief Financial Officer

Date: November 2, 2000

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RECKSON ASSOCIATES
REALTY CORP.

THE NEW YORK TRI-STATE AREA'S
"LANDLORD OF CHOICE"

THIRD QUARTER PRESENTATION
NOVEMBER 2, 2000

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] SUMMARY OF QUARTERLY HIGHLIGHTS

- o Reported Basic FFO of \$.69 (\$.65 diluted) per share for the third quarter of 2000, as compared to \$.60 (\$.58 diluted) per share for the comparable 1999 period, representing an increase of 15.0% (12.1% diluted)
- o 7.4% increase (cash) and 9.1% increase (GAAP) in same property NOI for the third quarter of 2000
- o Generated same space rent growth of 22% (GAAP) and 10% (cash) for Office and 18% (GAAP) and 9.8% (cash) for Industrial/R&D for the third quarter of 2000
- o Completed the sale of a 49% ownership interest in eight suburban, Class A, office properties to Teachers Insurance and Annuity Association ("TIAA") for approximately \$136 million. Used proceeds from TIAA transaction to reduce outstanding borrowings under line of credit.
- o Closed a three year \$575 million unsecured revolving credit facility on September 7, 2000 replacing the Company's prior credit facility and term loan
- o Obtained title to 919 Third Avenue upon the completion of the consensual bankruptcy and secured a \$250 million first mortgage commitment

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] FFO PER SHARE GROWTH

	3Q96	3Q97	96/97 YR/YR GROWTH	3Q98	97/98 YR/YR GROWTH	3Q99	98/99 YR/YR GROWTH	3Q00	99/00 YR/YR GROWTH
	----	----	-----	----	-----	----	-----	----	-----
DILUTED	\$0.38	\$0.43	13.2%	\$0.52	20.9%	\$0.58	11.5%	0.65	12.1%
BASIC	\$0.38	\$0.43	13.2%	\$0.52	20.9%	\$0.60	15.4%	0.69	15.0%

14% DILUTED AND 16% BASIC COMPOUNDED QUARTERLY FFO GROWTH PER SHARE

(1) Diluted per share amounts are calculated in accordance with NAREIT guidelines which adjust GAAP by replacing net income with FFO. If diluted per share amounts were calculated in accordance with GAAP, weighted average diluted shares would approximate weighted average basic shares. 96% of the incremental diluted shares are attributable to the assumed conversion of outstanding convertible preferred securities which on a weighted average basis were approximately 8% out of the money at September 30, 2000.

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] DILUTED CAD PER SHARE ANALYSIS

Diluted CAD Per Share Reported - 3Q00	\$0.41
Add Back 919 Third Avenue Straight-line Rent	0.13
Add Back Excess Leasing Costs	0.02

Adjusted CAD Per Share - 3Q00	0.56
	=====
CAD Prior Year Three Months - 3Q99	0.49
	=====
Adjusted Percent Increase	14%

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] PORTFOLIO PERFORMANCE

7.4% (Cash) and 9.1% (GAAP) Third Quarter Same Property NOI Growth

SAME SPACE AVERAGE RENT GROWTH

OFFICE RENT GROWTH: 22%

INDUSTRIAL/R&D RENT GROWTH: 18%

Expiring Leases	New Leases	Expiring Leases	New Leases
\$23.02	\$27.99	\$6.78	\$7.97

- o 74 Leases Executed Totaling 695,000 Sq. Ft.
- o 6.5 % Increase in Same Property Revenues
- o 5.0% Increase in Same Property Operating Expenses
- o 2.1% Increase in Same Property Occupancy
- o Generated Same Space Cash Rent Growth of 10% for Office and 9.8% for Industrial/R&D

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] PORTFOLIO COMPOSITION

NET OPERATING INCOME

LONG ISLAND
33%

NEW YORK CITY
22%

CONNECTICUT [GRAPHIC OMITTED]
10%

NEW JERSEY
15%

WESTCHESTER
20%

PRO FORMA PORTFOLIO STATS:

- o 20.8 Million Square Feet
o 186 Properties
o 1,375 Tenants
o Five integrated Operating Divisions
o NOI:
 Office 85%
 Industrial 15%
- o Occupancy: (a)
 Office 97%
 Industrial 98%

(a) Excluding properties under development.

