

DIGI INTERNATIONAL INC

Form 8-K

February 21, 2008

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549  
FORM 8-K  
CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934  
February 18, 2008  
Date of report (date of earliest event reported)  
Digi International Inc.  
(Exact name of registrant as specified in its charter)**

Delaware

0-17972

41-1532464

(State of Incorporation)

(Commission file number)

(I.R.S. Employer Identification No.)

11001 Bren Road East, Minnetonka, Minnesota

55343

(Address of principal executive offices)

(Zip Code)

Telephone Number: (952) 912-3444

(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 1.01 Entry Into a Material Definitive Agreement.

On February 18, 2008, Digi International Inc. (the Company ) entered into a binding contract with Deutsche Structured Finance for the sale of its building in Dortmund, Germany (the Dortmund Property ), and subsequent partial leaseback for a 5 year term (the Agreement ). The transaction is expected to close in March 2008. The selling price of the Dortmund property will be 4.5 million Euros (approximately \$6.6 million). The gain is expected to be recognized over 5 years, which is the term of the lease. The Dortmund Property is located at Joseph-von-Fraunhofer-Str. 23, D-44227 Dortmund, Germany.

SIGNATURES

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

Date: February 21, 2008

DIGI INTERNATIONAL INC.

By: /s/ Subramanian Krishnan  
Subramanian Krishnan  
Senior Vice President, Chief Financial Officer  
and  
Treasurer