FUNDS FROM OPERATIONS
(ACTUAL)

[GRAPHIC OMITTED]

NEW YORK
CITY
31%

LONG ISLAND
30%

CONNECTICUT
8%

NEW JERSEY
13%

WESTCHESTER
18%

FUNDS FROM OPERATIONS
(PRO FORMA FOR JV TRANSACTION)

[GRAPHIC OMITTED]

NEW YORK
CITY
32%

LONG ISLAND
30%

CONNECTICUT
7%

NEW JERSEY
13%

WESTCHESTER
18%

[GRAPHIC OMITTED] FAVORABLE MARKETS

SOUTHERN CONNECTICUT

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$26.19	\$28.96	\$32.22	\$31.78	\$39.69
Direct Vac.	6.10%	4.20%	3.60%	4.00%	2.70%

LONG ISLAND

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$23.83	\$26.14	\$27.23	\$27.69	\$28.88
Direct Vac.	12.70%	8.70%	6.10%	5.60%	4.40%

WESTCHESTER

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$23.67	\$25.14	\$26.67	\$27.23	\$27.65
Direct Vac.	16.00%	13.30%	16.40%	15.00%	13.90%

NORTHERN NEW JERSEY

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$24.55	\$25.38	\$27.42	\$28.52	\$29.69
Direct Vac.	9.10%	4.70%	5.30%	4.60%	4.80%

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] FAVORABLE MARKETS

NEW YORK CITY - MIDTOWN WEST SIDE

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$31.92	\$33.10	\$43.36	\$48.28	\$58.64
Direct Vac.	6.20%	3.70%	3.30%	4.60%	2.10%

NEW YORK CITY - FINANCIAL EAST

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$30.80	\$29.77	\$40.21	\$37.64	\$48.16
Direct Vac.	16.00%	8.20%	6.60%	3.40%	1.40%

NEW YORK CITY - MIDTOWN EAST

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$36.27	\$39.33	\$47.85	\$51.18	\$60.38
Direct Vac.	7.60%	5.60%	6.00%	3.80%	2.20%

NEW YORK CITY - SIXTH AVE./ROCKEFELLER CENTER

	YE96	YE97	YE98	YE99	3Q00
Avg. Asking Rents	\$39.43	\$43.62	\$51.33	\$53.12	\$58.24
Direct Vac.	4.80%	2.70%	2.20%	1.60%	0.40%

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] LEASE EXPIRATION COMPARISON

EXPIRING RENT VS. MARKET RENT
CBD OFFICE PORTFOLIO

	Connecticut	New York City
Expiring Rent(a)	\$25.43	\$34.42
Market Rent(b)	\$39.69	\$57.64
Growth	56%	67%

As of September 30, 2000

- (a) Represents average rent for leases expiring over the next 6 years
(b) Average asking rents as provided by Cushman & Wakefield

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

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Source: Cushman & Wakefield

[GRAPHIC OMITTED] LEASE EXPIRATION COMPARISION

EXPIRING RENT VS. MARKET RENT
SUBURBAN OFFICE PORTFOLIO

	Long Island	Westchester	New Jersey
Expiring Rent(a)	\$23.32	\$21.87	\$20.72
Market Rent(b)	\$28.88	\$27.65	\$29.69
Growth	24%	26%	43%

As of September 30, 2000

(a) Represents average rent for leases expiring over the next 6 years
(b) Average asking rents as provided by Cushman & Wakefield.

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

Potential Future Increases in Cash Flow

SUBURBAN OFFICE PORTFOLIO
MARKET RENT: \$30.09(a)
IN-PLACE RENT: \$22.53

- o Cash Flow Increase
- o \$42.3 million
- o \$0.54/diluted share

5.6 MILLION SQ.FT. EXPIRING OVER THE NEXT 6 YEARS

PORTFOLIO RENTS 34% BELOW MARKET

NEW YORK CITY OFFICE PORTFOLIO
MARKET RENT: \$57.64(a)
IN-PLACE RENT: \$34.42

- o Cash Flow Increase
- o \$27.8 million
- o \$0.35/diluted share

1.2 MILLION SQ.FT. EXPIRING OVER THE NEXT 6 YEARS

PORTFOLIO RENTS 67% BELOW MARKET

As of September 30, 2000

(a) Average asking rents as provided by Cushman & Wakefield. Calculations based on weighted average sq. ft. expiring in each of the respective submarkets.

[GRAPHIC OMITTED] VALUE CREATION ACTIVITY REPORT

PROJECTS UNDER ACTIVE DEVELOPMENT/REPOSITIONING

	SQ. FT.	PERCENT LEASED	TOTAL ANTICIPATED INVESTMENT	ESTIMATED STABILIZATION PERIOD	ESTIMATED NOI YIELD (b)
LONG ISLAND					
AIP 2002, Islip, L.I.	206,000	100%	\$ 13,658,000	4Q00	13.1%
400 Moreland Road, Commack, L.I.	56,875	Vacant	\$ 2,967,000	1Q01	13.1%
Melville Expressway Corporate Center, Melville, L.I.	277,500	Vacant	\$ 43,446,000	2Q01	12.0%
AIP 2001, Islip, L.I.	71,000	Vacant	\$ 5,692,000	3Q01	12.2%
50 Marcus Drive, Melville, L.I.	163,762	Vacant	\$ 19,889,000	4Q01	14.0%
Subtotal/Weighted Average	775,137	27%	\$ 85,652,000		12.7%
NEW JERSEY					
492 River Rd., Nutley, N.J.	130,009	100%	\$ 12,903,300	1Q01	16.4%
University Square, Princeton, N.J.	315,000	Vacant	\$ 50,397,000	2Q02	12.0%
Subtotal/Weighted Average	445,009	29%	\$ 63,300,300		12.9%
WESTCHESTER					
100 Grasslands Road, Elmsford, Westchester	49,000	22%	\$ 4,477,000	2Q01	15.7%
SUBTOTAL WEIGHTED AVERAGE - SUBURBAN PORTFOLIO	1,269,146	28%	\$153,429,300		12.9%
NEW YORK CITY					
919 Third Avenue, New York City (a)	1,374,966	97%	\$369,955,000	4Q00	11.5%
TOTAL/WEIGHTED AVERAGE - PORTFOLIO	2,644,112	64%	\$523,384,300		11.9%

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

- (a) Yield projected to grow to 11.5% by the end of 2005. 13
 (b) Forward looking statements based upon management's estimates. Actual results may differ materially.

PROJECTS REACHING REALIZATION - 3Q00

	SQ. FT. -----	PERCENT LEASED -----	TOTAL ANTICIPATED INVESTMENT -----	ESTIMATED NOI YIELD (a) -----
538 Broadhollow Rd., Melville, L.I.	180,339	100%	\$26,084,000	12.0%
390 Motor Parkway, Hauppauge, L.I.	181,155	100%	\$ 6,601,600	14.3%
360 Hamilton Avenue, White Plains, Westchester	382,000 -----	82% -----	\$57,300,000 -----	13.5% -----
TOTAL/WEIGHTED AVERAGE	743,494 =====	91% =====	\$89,985,600 =====	13.1% =====

DEVELOPMENT FUNDING REQUIREMENTS

2000 Remaining Anticipated	\$20,000,000
2001 Anticipated	\$127,000,000

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

(a) Forward looking statements based upon management's estimates. Actual results may differ materially.

[GRAPHIC OMITTED] VALUE CREATION PIPELINE HIGHLIGHTS

- o Project Reaching Realization
 - o 382,000 sq. ft.
 - o Current Occupancy 82%
 - o Total Investment \$57.3 million
 - o Stabilized NOI Yield 13.5%
- 100 Grasslands
Elmsford, Westchester

- o Project under Redevelopment
- o Projected Stabilization Period 2Q01
- o 49,000 sq. ft.
- o Current Occupancy 22%
- o Total Anticipated Investment \$4.5 million
- o Anticipated Stabilized NOI Yield 15.7%

Reckson Metro Center
White Plains, Westchester

[GRAPHIC OMITTED]

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

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Note: Forward looking statements based upon management's estimates. Actual results may differ materially.

[GRAPHIC OMITTED] VALUE CREATION PIPELINE HIGHLIGHTS

University Square
Princeton, New Jersey

[GRAPHIC OMITTED]

- | | |
|---|---|
| <ul style="list-style-type: none">o Project Under Redevelopment - Projected Stabilization Period 1Q01o 130,000 sq. ft.o Current Occupancy 100%o Total Anticipated Investment \$12.9 milliono Anticipated Stabilized NOI Yield 16.4% | <ul style="list-style-type: none">o Project Under Development - Groundbreaking in October - Projected Stabilization Period 2Q02o 315,000 sq. ft.o Current Occupancy - Vacanto Total Anticipated Investment \$50.4 milliono Anticipated Stabilized NOI Yield 12.0% |
|---|---|

492 River Road
Nutley, New Jersey

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

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Note: Forward looking statements based upon management's estimates. Actual results may differ materially.

- o Project Under Development - Projected
Stabilization Period 2Q01
- o 277,500 sq. ft.
- o Current Occupancy - Vacant
- o Total Anticipated Investment \$43.4 million
- o Anticipated Stabilized NOI Yield 12.0%

- o Project Under Redevelopment - Projected
Stabilization Period 4Q01
- o 163,762 sq. ft.
- o Current Occupancy - Vacant
- o Total Anticipated Investment \$19.9 million
- o Anticipated Stabilized NOI Yield 14.0%

Mellville Expressway Corporate Center
Melville, Long Island

- o Project Under Redevelopment - Projected
Stabilization Period 4Q00
- o 206,000 sq. ft.
- o Current Occupancy - 100%
- o Total Anticipated Investment \$13.7 million
- o Anticipated Stabilized NOI Yield 13.1%

50 Marcus Drive
Melville, Long Island

AIP 2002
Islip, Long Island

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

Note: Forward looking statements based upon management's estimates. Actual results may differ materially.

Reckson Announced Closing on Acquisition of First Mortgage Note - Property Generates an NOI Yield of Approximately 9.5%

Reckson Consented to the Filing of the Pre-Packaged Bankruptcy Plan

BNP, Schulte and Debevoise (Partial Space) Encompassing 403,300 sq. ft., Free Rent Period Ends

NOI Yield Is Projected to Increase to 11.5% as Below Market Rents are Replaced (a)

[GRAPHIC OMITTED]

Reckson Announced Agreement to Acquire First Mortgage Note Secured by 919 Third Avenue for 277.5 Million or \$200 psf

Skadden Arps Vacated 705,000 sq. ft. Allowing Work to Begin for Occupancy of Debevoise, BNP and Schulte - Three Long-Term Leases Encompassing 826,000 sq. ft.

Reckson Obtains Title to 919 Third Avenue Upon Completion of Consensual Bankruptcy and Secures \$250 Million First Mortgage

Debevoise, 422,000 sq. ft., Free Rent Period Ends - Building to Restabilize at an Approximate 9.5% NOI Yield - Total Investment Less Than \$275 psf or 40% Discount to Replacement Cost

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

(a) Forward looking statements based upon management's estimates. Actual results may differ materially.

[GRAPHIC OMITTED] 919 THIRD AVENUE RENT TIMELINE

BNP

45,528 sq. ft.	Cash Rent			
28,059 sq. ft.	GAAP Rent	Cash Rent		
72,244 sq. ft.	GAAP Rent		Cash Rent	

SCHULTE ROTH

213,426 sq. ft.	GAAP Rent	Cash Rent		
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DEBEVOISE & PLIMPTON

44,024 sq. ft.	GAAP Rent	Cash Rent		
421,967 sq. ft.	GAAP Rent		Cash Rent	

[GRAPHIC OMITTED]

CASH RENT	\$ 658,694	\$3,059,578	\$3,426,486	\$4,185,099	\$4,185,099	\$5,882,746	\$9,278,040
GAAP RENT	\$9,840,612	\$9,840,612	\$9,840,612	\$9,840,612	\$9,840,612	\$9,840,612	\$9,840,612

 THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] JOINT VENTURE TRANSACTION

- o Completed the sale of a 49% ownership interest in eight suburban, Class A, office properties to Teachers Insurance and Annuity Association ("TIAA"), for approximately \$136 million
- o The properties total approximately 1.5 million square feet and include:
 - 51 JFK PARKWAY, SHORT HILLS, NEW JERSEY
 - 680 WASHINGTON BLVD., STAMFORD, CONNECTICUT (STAMFORD TOWERS)
 - 750 WASHINGTON BLVD., STAMFORD, CONNECTICUT (STAMFORD TOWERS)
 - 120 WHITE PLAINS ROAD, TARRYTOWN, NEW YORK
 - 90 MERRICK AVENUE, EAST MEADOW, NEW YORK
 - 400 GARDEN CITY PLAZA, GARDEN CITY, NEW YORK
 - 275 BROADHOLLOW ROAD, MELVILLE, NEW YORK
 - 1305 WALT WHITMAN ROAD, MELVILLE, NEW YORK
- o The Company sold this interest at an 8.7% cap rate on in-place NOI for 2000 and a 9.1% cap rate on 2001 NOI
- o Proceeds from JV used to repay outstanding borrowings under line of credit

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHICS OMITTED] REFINANCING OF CREDIT FACILITY

- o Refinanced revolving unsecured line of credit and term loan with a new three year unsecured revolving credit facility on September 7, 2000
- o The credit facility provides for a maximum borrowing amount Of \$575 million
- o Borrowings under the credit facility will bear interest at LIBOR plus 105 basis points
- o Proceeds from JV transaction of \$136 million were used to repay outstanding borrowings under the line of credit
- o Reduced variable rate debt to approximately 25% of total debt

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

o Status of FrontLine Facility

As of September 30, 2000	(in thousands) FrontLine
-----	-----
Loan Balance	\$92,498
Accrued Interest	\$10,096
Undrawn Outstanding Letters of Credit	\$ 3,169

o Status of RSVP Commitment

As of September 30, 2000	(in thousands) RSVP
-----	-----
Direct Investments	\$37,616
Investments in Loans	\$39,915

o Interest Paid on FrontLine Facility for 3Q00

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED] FINANCIAL RATIOS

RATIOS	SEPTEMBER 30, 2000 HISTORICAL	SEPTEMBER 30, 2000 PRO FORMA (b)
Total Debt	\$1,328(a)	\$1,328(a)
Total Equity	\$2,034	\$2,034
Total Market Cap	\$3,362	\$3,362
Interest Coverage Ratio	3.06x	3.17x
Fixed Charge Coverage Ratio	2.45x	2.47x
Debt to Total Market Cap	39.5%	39.5%

(a) Including pro-rata share of joint venture debt and net of minority partners' interests

(b) Pro forma for JV transaction occurring on July 1, 2000

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY

[GRAPHIC OMITTED]

RECKSON ASSOCIATES
REALTY CORP.

THE NEW YORK TRI-STATE AREA'S
"LANDLORD OF CHOICE"

This information contains forward-looking information that is subject to certain risks, trends and uncertainties that could cause actual results to differ materially from those projected. Among those risks, trends and uncertainties are the general economic climate; the supply of and demand for office and industrial properties in the New York Tri-State area; interest rate levels; continued strength of rental rate levels in the company's markets; the availability of financing; and other risks associated with the development and acquisition of properties, including risks that development may not be completed on schedule, that the tenants will not take occupancy or pay rent, or that development or operating costs may be greater than anticipated. For further information on factors that could impact Reckson, reference is made to Reckson's filings with the Securities and Exchange Commission. Reckson is subject to the reporting requirements of the Securities and Exchange Commission and undertakes no responsibility to update the information contained in this slide show presentation.

THE NEW YORK TRI-STATE AREA'S LEADING REAL ESTATE COMPANY